

# **LOCUST CENTRAL BUSINESS DISTRICT**

## **Minutes of the Meeting of September 21, 2022**

Board of Commissioners Present:

Michael Beckermann  
John Hayden  
Ken Nuernberger  
Jennifer Pruehsner

Commissioners not Present:

Karen Drake  
Nicole Lewis

Others Present:

Yulonda Carter  
Jeanette Bax-Kurtz  
Julian Davis  
Eric Thoeke  
Garrett Ryan  
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, September 21, 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. 21<sup>st</sup> 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 August 10, 2022 meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

**Motion 9-22-01.** Upon motion of Mr. Nuernberger, seconded by Ms. Pruehsner, the Board approved the minutes of the August 10, 2022 regular meeting with Commissioners Beckermann, Hayden, Nuernberger and Pruehsner voting in favor.

### **Treasurer's Report**

Mr. Nuernberger indicated that are Treasurer's Reports for months of July and August. He indicated that the cash balance at the end of July was \$390,000 and was \$370,000 at the end of August. Ms. Bax-Kurtz reviewed the Income and Expense reports and provided details regarding same. She reviewed the Profit and Loss details including by class. She indicated that the LBD owned parking lot is operating at a loss of \$2,068 year to date including rent abatement and given some repair expenses. A discussion of the

account at Regions Bank ensued and correcting some paperwork at the bank. Ms. Bax-Kurtz reviewed the Budget to Actual report and noted that the audit was just completed.

## **Committee Reports**

### **Security**

Mr. Beckermann indicated he has reviewed the secondary security invoices and that it has been mostly quiet in the District with some car break-ins. He noted that Hyundai and KIA car break ins and thefts continue to be a problem and that he will confer with Gold Shield Security to try to coordinate security patrols with the times that car break ins are occurring. Mr. Beckermann indicated that he has not seen any emails regarding crimes, but also reminded everyone to call 911 first if there is any incident and then let the LBD know after police have been informed. Mr. Nuernberger indicated he heard from Bob Wood who called him to discuss a private group of citizens who are providing investigative services to interview witnesses and review camera footage of crimes in an effort to help prosecute crime in the area. Mr. Beckermann indicated there is a concern that the SLMPD is losing mid-level police to higher paying jurisdictions in the region, including St. Louis County. A discussion of policing, paying more to police, and police availability to work secondary security shifts ensued. Mr. Hayden expressed a concern regarding car break-ins and the expense associated with broken car windows. He suggested that more early morning secondary security shifts could help get this under control. Mr. Beckermann noted that mandatory 12-hour SLMPD shifts recently ended which may free up officers for more secondary security shifts.

### **New Business**

Mr. Hayden indicated that a review of the MBE/WBE policy shows that the LBD is in good order in complying with the policy.

Mr. Hayden indicated that the 2021 Audit Report was received and shared with the Commissioners and that there were no red flags.

Mr. Hayden indicated that the landlord at the LBD office has provided the LBD with a one, two or three year lease renewal and that rent is \$600, \$625, and \$650 per month respectively under the three options. Discussion ensued. Mr. Hayden noted that rent at the old building was \$900 per month so any of these options is good. Discussion ensued regarding the lease term options, and conditions in the building and the neighborhood.

**Motion 9-22-02.** Upon motion of Mr. Hayden, seconded by Mr. Beckermann, the Board approved entering into a two-year lease renewal for the LBD office at \$625 per month with Commissioners Beckermann, Hayden, Nuernberger and Pruehsner voting in favor.

Mr. Hayden indicated that with regards to the LBD owned property at 2124 Washington, one bid for an appraisal was received from Integra Realty Resources for \$2,000. Discussion ensued.

**Motion 9-22-03.** Upon motion of Mr. Nuernberger, seconded by Ms. Pruehsner, the Board approved hiring Integra Realty Resources to provide an appraisal for the parcel at 2124 Washington with Commissioners Beckermann, Hayden, Nuernberger and Pruehsner voting in favor.

Ms. Carter discussed the responses received for the LBD requests for proposals from vendors. She indicated that one was received for handyman services, one was received for legal services, one was received for auditor services, three were received for marketing services and one for street sweeping services. Discussion ensued.

**Motion 9-22-04.** Upon motion of Mr. Beckermann, seconded by Mr. Nuernberger, the Board approved hiring KEB for audit services in accordance with its response to the RFP for audit services with Commissioners Beckermann, Hayden, Nuernberger and Pruehsner voting in favor.

Regarding handyman services, Ms. Carter indicated that New Life Landscaping is redoing their response to the RFP to get more accurate figures in the bid. New Life is also obtaining their M/WBE certification with the City.

Ms. Carter indicated there was one response to the request for legal services. Discussion ensued.

**Motion 9-22-05.** Upon motion of Mr. Nuernberger, seconded by Mr. Beckermann, the Board approved hiring The Zorn Law Firm for legal services in accordance with its response to the RFP for legal services with Commissioners Beckermann, Hayden, Nuernberger and Pruehsner voting in favor.

Mr. Hayden indicated that with regard to marketing services, perhaps the LBD should wait until the work under its contract with Elasticity has been completed.

**Motion 9-22-06.** Upon motion of Mr. Hayden, seconded by Mr. Nuernberger, the Board tabled consideration of marketing services with Commissioners Beckermann, Hayden, Nuernberger and Pruehsner voting in favor.

Regarding the provision of street sweeping services, Ms. Carter noted that SCA, or Sweeping Corporation of America, the current LBD vendor was the only respondent. She noted that the price appears to be lower in SCA's response, but that the last invoice from them was higher. Discussion ensued.



**Motion 9-22-07.** Upon motion of Mr. Beckermann, seconded by Mr. Hayden, the Board approved hiring SCA for street sweeping services with Commissioners Beckermann, Hayden, Nuernberger and Pruehsner voting in favor.

Mr. Hayden indicated that the next LBD neighborhood clean-up is scheduled for Saturday, October 22<sup>nd</sup>. Discussion ensued.

Mr. Hayden indicated that New Life Landscaping sent pricing information for additional and replacement trash receptacles this afternoon. That information will be forwarded to the Commissioners so they may consider it at the next meeting.

Ms. Pruehsner indicated receptacles are needed on Olive near the new soccer stadium. Mr. Hayden noted an additional need for weed control as well.

Mr. Beckermann indicated there is going to be a 5k run at or near the new stadium. He also reiterated that a Top Golf is going to be built at Choteau and Compton.

Mr. Nuernberger indicated that the Kranzberg Arts Foundation will be unveiling new murals on Washington Avenue and that the Scottish Rite Cathedral is for sale.

Mr. Julian Davis of Rouge Bistro at 3037 Olive in the old Hamburger Mary's location will open in November featuring meat balls along with burgers, chicken wings and the like. Mr. Davis indicated that the facility will have a full kitchen and will be open 7 days a week. A discussion of the Bistro, its menu, the building, and the liquor license for the restaurant ensued.

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 5:53 p.m.

  
Secretary, Board of Commissioners