

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Annual Meeting of February 21, 2024

Board of Commissioners Present:

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

Others Present:

Jassen Johnson
Ald. Laura Keys
Chris Bueller
Shona Lamond
Nathan Haskins
Ricky Fowler
Mark Tucker
Anthony Riley
Joy Parker
Lisa Otke
Victor Washington
Deanna Murphy
Marlene Davis
Paul Henkhaus
Ann Kittlaus
Yulonda Carter
Jeanette Bax-Kurtz
William Zorn

The annual meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, February 21, 2023 at 4:30 p.m. in person and via web based tele/video conference Zoom Meeting hosted from the Martin located at 2315 Locust Street, Suite 2, St. Louis, Missouri 63103.

A quorum of the Board of Commissioners being present, the meeting was called to order by Mr. Hayden at 4:34 p.m.

Mr. Hayden welcomed the Commissioners and other attendees to the Annual Meeting.

Election of Officers

Mr. Hayden noted that the annual meeting is the meeting at which the Commissioners elect officers. A brief discussion ensued.

Motion 2-24-01. Upon motion of Mr. Beckermann, seconded by Mr. Nuernberger, the Board unanimously approved Ms. Pruehsner as Secretary with Commissioners Beckermann, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor.

Motion 2-24-02. Upon motion of Ms. Pruehsner, seconded by Ms. Lewis, the Board unanimously approved Mr. Nuernberger as Treasurer with Commissioners Beckermann, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor.

Motion 2-24-03. Upon motion of Mr. Nuernberger, seconded by Mr. Beckermann, the Board unanimously approved Mr. Hayden as Chairman with Commissioners Beckermann, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor.

Approval of Minutes

Mr. Hayden called for consideration of the minutes of the January 10, 2024 meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

Motion 2-24-04. Upon motion of Mr. Nuernberger, seconded by Ms. Pruehsner, the Board approved the minutes of the January 10, 2024 regular meeting with Commissioners Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and with Commissioner Beckermann abstaining as he was not present during the meeting.

Annual Summary

Mr. Hayden indicated that a summary of 2023 LBD Accomplishments was provided to the Commissioners and asked if all had received it. Mr. Hayden requested Ms. Pruehsner read the list which she did. Mr. Nuernberger also noted that in 2023 the LBD applied for funding for the proposed lighting upgrade in the LBD, which did not result in any funding for that program at this time, but which did introduce Ann Kittlaus to the Commissioners and resulted in her eventual hiring as Executive Director of the LBD.

Treasurer's Report

Mr. Nuernberger asked Ms. Bax-Kurtz to provide the Treasurer's Report including written reports on assets and liabilities, profit and loss, and budget to actual. Ms. Bax-Kurtz indicated that the cash balance at the end of January was \$466,000 which compares to \$284,000 at the end of January for the prior year. She reviewed the income and expenses, including the budget to actual including security, outside maintenance, and the new Executive Director's contract. She then reviewed Income and Expenses by class for the parking lot. Mr. Nuernberger noted that expenses are higher with the addition of the Executive Director's position, but the sale of the property meant that there were additional funds and that additional funding sources are being explored as well. He also noted additional tax revenues should result as properties in the LBD are built or renovated.

Committee Reports

Security

Mr. Beckermann indicated it has been pretty quiet in the District with no emails or phone calls regarding any incidents. He did recount the car/pedestrian accident with fatalities near the police headquarters after the Drake concert and noted that some car break-ins persist. He indicated that there will be a Zoom based Security meeting on March 4th at 10am which he and Paul Henkhaus of Gold Shield Security will attend.

Mr. Chris Bueller noted that he has access to a two-way QR code that can be shared for use by the LBD for safety purposes to encourage “if you see something, say something” by patrons and residents in the area.

Mr. Henkhaus of Gold Shield Security indicated that car break-ins continue but otherwise it’s been pretty quiet. He noted that there was a shooting incident at the Pappy’s building just outside of the LBD. He had no additional details regarding that incident.

Mr. Beckermann indicated that concerns about Harris-Stowe students seem to have been resolved with the assistance of Harris-Stowe security patrols. He also noted that what Gold Shield is charging clients such as the LBD and paying officers is lower than what is being charged and paid in neighboring districts. Mr. Henkhaus indicated that does have the effect of making it more difficult to fill some shifts.

Mr. Johnson wondered if it might be possible to collaborate with the MLS to get a better deal on security or on lighting pricing. Mr. Nuernberger welcomed new ideas for that and indicated he is a fan of more lighting in the LBD and encourages each building owner to install additional lighting at their own property. Mr. Bueller indicated there are LED lighting systems that are solar powered which can be installed.

Mr. Hayden asked Mr. Henkhaus if he has any new ideas on how to deter car break-ins which are very expensive to consumers. Mr. Henkhaus reiterated that lighting helps deter, and that sometimes the use of a club can deter. He also reminded the Commissioners that Park Smart signs were put up in the LBD several years ago to remind parkers to not leave visible items in their cars.

Beautification/Outside Maintenance

Mr. Hayden asked Mr. Washington for an update. Mr. Washington indicated that New Life Landscaping is working on mulching the tree wells and that they are planning on installing the new trash receptacles in mid-March. He requested to be provided with a list of locations the LBD wants the new cans installed.

Director’s Report

Ms. Kittlaus gave her Director’s report to the Commissioners who also received a written copy prior to the meeting. She expressed concern with maintenance and pet

waste clean up on the new greenspace on Jefferson Avenue. She is continuing to focus on meetings with local businesses, entities and non-profit organizations as well as with the Alderpersons. She has the goal of fostering connectivity in the areas from Grand Center through the LBD and into Downtown. She indicated that there is a Great Streets initiative for a Locust Street plan. She noted that there are plans for Bevo, Grand Center, South Grand and Forest Park. Ms. Bax-Kurtz indicated she has worked with some Great Streets projects and can help, she indicated that Eric Thaelke may also be of assistance.

Ms. Kittlaus indicated that the LBD website needs updating and that restarting the LBD newsletter would be helpful in introducing people, businesses and non-profits and for being a repository of information about them including marketing those businesses and organizations may have already generated. She indicated she has a bid for a website update for under \$5,000 and will try to get additional bids. Mr. Wayne White of 2018 Studio indicated he is a designer and website designer and is located in the LBD.

New Business

Alderwoman Laura Keys introduced herself and apologized that she has to leave to get to another meeting. She invited the attendees and the Commissioners to call her cellphone if they need her assistance with anything.

Danni Eikenhorst indicated that the LBD and Midtown Alley have an opportunity to advertise in the Explore St. Louis neighborhood list, as neither is currently contained on the list.

Jassen Johnson circulated a flyer about a proposed Community Engagement Project on a portion of Beaumont Avenue adjacent to Locust which has been preliminarily approved by the City's Board of Public Service. It will be a public area with picnic tables and two mobile Pickleball courts. He hopes to have a discussion about funding the project as the next LBD meeting.

Old Business

Mr. Hayden indicated the LBD is seeking to raise its parking rates to fit with market rates since they have not been raised in over ten years. Ms. Bax-Kurtz noted that Ameren rates are going up and that replacing the lighting with LED lights could reduce electricity costs. Discussion ensued regarding parking rates.

Motion 2-24-05. Upon motion of Mr. Nuernberger, seconded by Ms. Drake, the Board unanimously approved raising the monthly parking fee to \$65 per month starting on July 1, 2024 with Commissioners Beckermann, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor.

Mr. Beckermann thanked the Board for their support upon the loss of his mother.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Mr. Nuernberger moved to adjourn. Ms. Drake seconded the motion and the Commissioners unanimously approved adjournment of the meeting at 7:07 p.m.


Secretary Board of Commissioners