

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Meeting of October 11, 2023

Board of Commissioners Present:

Michael Beckermann (via Zoom)
Karen Drake (via Zoom)
John Hayden
Nicole Lewis (via Zoom)
Ken Nuernberger
Jennifer Pruehsner

Others Present:

Yulonda Carter
Ann Kittlaus
Lisa Otke
Joe Piper
Diana Murphy
Paul Henkhaus
Victor Washington
Daniel Wiseman
Jeanette Bax-Kurtz
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, October 11, 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 July 12, 2023 regular meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

Motion 10-23-01. Upon motion of Ms. Pruehsner, seconded by Mr. Hayden, the Board approved the minutes of the July 12, 2023 meeting with Commissioners Beckermann, Drake, Hayden, Lewis, Nuernberger, and Pruehsner voting in favor.

Treasurer's Report

Mr. Nuernberger indicated that the LBD is in good fiscal shape with approximately \$653,000 in available funds. He noted that on average the LBD spends about \$30,000 per month but that the hiring of a new Executive Director will be an additional expense.

He requested Mr. Zorn to check on LBD funds at the City which may be available for draw.

Mr. Nuernberger asked Ms. Bax-Kurtz reviewed the financial reports. She reviewed the assets and liabilities which currently shows approximately \$653,000 of assets in the bank; she reviewed the profit and loss; she reviewed income and expenses by class, and the budget vs. actual including details on the LBD parking lot, marketing, legal fees, security expenses. She suggested that the LBD may want to revisit the parking lot rental fee, and Mr. Hayden agreed to check around the Midtown neighborhood to check on going parking rates. Ms. Bax-Kurtz also asked the Commissioners to think about what amount of funds they would like to have remain in reserve. Mr. Nuernberger suggested that will be part of planning the budget.

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 as well as in the LBD specifically. There were still car break-ins, but those were down as well. Mr. Henkhaus of Gold Shield indicated there was not much activity outside of car break-ins. He noted that Detective Brandon Clark is second in command at Gold Shield Security. Discussion about security patrols, staffing, hourly rates and event coverage ensued.

Beautification/Maintenance

Mr. Washington of New Life Landscaping indicated that he got a water key from the City for the hydrants. He indicated that more trash receptacles are needed on parts of Washington near the new venue The Hawthorne and that receptacles added on Olive have helped keep that area cleaner. He requested the phone number for Gold Shield Security so that he can report any concerns he sees directly to them.

New Business

Mr. Hayden noted that he met with the owner of Marquee who is now having his staff clean up the street near the venue after every event rather than just on Mondays.

Mr. Hayden indicated that Ann Kittlaus who was considered by the Commissioners to fill the Executive Director position at the closed meeting held on September 27, 2023 has presented a revised contract for seven months in keeping with the Commissioners discussion at that meeting. Discussion ensued regarding the contract.

Motion 10-23-02. Upon motion of Ms. Pruehsner, seconded by Mr. Nuernberger, the Board approved the contract and hiring of Ann Kittlaus as Executive Director of the LBD with Commissioners Beckerman, Drake, Hayden, Lewis, Nuernberger, and Pruehsner voting in favor.

Ms. Pruehsner indicated she was excited for the forward movement what will come with this new position. Mr. Hayden indicated that all of the Commissioners welcome Ms. Kittlaus.

Daniel Wiseman, building manager of the Adler Annex and Crown Lofts introduced himself and provided an update to the Commissioners regarding increased vacancies up to 20% from under 10% in previous years. He noted that car break-ins affect occupancy. He indicated that new lighting and security cameras have been added but requested that a police mobile camera unit also be located in the area. Discussion ensued regarding short-term rentals with out-of-town owners, open carry laws, and car break-ins after events at The Hawthorne being concerns.

Mr. Zorn reminded the Commissioners that their new tax rate forms were submitted after approval at the last meeting along with consideration of the Executive Director position and possible litigation with the former street sweeping vendor.

Lisa Otke of SLDC indicated that she is nine years with SLDC but is in a new role as Neighborhood Manager for 17 neighborhoods in the City including the LBD. She requested a meeting with Ms. Kittlaus and Mr. Hayden to exchange information and ideas.

Joe Piper let the Commissioners know that there is an event on Sunday October 22 at Bauman Safe Company at 3137 Locust called the Show Me Lowbrow Art Show and he invited everyone to the show which will feature 28 artists with a car/automobile theme. The event runs from 10am to 5pm.

Mr. Hayden proposed November 4th or November 18th for the next LBD Clean-Up Day. He requested Ms. Carter send a flyer about the Clean-Up Day.

Mr. Nuernberger indicated that he will attend the next Grand Center and other cooperating districts meeting. Mr. Nuernberger then departed the meeting at 5:48 pm.

Ms. Murphy requested a copy of the Clean-Up Day flyer when it is available as some NIS employees can also help with the clean-up. She also noted that there is a Midtown Alley Car Show on October 15th and that the alley flooding problem behind the Fountain on Locust has been remedied.

Mr. Beckermann indicated that the Central Patrol Business Association trivia night will be on November 10th and that he will send an email invitation to the Board. It is at Casa Loma Ballroom. Mr. Hayden suggested that the LBD buy a table as well. Mr. Beckermann indicated that a table for 8 at the trivia event costs \$280.

Motion 10-23-03. Upon motion of Mr. Hayden, seconded by Ms. Drake, the Board approved spending \$280 to purchase a table at the Central Patrol Business Association trivia night with Commissioners Drake, Hayden, Lewis, and Pruehsner voting in favor and Mr. Beckermann abstaining as he is on the board of the Central Patrol Business Association.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Mr. Nuernberger moved to adjourn, Ms. Pruehsner seconded the motion and the Commissioners unanimously approved adjournment of the meeting at 5:56 p.m.

Oct 11, 15


Secretary, Board of Commissioners