

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Annual Meeting of February 8, 2023

Board of Commissioners Present:

Michael Beckermann
Karen Drake
John Hayden
Nicole Lewis
Ken Nuernberger
Jennifer Pruehsner

Others Present:

Yulonda Carter
Jeanette Bax-Kurtz
William Zorn

The annual meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, February 8, 2023 at 4:30 p.m. via web based tele/video conference Zoom Meeting hosted from the Locust Business District Office located at 715 N. 21st Street, Suite A, St. Louis, Missouri 63103.

A quorum of the Board of Commissioners being present, the meeting was called to order by Mr. Hayden at 4:43 p.m.

Mr. Hayden welcomed the Commissioners and other attendees to the Annual Meeting.

Approval of Minutes

Mr. Hayden called for consideration of the minutes of the January 18, 2023 meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

Motion 2-23-01. Upon motion of Ms. Pruehsner, seconded by Mr. Hayden, the Board approved the minutes of the January 18, 2023 regular meeting with Commissioners Beckermann, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor.

Annual Summary

Mr. Hayden indicated that a summary of 2022 LBD Accomplishments was provided to the Commissioners and asked if all had received it. The list was received by the Commissioners.

Election of Officers

Mr. Hayden noted that the annual meeting is the meeting at which the Commissioners elect officers. A brief discussion ensued. Ms. Pruehsner indicated she is willing to

continue to serve as Secretary of the Board. Mr. Nuernberger indicated he is willing to continue to serve as Treasurer. And Mr. Hayden indicated that he is willing to continue to serve as Chairman. Mr. Hayden indicated that Mr. Beckermann will continue to be Chair of the Security Committee, that Ms. Drake will be the Marketing Committee Chair, and that Ms. Lewis can participate in a roll to be determined and in accordance with her desire to participate on a committee.

Motion 2-23-02. Upon motion of Mr. Beckermann, seconded by Ms. Drake, the Board unanimously approved Mr. Hayden as Chairman, Ms. Pruehsner as Secretary, and Mr. Nuernberger as Treasurer of the Board of Commissioners and approving the Committee appointments, with Commissioners Beckermann, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor.

Treasurer's Report

Mr. Nuernberger asked Ms. Bax-Kurtz to provide the Treasurer's Report including written reports on assets and liabilities, profit and loss, budget to actual, and an aging summary. Ms. Bax-Kurtz indicated that the cash balance at the end of January was \$284,000 which compares to \$169,000 at the end of January for the prior year. She reviewed the income and expenses, including the budget to actual including security, beautification and street cleaning, accounting, legal expenses. She then reviewed Income and Expenses by class for the parking lot. Discussion ensued regarding street cleaning and billing for same. Mr. Hayden asked Mr. Zorn if there was any update regarding Sweeping Corporation of America. Mr. Zorn indicated that he has not received any response to his inquiries to SCA.

Committee Reports

Security

Mr. Beckermann indicated it has been pretty quiet in the District with one catalytic converter stolen but no break-ins reported. He noted that Gold Shield security shifts have increased the past two weeks, as requested. He noted that at the open house at the St. Louis City Soccer Club he met and talked with their head of security, and that he will meet with him again. Mr. Beckermann indicated he contacted Commander Kriesmann about meeting the new Chief of Police, but that a meeting is not yet scheduled. Mr. Beckermann noted he assumes that the security issues at the Schlafly Tap Room have settled down as additional Gold Shield Security patrols have increased.

Ms. Drake inquired if there is a correlation between the increased security and reduction of incidents in the District. Mr. Beckermann noted that there were also arrests made at the City Foundry which may also contribute to the reduction. Discussion ensued regarding security. Ms. Pruehsner indicated that out lights reported to the Citizens Service Bureau were fixed in two days. Mr. Hayden inquired if we could get Gold Shield patrols after 1am. Mr. Beckermann indicated he would ask Paul Henkhaus of Gold Shield about that.

Discussion ensued about the open house at the St. Louis Soccer SC stadium, upcoming events including the first local game on March 4th, and crowd, parking, and security issues that were discussed at the open house.

Old Business

Mr. Hayden reminded the Commissioners that Ms. Carter has accepted another job and will no longer be available to handle the day to day business of the LBD. Mr. Nuernberger indicate that Ms. Bax-Kurtz may be available to help with checks. Ms. Bax indicated she can run check after hours and return some calls after business hours. At Mr. Hayden's request Mr. Zorn indicated he can assist during regular hours as needed. Mr. Hayden thanked Ms. Carter's continued assistance even after she has started he new job. Discussion ensued regarding LBD office job duties and finding temporary help and permanent help for the LBD office.

Mr. Hayden indicated that 2124 Washington is under contract for sale at \$150,000, that the earnest money has been deposited by the purchaser and that closing should be scheduled soon.

Ms. Nuernberger indicated that he is in discussions with other districts in the city regarding sharing costs and security coordination. He stated he will have a report at the next meeting.

Ms. Drake indicated there is a lot of transition in the District and that it is a good time to assess where the LBD is going and how it is supporting business and other development goals. Mr. Hayden agreed and indicated that a full-time LBD administrator may be able to help with that. Discussion ensued regarding sports, St. Louis Police and pay for same, Aldermanic elections and the pending redistricting from 28 to 14 wards.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Ms. Pruehsner moved to adjourn. Ms. Drake seconded the motion and the Commissioners unanimously approved adjournment of the meeting at 5:40 p.m.


Secretary, Board of Commissioners