

## **LOCUST CENTRAL BUSINESS DISTRICT**

### **Minutes of the Meeting of May 8, 2024**

Board of Commissioners Present:

Karen Drake  
John Hayden  
Ken Nuernberger  
Jennifer Pruehsner

Board members not present:

Michael Beckermann  
Nicole Lewis

Others Present:

Julian Davis  
Marlene Davis  
Laura Keys  
Clifford Royal  
Celeste Metcalf  
Victor Washington  
Lisa Otke  
Taylor Delcambre  
Ann Kittlaus  
Yulonda Carter  
Jeanette Bax-Kurtz  
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, May 8, 2024 at 4:30 p.m. via web based tele/video conference Zoom Meeting hosted from and also held in person at the Central Baptist Church, Claiborne Educational Building, 2842 Washington Avenue, 63103 in the first floor classroom.

A quorum of the Board of Commissioners being present, the meeting was called to order by Mr. Hayden at 4:36 p.m.

#### **Approval of Minutes**

Mr. Hayden called for consideration of the minutes of the April 10, 2024 regular meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting. Mr. Zorn indicated there are two typos which should be corrected.

**Motion 5-24-01.** Upon motion of Ms. Drake, seconded by Ms. Pruehsner the Board approved the corrected minutes of the April 10, 2024 regular meeting with Commissioners Drake, Hayden, Nuernberger, and Pruehsner voting in favor and none opposed.

#### **Treasurer's Report**



Mr. Nuernberger indicated that a draw of funds from the City is being made for \$320,474.12. Ms. Bax-Kurtz presented and reviewed the financial reports. She reviewed the balance sheet of assets and liabilities, income and expenses, the parking lot revenue and expenses, and budgeted vs. actual expenses. She indicated that there were approximately \$42,000 in expenses last month which is somewhat higher than the usual approximately \$35,000 in monthly expenses. The budget to actual looks normal, but there was check fraud regarding \$4,532.90 which is being sorted out with the bank. Mr. Hayden indicated that he got a message from the bank on the 7<sup>th</sup> regarding the fraud. Ms. Bax-Kurtz indicated that she will watch the accounts to monitor for fraud. Mr. Hayden thanked Mr. Nuernberger and Ms. Bax-Kurtz for their reporting.

### **Committee Reports**

#### **Security**

Mr. Hayden indicated that Commissioner Beckermann and Paul Henkhaus of Gold Shield Security are each not present at the meeting so there is no security report.

#### **Beautification**

Mr. Washington of New Life Landscaping indicated that the dog stations will be installed on Friday and that they are spraying for weeds this weekend.

### **Director's Report**

Ms. Kittlaus gave her Director's report to the Commissioners. She thanked Alderwoman Keys for attending the meeting. Ms. Kittlaus indicated she is doing a lot of writing. She is writing copy for the LBD website, guidelines for the 50/50 lighting program, and drafting a proposed LBD strategic plan. She said she would like to have one or more of the Commissioners work with her on each of these projects. Discussion ensued. Ms. Pruehsner indicated she would help with the website copy. Mr. Nuernberger volunteered to assist with the 50/50 lighting, and Ms. Drake indicated she would help with the strategic plan. Discussion of the 50/50 lighting program ensued. Mr. Nuernberger suggested a budget of \$50,000 and suggested that the board consider a resolution to approve the program and budget at the next meeting.

Ms. Kittlaus indicated that the new LED lights have been installed on the LBD parking lot. Mr. Hayden indicated that they are much brighter than the old lights. She indicated that the Where Magazine ad is being done in conjunction with City Common and Midtown Alley which are joining with the LBD to market the entire area. She noted that Where Magazine is also doing a feature on the LBD in the summer edition.

Ms. Kittlaus reminded the Commissioners that she conducted many interviews with patrons and business owners in the District as well as the Commissioners. She conducted two visioning sessions with two different groups and had them fill out surveys. She presented a slide deck presentation to the Commissioners which included summaries of the visioning sessions and a discussion draft of the strategic plan for the LBD.



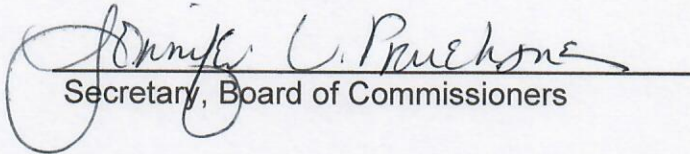
### **New Business**

Mr. Hayden noted that Ms. Kittlaus' contract with the LBD expires this month, and he suggested that the board renew the contract on a month-to-month basis in order to keep her position as Director intact.

**Motion 5-24-02.** Upon motion of Mr. Hayden, seconded by Mr. Nuernberger the Board approved renewing Ms. Kittlaus' contract on a month-to-month basis beginning on May 16, 2024 with Commissioners Drake, Hayden, Nuernberger, and Pruehsner voting in favor and none opposed

Mr. Hayden reminded the Commissioners and audience that the LBD Clean-Up Day is on May 18<sup>th</sup> from 9am to 3pm.

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 6:17 p.m. with Commissioners Drake, Hayden, Nuernberger and Pruehsner voting in favor and none opposed.

  
Secretary, Board of Commissioners