

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Meeting of November 8, 2023

Board of Commissioners Present:	Michael Beckermann Karen Drake John Hayden Nicole Lewis (via Zoom) Jennifer Pruehsner
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Commissioners not Present	Ken Nuernberger
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Others Present:	Ann Kittlaus Yulonda Carter Lisa Otke Joe Piper Diana Murphy Jassen Johnson Victor Washington Yossi Malka Jeanette Bax-Kurtz William Zorn
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The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, November 8, 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 4:31 p.m.

Approval of Minutes

Mr. Hayden called for consideration of the minutes of the October 11, 2023 regular meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting. Three minor corrections were made to the minutes.

Motion 11-23-01. Upon motion of Ms. Pruehsner, seconded by Mr. Hayden, the Board approved the corrected minutes of the October 11, 2023 meeting with Commissioners Beckermann, Hayden, Lewis, and Pruehsner voting in favor and none opposed.

Commissioner Drake joined the meeting at 4:35.

Treasurer's Report

Ms. Bax-Kurtz presented and reviewed the financial reports. She reviewed the assets and liabilities which currently shows approximately \$579,000 of assets in the bank accounts; she reviewed income and expenses ending in October for years 2022 and 2023 including details on advertising, utilities, insurance, audit expenses, legal fees and banner expenses. Discussion ensued regarding audit expenses.

Mr. Zorn indicated that when he inquired of the City regarding funds available for the LBD to draw that the City indicated they had overpaid the LBD approximately \$21,000 in the last draw of funds due to the City's failure to do account maintenance before the last draw. Therefore, no additional funds are available for the LBD draw at this time.

Ms. Bax-Kurtz reviewed the statement of income and expenses by class and the budget vs. actual including details on the LBD parking lot, grant writing expenses, the trash receptacles projects, quickbooks expenses, office supplies and the new Executive Director position filled by Ann Kittlaus and associated expenses.

Committee Reports

Security

Mr. Beckermann indicated that Gold Shield Security reported no events or incidents and that crime is down generally in the 4th District. There are continued car break-ins but relatively low numbers of same. Mr. Beckermann indicated that there was some activity reported associated with Harris-Stowe University students hanging out in the LBD and that Gold Shield will keep an eye out to address reported loitering and possible gun play. Ms. Kittlaus indicated that Harris-Stowe has agreed to patrol where the incidents were reported allegedly involving their students. Mr. Beckermann indicated that he will join Ms. Kittlaus in meeting with Harris-Stowe representatives to discuss the matter. Ms. Lewis indicated that Jassen Johnson has had discussion with the Harris-Stowe Dean of Students. Mr. Johnson indicated that the Dean indicated that Harris-Stowe will add patrols to rectify the situation as soon as possible and that they will enforce their student code of conduct. Mr. Johnson indicated that he is seeking to enter into an agreement with Harris-Stowe to provide additional student housing. Ms. Pruehsner indicated that she suspects an uptick in car break-ins given the amount of broken auto glass she has noticed. Ms. Lewis indicated she heard of a shooting on Locust around the time of the Sexy Red concert at Chaifetz Arena.

Old Business

2024 Budget

Mr. Hayden noted that the Treasurer provided a draft budget which was distributed to the Commissioners before the meeting. He noted that the budget total income is listed at \$397,000 which is now \$21,000 too high given the news from the City about overpayment of funds. Discussion ensued regarding that, security expenses, and beautification expenses as well as car break-in incidences, and other security concerns. Discussion of budgeted costs from last year and actual expenses for security, outside

maintenance, and advertising from last year ensued. The Commissioners approved changes to the draft budget which will be made by Ms. Bax-Kurtz and recirculated to the Commissioners for final approval later in the meeting.

Clean Up Day

Mr. Hayden indicated that the next LBD Clean Up Day will be on November 18th, meeting at the LBD Office

New Business

Executive Director Report

Mr. Hayden indicated that Ann Kittlaus' contract was finalized at the last meeting. Ms. Kittlaus provided her Director's Report to the Commissioners. She had meetings with all of the individuals listed on page two of the report and indicated she is finding the need to facilitate more communication with constituents in the District. She noted that her being out in the community is helping and she also wants to bring additional guests into the regular LBD meetings. She indicated that Ms. Lewis is working on the LBD website, and that Eric Tholke of the Midtown Alley group in the LBD sees the LBD as acting as a facilitator and cheerleader in the LBD. Ms. Kittlaus referred to the LBD as being at the "crossroads of the City" and that a "powered by the LBD" as the engine of that crossroads is a messaging opportunity.

Revised Budget Approval

Ms. Bax-Kurtz returned and provided the revised proposed budget to the Commissioners and reviewed same. The revised budget has \$124,000 for security, \$21,000 for the trash receptacle program and a revised outside maintenance budget. The Executive Director expenses are added, and the Green Sheet advertising and holiday decoration expenses have been eliminated. Discussion ensued.

Motion 11-23-01. Upon motion of Mr. Hayden , seconded by Ms. Drake, the Board approved the revised Proposed Annual Budget for 2024 with Commissioners Beckermann, Drake, Hayden, Lewis, and Pruehsner voting in favor and none opposed.

Office Manager Position

Mr. Hayden indicated that a former LBD office manager is interested in the position. He will let this candidate know it is a part time position and see if they are still interested.

Other

Mr. Yossi Malka, one of the building owners/partners introduced himself and provided his contact information.

DeAnna Murphy sent the LBD clean up flyer out and indicated that Operation Brightside has additional materials, tools and equipment that can also be utilized.

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 7:00 p.m.


Secretary, Board of Commissioners