

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Meeting of January 18, 2023

Board of Commissioners Present:

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

Others Present:

Yulonda Carter
Jeanette Bax-Kurtz
Paul Henkhaus
Lyle Howerton
Courtney Nueller
David Schlafly
Jassen Johnson
Ethan Night
Theresa Hargrow-Simmons
Gary Prosterman
Victor Washington
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, January 18, 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 4:30 p.m.

Approval of Minutes

Mr. Hayden called for consideration of the minutes of the November 9, 2022 meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

Motion 1-23-01. Upon motion of Mr. Nuernberger, seconded by Ms. Drake, the Board approved the corrected minutes of the November 9, 2022 regular meeting with Commissioners Beckermann, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor.

Treasurer's Report

Mr. Nuernberger and Ms. Bax-Kurtz provided the Treasurer's Report including written reports on assets and liabilities, profit and loss, budget to actual, and an aging summary

for November and December. Ms. Bax-Kurtz indicated that the cash balance at the end of December was \$311,000 which compares to \$190,000 at the end of December for the prior year. Mr. Nuernberger reviewed budget to actual and expenses including security, beautification and street cleaning which are under budget and bank charges which are a bit over budgeted. Discussion ensued regarding street cleaning and billing for same. Mr. Hayden indicated he will follow up with Mr. Zorn to contact Sweeping Corporation of America.

Ms. Bax-Kurtz noted that Green Sheet advertising spending is slightly over budget, office expenses are on budget, insurance prices are up, and professional services expenses are slightly over budgeted.

Ms. Bax-Kurtz reviewed the profit and loss statement, and noted that the parking lot lost some money due to the rent abatement associated with COVID, and lights and shrub replacement. She also reviewed the aging summary which includes \$120 in late parking rental fees.

Committee Reports

Security

Mr. Beckermann indicated he reviewed Gold Shield security reports and time sheets and indicated there were no issues while they were on patrol. He also reminded the Commissioners that the budget for security this year was increased over last year. He noted that he heard of incidents at including at the Fountain where someone appeared to be casing the restaurant but was chased away, incidents of car related crimes at Schlafly including a stolen car, as well as various car break-ins.

Paul Henkhaus of Gold Shield indicated there was an uptick in car break-ins locally and nationally. He also indicated that there is little or no manpower at the police department to focus on car break-ins as their resources are being used to focus on violence and crimes against persons. He noted that last weekend from the 13th through the 15th in the 4th District there were 36 larcenies with 33 of those from vehicles and 9 resulting in stolen guns with 3 of those stolen guns being from incidents in the LBD.

Discussion ensued. Mr. David Schlafly from the Schlafly Tap Room indicated that crimes involving cars at the Tap Room are demoralizing to his customers and staff. He noted that the police cameras installed at the Tap Room no longer seem to act as a deterrent. He indicated he is happy the Locust Business District is here to help with this, that he is happy the Tap Room is a part of the LBD, but is concerned with the lack of law enforcement and wondered if warrants can be issued by the Circuit Attorney to help stem some of the crime. Mr. Henkhaus noted that it seems to be a political issue and that there is a pronounced and noticeable lack of camaraderie and coordination between the police department and the Circuit Attorney's office. Mr. Henkhaus noted that he is a former police officer. Mr. Beckermann noted that many of the car break-ins and other crimes are being perpetrated by juveniles, so they go to juvenile court and get released to their parents. He also reminded the Commissioners that the LBD budget for

security is bigger this year while, at the same time, the SLMPD is understaffed by as many as 1,000 officers. Mr. Hayden indicated that this issue should not be tip-toed around, that crime is real, that people need to be safe and feel safe, and that we should discuss it loudly and speak out. Mr. Henkhaus indicated that there is a brand new Chief at the SLMPD and that he needs to know what is happening in the LBD which is right next door to the police headquarters. He indicated that he will reach out to Major Renee Kriesmann who is now the Commander of Community Policing to arrange a meeting with her and the new Chief to let him know what is happening in the LBD. Discussion continued regarding security challenges.

New Business

Courtney Mueller, Director of Public Engagement for St. Louis SC indicated that the new soccer stadium will make the area stronger and bring an additional sense of community. She noted that there is 24-hour security around the stadium with 230 cameras. She indicated that the club will monitor fan/patron movement and parking patterns to best meet fan needs and safely going forward once the season begins. She indicated that there will be an open house at the stadium for the neighborhood on February 6th to help encourage a sense of place and community. She will send an email with a link to the invitation. Ms. Drake asked about parking for the stadium. Ms. Mueller indicated that there is lots of street parking, parking at Union station and at metro link and that the club will monitor fan/patron movement and parking patterns to best meet fan needs going forward once the season begins. She also indicated most games are on Saturday evenings and will be completed by 9:30pm. The Commissioners welcomed Ms. Mueller and the team to the neighborhood.

Mr. Hayden shared the tax report with the Commissioners.

Mr. Hayden indicated that Administrative Assistant Yulonda Carter is resigning and that she will be missed. He noted that a job listing has been placed in the Post-Dispatch, the Green Sheet and in the Journal. Discussion ensued regarding the job description for the position and the possibility of having a special meeting to discuss the position. Mr. Hayden presented Ms. Carter with a going away gift certificate and thanked her for her service to the LBD. He also noted that she is invited to apply to the new position.

Mr. Johnson indicated that lots of development is happening in the neighborhood and that Ethan Knight and Gary Prosterman are here to talk about their development work. Mr. Prosterman indicated they are working on the adaptive reuse of the Butler Building. He indicated that the City's issues with crime and security are of course present, but that they are thrilled to be in St. Louis. He indicated they are interested in creating a branded district in the area around the stadium and that more will be discussed at the February 6th open house event.

Ms. Lewis left the meeting at 6:22 p.m.

Old Business

Mr. Hayden indicated that the LBD money market fund at Regions Bank has fees of \$30-35 per month, that Regions is unable to remove those fees, and that Busey Bank downtown on Olive has more reasonable fee structure. Discussion ensued.

Motion 1-23-02. Upon motion of Mr. Nuernberger, seconded by Ms. Drake, the Board approved opening an LBD account at Busey Bank with Commissioners Beckermann, Drake, Hayden, Nuernberger and Pruehsner voting in favor and none opposed.

Mr. Hayden asked Mr. Washington of New Life Landscaping to address the trash receptacle needs in the LBD. Mr. Washington outlined the need for 17 new receptacles and the resealing of 44 cans to the sidewalk as well as 19 receptacles which are in need of repair and the bid he provided for \$21,929.06 for the work which does not include the cost of the 17 new receptacles themselves but does include the labor costs to install the 17 new receptacles. Discussion ensued.

Motion 1-23-03. Upon motion of Mr. Nuernberger, seconded by Mr. Beckermann, the Board approved ordering 17 new trash receptacles as well as approved the New Life Landscaping bid to do all of the work associated with the existing receptacles and installing the new receptacles with Commissioners Beckermann, Drake, Hayden, Nuernberger and Pruehsner voting in favor and none opposed.

Mr. Hayden indicated a contract for the purchase of 2124 Washington was received at \$100,000 which contract was previously shared with the Commissioners. He reminded the Commissioners that the appraisal the LBD had performed valued the property at \$150,000. Discussion ensued.

Motion 1-23-04. Upon motion of Mr. Beckermann, seconded by Ms. Pruehsner, the Board voted to counter-offer the contract at the full appraisal price of \$150,000 with Commissioners Beckermann, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Mr. Beckermann moved to adjourn, Ms. Pruehsner seconded the motion and the Commissioners unanimously approved adjournment of the meeting at 7:14 p.m.


Secretary, Board of Commissioners