

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Meeting of June 14, 2023

Board of Commissioners Present:

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

Others Present:

Yulonda Carter
Mary Thaelke
Eric Thaelke
Lisa Otke
Victor Washington
Jeanette Bax-Kurtz
DeAnna Murphy
Theresa Hargow-Simmons
Anne Kittlaus
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, June 14, 2023 at 4:30 p.m. via web based tele/video conference Zoom Meeting hosted from and also held in person at 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 10, 2023 regular meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

Motion 06-23-01. Upon motion of Ms. Pruehsner, seconded by Mr. Hayden, the Board approved the minutes of the May 10, 2023 meeting with Commissioners Beckerman, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor.

Treasurer's Report

Mr. Nuernberger provided the Treasurer's report for May. He reviewed the balance sheet which currently has approximately \$715,000 in assets; he reviewed the income and expenses; he reviewed the budget vs. actual including details on security expenses, outside maintenance, street sweeping, and administrative expenses.

Mr. Nuernberger suggested that the budget be revised for consideration at the next meeting and to see what the District can afford for new staffing. A discussion was had regarding security costs and the increase in same. Mr. Beckermann indicated he will have a conversation with Gold Shield regarding same.

Ms. Bax Kurtz reviewed the income and expenses by class for the parking lot and the aging summary for parking lot rent due from one tenant which is currently four months past due.

Committee Reports

Security

Mr. Beckermann indicated there were no inquiries, but that someone stole a trash can. Mr. Beckerman indicated that Mr. Henkhaus of Gold Shield Security had reported that it was quiet in the District and that he will ask about the increased hours for secondary security shifts. Ms. Pruehsner indicated that one of her neighbors was shot in the leg and that three kids stole a purse and computer as part of the same incident. Ms. Pruehsner indicated the purse and computer were returned, but that she is concerned too that this incident was not reported to the LBD. Ms. Lewis indicated she understands it is an ongoing investigation. Ms. Drake reported that there was a fire at the vacant church at Leffingwell and Washington and wondered if the cause was reported. Ms. Lewis indicated that there's a rumor that a drug addict may have started the fire. Mr. Beckermann indicated he will follow up with Mr. Henkhaus regarding these incidents.

New Business

Lisa Otke of St. Louis Development Corporation introduced herself. She is a neighborhood manager at SLDC and is available to help connect the community with city resources. Mr. Nuernberger suggested a meeting with Ms. Otke. Mr. Hayden asked Ms. Otke to call him to set up that meeting and indicated the LBD looks forward to taking better advantage of the city services.

Mr. Hayden indicated that the new stadium is great at cleaning up after games close to the stadium, but that visitors are leaving trash farther from the stadium as well and suggested that Mr. Washington make a trash run on Sundays after game nights on Saturdays. Mr. Washington indicated that he can, as well as after any other LBD located events of which he is made aware.

Mr. Nuernberger indicated that Schlafly Tap Room blocks the street for Hooligans Street after parties after games. He also noted that the renovated Butler Building had an open house last Saturday. Ms. Pruehsner indicated that she was there and that the apartments and amenities are incredible. There are to be something like 450 apartments with a pool, dog park and pickleball court. This will bring a lot more people to the area.

Mr. Nuernberger indicated there are four applications received so far for the open staff position at the LBD. He indicated that he wants to encourage additional applicants and to discuss the budget and the position in an executive session at or around the time of the next regular meeting.

Mr. Beckermann indicated that Paul Henkhaus of Gold Shield Security has indicated that the suspects in the shooting discussed earlier in the meeting have been identified.

Victor Washington of New Life Landscaping provided an update on outside maintenance. He is working on weeds and on obtaining a water key from the city. He noted that the LBD's dumpster is filling up and that it needs to be serviced two times a week instead of the current once weekly schedule.

Eric Thaelke asked if the streets have stopped being swept. Mr. Hayden indicated that just the secondary street sweeping that the LBD paid for has been discontinued, but that the city street sweeping continues. Mr. Thaelke indicated that some of the businesses in Midtown Alley have a monthly Trashy Tuesdays and with a Trashy Hour clean-up which can perhaps be coordinated with the LBD to expand the clean-up area.

Mr. Hayden indicated that there is a Board Bill pending to try to streamline the liquor license process. Mr. Nuernberger indicated that Airbnb and short term rentals are also being considered for additional regulation by the Board of Aldermen. Mr. Beckermann suggested that the Alderpersons attend the LBD meetings.

Mr. Hayden indicated that that a Yelp representative will attend an LBD meeting to present to the Board. Ms. Hargow-Simmons inquired what became of the LBD's marketing company, and Mr. Hayden indicated that the marketing actions were tabled by the LBD. DeAnna Murphy asked where the vacant lots are that have tall weeds, and Mr. Hayden indicate at 22nd and Olive by the northeast corner of the stadium.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Ms. Drake moved to adjourn, Mr. Hayden seconded the motion and the Commissioners unanimously approved adjournment of the meeting at 5:35 p.m.


Secretary, Board of Commissioners