

# **LOCUST CENTRAL BUSINESS DISTRICT**

## **Minutes of the Meeting of July 9, 2024**

### **Board of Commissioners Present:**

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

### **Others Present:**

Jassen Johnson  
Marlene Davis  
Paul Henkhaus  
Victor Washington  
Lisa Otke  
Chassity Hickmann  
James Harris  
Mark Briedan Ketler  
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 Tuesday, July 9, 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. 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 4:34 p.m.

### **Approval of Minutes**

Mr. Hayden called for consideration of the minutes of the May 8, 2024 regular meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

**Motion 7-24-01.** Upon motion of Ms. Pruehsner, seconded by Mr. Nuernberger the Board approved the minutes of the May 8, 2024 regular meeting with Commissioners Drake, Hayden, Nuernberger, and Pruehsner voting in favor and with Commissioners Lewis and Beckermann abstaining as they were not present at the meeting, and none opposed.

### **Treasurer's Report**

Mr. Nuernberger indicated that a draw of funds from the City is being made for \$320,474.12 was received in June. He also indicated that one of the fraudulent checks made on an LBD account is still outstanding as the funds have not been returned to the LBD by the bank yet. He will keep an eye on that and follow up.

Mr. Nurenberger indicated that there is approximately \$649,000 of funds on hand as of June 28<sup>th</sup> and that actual expenses are slightly under projected expenses. Discussion ensued regarding income, expected income and the prior overpayment by the City which has been recouped.

## **Committee Reports**

### **Security**

Mr. Beckermann indicated that in May there was an incident on the City owned parking lot which led to one arrest.

Mr. Davis arrived to the meeting at 4:53 p.m.

Officer James Harris provided a crime report to the Commissioners. Discussion ensued regarding the report and whether there are any discernable trends. Mr. Harris indicated that one trend is that calls for service are down in the LBD.

Discussion ensued regarding a homeless encampment just north of Delmar, visible from the Downtown Children's Center on 22<sup>nd</sup>. Ms. Kittlaus indicated that she let Captain Stamper know about it. Mr. Harris and Mr. Henkhaus discussed the homeless unit at the SLMPD and noted the thin resources.

Mr. Henkhaus discussed the rates that Gold Shield charges under the LBD contract and noted that there has not been a rate change for nine years. He indicated there is difficulty filling shifts at the current rate of \$55/hour and that the new rate is \$85/hour under the proposed new contract. Discussion ensued regarding the rate, trends, secondary security visibility, scheduling/shifts, lighting, security cameras and the Real Time Crime Center and the LBD's early participation in a security camera program.

### **Beautification**

Mr. Washington of New Life Landscaping gave an update on beautification, the LBD trash receptacles, weeds, and a problem with manhole covers being moved or stolen. Discussion ensued regarding MSD issues which could be moving the manhole covers.

### **Director's Report**

Ms. Kittlaus gave her Director's report to the Commissioners. She indicated that Mr. Nuernberger and Ms. Otke helped with the new business listing, she provided copies the Where Magazine with the LBD ad as well as an article about the LBD, a proposed ad for the Where Map, and discussed events in the LBD which are hosted at various venues and are using the LBD name which acts as a community builder. She noted that the guidelines for the 50/50 lighting program were provided to the Commissioners.

**Motion 7-24-02.** Upon motion of Mr. Nuernberger, seconded by Mr. Beckermann the Board approved the 50/50 lighting plan with Commissioners Beckerman, Davis, Drake, Hayden, Lewis, Nuernberger, and Pruehsner voting in favor and with none opposed.

Mr. Hayden appointed Commissioners Nuernberger, Lewis, and Beckermann to the 50/50 Lighting Committee. Chairman Hayden appointed Commissioners Pruehsner and Davis as Committee alternates.

Ms. Kittlaus indicated that the new LBD website is moving forward with very basic design and includes an LBD business guide based on a model from the East Loop CID's listing, with their permission, and with a list of other resources in the LBD.

Ms. Kittlaus indicated that while the LBD's application for the Neighborhood Plan Implementation funds was not awarded any funding, she will meet with CDA and DNA to get feedback on the LBD/DNA application.

The draft Strategic Plan which Ms. Kittlaus also provided was discussed. Ms. Kittlaus asked for feedback, reactions and next steps. Mr. Nuernberger said it looked like a lot of work and was interesting. Ms. Drake indicated it can be used as a direction finder to focus energy, resources, time and talent of the LBD. Ms. Kittlaus indicated that the Commissioners and staff can discuss it at the next regular meeting.

Ms. Kittlaus indicated that the Where Map ad cost is \$1,000 and that it lasts for a year. The Where Map is available at the airport, in hotels and at Union Station. There may be a digital version as well.

### **New Business**

Mr. Hayden noted that the proposed Gold Shield contract is before the Commissioners for renewal. A lengthy discussion ensued.

**Motion 5-24-03.** Upon motion of Mr. Beckermann, seconded by Ms. Lewis the Board approved renewing the Gold Shield contract as provided with the following modifications: 1) a three-year term; 2) removal of the rate subsection d. regarding subpoenaed court time; and 3) the requirement that Gold Shield utilize a new patrol car with police style lights in the LBD within 60 days of the date of the contract. Commissioners Beckerman, Davis, Drake, Hayden, Lewis, Nuernberger, and Pruehsner voting in favor and with none opposed.

Mr. Hayden introduced new Commissioner Julian Davis who indicated he operates Rouge Bistro, a construction company, and also renovates and flips houses. All of the Commissioners welcomed Commissioner Davis.



Mr. Hayden then asked the Commissioners to consider going into executive closed session pursuant to Section 610.021 subsection (3). The time was 8:05 p.m.

**Motion 5-24-04.** Upon motion of Mr. Hayden and seconded by Mr. Beckermann the LBD went into closed session with Commissioners Beckerman, Davis, Drake, Hayden, Lewis, Nuernberger, and Pruehsner voting in favor and with none opposed.

After the closed session Mr. Hayden indicated the next regular meeting will be on Wednesday, August 14<sup>th</sup> at the Westgate Lofts.

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 9:19 p.m. with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

  
Secretary/Board of Commissioners