

LOCUST CENTRAL BUSINESS DISTRICT Minutes of the Meeting of July 13, 2022

Board of Commissioners Present:

Michael Beckermann
John Hayden
Ken Nuernberger
Jennifer Pruehsner

Commissioners not Present:

Karen Drake

Others Present:

Yulonda Carter
Jeanette Bax-Kurtz
Officer James Harris
Danni Eickenhorst
Jenna Goble
Aimee Frey
Garrett Ryan
Keaton Christensen
Victor Washington
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, July 13, 2022 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 May 18, 2022 meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

Motion 7-22-01. Upon motion of Mr. Nuernberger, seconded by Ms. Pruehsner, the Board approved the minutes of the May 18, 2022 regular meeting with Commissioners Beckermann, Hayden, Nuernberger and Pruehsner voting in favor.

Treasurer's Report

Mr. Nuernberger and Ms. Bax-Kurtz provided the Board with updated financial information for as of June 30 and May 31, 2022. Mr. Nuernberger indicated that assets were approximately \$434,000 at the end of May and \$414,000 at the end of June. Ms.

Bax-Kurtz reviewed income and expenses as well as budget to actual figures and details.

Committee Reports

Security

Mr. Beckermann indicated that there is not much to report. He noted that car break-ins continue. He reviewed the Gold Shield time sheets and noted that they look fine. No other contacts with persons or incidents were reported.

Officer Harris indicated that vehicle incidents of larceny and thefts continue, he indicated there is a general lack of manpower to staff Gold Shield and that steering wheel locks are available at City Hall for \$15. Mr. Nuernberger inquired if Gold Shield may have to consider hiring non-officers. Discussion ensued. Mr. Hayden asked if broken auto glass gets reported on police reports and noted that broken auto glass on the streets and sidewalks is not a good look and asked what can be done to curtail broken auto glass which can cost \$300-750 per incident. Officer Harris agreed. Mr. Beckermann suggested that most of the crime in the LBD seems to be east of Jefferson. Officer Harris agreed.

Beautification

Mr. Hayden indicated he is still looking to receive the Commissioners' wish lists for potential projects in the District.

Mr. Hayden reminded the Commissioners of the overpayment made regarding the holiday decorations and that half has been refunded with the other half to follow. Mr. Hayden indicated to Mr. Washington of New Life Landscaping that broken glass in the District needs to be cleaned up as soon as possible. Mr. Washington indicated that they do so regularly, that the break ins are on-going and that New Life does not have a vacuum for the glass which is hard to sweep up from the street surface.

Ms. Pruehsner indicated that she doesn't expect Mr. Washington's company to pick up all the trash on the streets. She indicated that she sees new trash every day and that staff at the Tudor building clean it up every day and that it's dirty just hours later from people who throw trash in the streets and have no respect for themselves or their neighbors. She suggested signage might help.

Mr. Washington indicated that some people put their household trash bags in the LBD receptacles and also continually fail to pick up their dogs' droppings on the LBD lot and surrounding area. Ms. Pruehsner indicated that signs can be posted for that too as it is a health issue. Mr. Beckermann agreed. Mr. Hayden requested that Mr. Washington get a bid together for additional new trash receptacles. Mr. Nuernberger indicated that we need to get owners and managers to police trash around their buildings. Ms. Pruehsner indicated that she reports a lot of trash issues to CSB also.

New Business

Ms. Carter indicated that Mr. Aboussie, the Neighborhood Improvement Specialist (NIS), reported that there was no litter near the lounges on Locust on Sunday and that they clean up each night and have three armed guards each night. He will continue to monitor the area. Ms. Pruehsner indicated that Mr. Aboussie also got the abandoned truck behind the property at 22nd and Locust removed but that people are still living on the loading dock.

New Business

Mr. Hayden indicated that Danni Eickenhorst the new owner of the Fountain on Locust is present. Ms. Eickenhorst indicated that she and several other stakeholders in the Midtown Alley area meet regularly and are trying to address parking issues in the area and hope to direct people to City owned and street parking on Olive to help address the issue perhaps via way-finding signage. Ms. Pruehsner indicated she will help talk to the City on that issue. Mr. Beckermann indicated this is a new issue and would be happy to look into it. He also indicated he would like to be at the Midtown Alley meetings. Ms. Eickenhorst wondered if there is a LBD budget for events and that she would like to have a women owned business crawl. Mr. Nuernberger indicated there have been events but none recently. He noted they need lead time to plans and budget for same. Ms. Pruehsner indicated that the LBD still has ad space in the Green Sheet which can be available to businesses and for events in the District. A further discussion ensued regarding trash pickup and weed removal in the area.

Mr. Hayden indicated that RFP responses from existing and potential LBD vendors are due August 3rd. He also indicated that the 2021 audit is in progress.

Ms. Bax-Kurtz indicated that the QuickBooks reports now have to be manually downloaded.

Mr. Zorn indicated that the Jassen Johnson's development consortium is still interested in acquiring the LBD owned parcel at 2124 Washington. He indicated that Mr. Johnson shared a survey of the block. Mr. Nuernberger indicated that he is not associated with Mr. Johnson or his consortium on this project though he is on the Martin Building. Mr. Nuernberger indicated he wanted to see whatever is best for the LBD. A discussion of getting the parcel appraised ensued.

Motion 7-22-02. Upon motion of Mr. Beckermann, seconded by Ms. Pruehsner, the Board approved obtaining bids to get the LBD owned parcel at 2124 Washington Avenue appraised with Commissioners Beckermann, Hayden, Nuernberger and Pruehsner voting in favor.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Ms. Pruehsner moved to adjourn, Mr. Nuernberger seconded the motion and the Commissioners unanimously approved adjournment of the meeting at 6:14 p.m.


Secretary, Board of Commissioners