

LOCUST CENTRAL BUSINESS DISTRICT Minutes of the Meeting of March 13, 2024

Board of Commissioners Present: Karen Drake (via Zoom)
John Hayden
Nicole Lewis (via Zoom)
Ken Nuernberger
Jennifer Pruehsner

Board members not present: Michael Beckermann

Others Present: Ann Kittlaus
Yulonda Carter
Deanna Murphy
Victor Washington
Lisa Otke
Jassen Johnson
Gary Castens
Jeanette Bax-Kurtz
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, March 13, 2024 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 February 21, 2024 annual meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

Motion 3-24-01. Upon motion of Mr. Nuernberger, seconded by Ms. Pruehsner the Board approved the minutes of the February 21, 2024 annual meeting with Commissioners Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

Treasurer's Report

Mr. Nuernberger presented and reviewed the financial reports. He reviewed the assets and liabilities, income and expenses and indicated that approximately \$436,000 was in the bank at the end of February. He reviewed budgeted vs. actual expenses, and indicated the LBD is doing well. Discussion of expected revenues and automation of receipt of revenue ensued.

Committee Reports

Security

Mr. Hayden indicated that there was a security committee meeting on March 4, 2024 and also indicated that Paul Henkhaus of Gold Shield Security has indicated that their prices are going up. Ms. Kittlaus suggested that there is a quarterly security meeting which other entities also attend, and that she has been attending. She noted that portions of the LBD receive some additional supplemental security from the presence of those entities' security patrols.

Director's Report

Ms. Kittlaus gave her Director's report to the Commissioners. She referred to the LBD as an enabler to businesses to help them do their best. She also discussed the Neighborhood Plan Implementation Grant program being administered by the City's CDA and partnering in support of the Downtown Neighborhood Association's (DNA) application for those grant funds that, if awarded, can be used in the downtown west portion of the LBD for lighting and signage (both placemaking and way finding) enhancement in that area. Part of the goal is to help make connections east-west and north-south with Jefferson and the Greenway corridors. Facade lighting is also part of the plan. She noted that DNA, as a non-profit organization, can help in the management of the lighting plan via a 50/50 program. She noted that DNA already has a plan which includes these elements and also includes a public art component which perhaps can include projected light art. The application is due on March 28, 2024. She also noted that there is a match of funding requirement if the grant is received. Ms. Kittlaus indicated that DNA is willing to be the applicant on behalf of the LBD for these funds. Discussion of a special meeting regarding the application ensued.

Ms. Kittlaus also indicated that Ms. Lewis is helping to find a website designer for a new LBD website. She noted that she is meeting with some representatives of the St. Louis Marathon to try to find out how to make that a win-win for the LBD and the Marathon. She also discussed an advertising opportunity to help support local businesses in Where St. Louis magazine dining guide and map. She noted that ten (10) dog waste bag dispensers have been ordered which will be placed in chosen areas next to LBD trash receptacles. She noted that a vendor for the upgrade of the LBD parking lights has been found.

Ms. Kittlaus indicated that she wants to develop a strategic five-year plan, including a purpose statement that the Commissioners can all agree upon including how the LBD can help build community.

Mr. Johnson indicated that Ms. Kittlaus' presence and efforts are great for the neighborhood. Ms. Kittlaus indicated that the meetings have been great and that excitement is building as people are working and talking together. Mr. Hayden requested that Ms. Kittlaus share a summary of the various Commissioner's thoughts on the goals and five-year plan ideas after she meets with them.

Old Business

Mr. Hayden indicated that the KEB audit contract was received. Mr. Nuernberger indicated that the fee is \$6,500, which Ms. Bax-Kurtz indicated is around what was budgeted. Mr. Hayden indicated he wants to avoid KEB making multiple asks for the same information from the LBD. Ms. Bax-Kurtz noted that if we give them access to the LBD QuickBooks account that should make the process more streamlined.

Victor Washington of LBD vendor New Life Landscaping indicated that mulching was delayed but can hopefully occur this weekend. He noted that ten (10) of the trash receptacles ordered had arrived and are ready for installation, but that he's awaiting a list of locations that the LBD wants them placed. Discussion of possible locations ensued.

Ms. Lewis departed the meeting at 5:35.

New Business

Mr. Castens indicated that he came to the meeting for the Greenway presentation and that he looks forward to that presentation whenever is rescheduled.

Ms. Kittlaus met with Alderwoman Laura Keys and Ms. Pruehsner and she noted that she is a longtime resident and an asset to the neighborhood.

Ms. Drake indicated that Central Baptist Church was eliminated as a polling place by the City who has deemed the Church's gymnasium to be inaccessible despite the Church's renting a ramp for each election.

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 approved adjournment of the meeting at 6:55 p.m. with Commissioners Drake, Hayden, Nuernberger and Pruehsner voting in favor and none opposed.


Secretary, Board of Commissioners