

LOCUST CENTRAL BUSINESS DISTRICT Minutes of the Meeting of December 11, 2024

Board of Commissioners Present:

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

Others Present:

Kimberly Beck
Alderwoman Laura Keys
Teresa Hargrow Simmons
Officer Chassity Hickman
Paul Henkhaus
Jeanette Bax-Kurtz
Victor Washington
Ann Kittlaus
Yulonda Carter
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday November 13, 2024 at 4:30 p.m. via web based tele/video conference Zoom Meeting hosted from and also held in person 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 4:34 p.m.

Approval of Minutes

Mr. Hayden called for consideration of the minutes of the November 13, 2024 regular meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

Motion 12-24-01. Upon motion of Ms. Pruehsner, seconded by Mr. Beckermann, the Board approved the minutes of the November 13, 2024 regular meeting with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

Treasurer's Report

Ms. Bax-Kurtz presented the Treasurer's report. She indicated that the balance at the end of November was approximately \$444,000 and that approximately \$9,100 in income was received in November. She indicated that banner fees are paid, trivia night table is

paid, and that the parking lot rental rate will increase in December. She indicated that there was less income than projected and that the new website added extra costs, but that there were also fewer hours billed for security than projected.

Committee Reports

Security

Mr. Beckermann provided the security report to the Commissioners. He indicated that it has been quiet in the District with the exception of car break-ins which have increased. He noted that there was an arrest of a potential perpetrator last night, and that other crime generally is down in the 4th District. Ms. Lewis noted there has been a pronounced visibility of secondary security in the area lately. Mr. Hayden noted that the downtown ambassadors have also been present and noticeable.

Paul Henkhaus noted that Gold Shield has been working more hours and that their new, lighted patrol car is more visible in the District.

Executive Director's Report

Ms. Kittlaus gave her Executive Director's report to the Commissioners. She indicated it was a busy month and that she and Mr. Nuernberger will do a lighting survey in January. Mr. Nuernberger will talk to owners about the LBD's 50/50 lighting program before making any changes to it. Mr. Hayden speculated that stakeholders still may not know about the availability of the lighting program. Ms. Kittlaus indicated that she completed an UMSL course on the fundamentals of Planning and Zoning. She indicated that the FOCUS St. Louis Young Leaders made their Locust Focus presentation and that she will try to invite them to present to the LBD in January. She noted that the LBD was awarded a planning panel through the Great Streets program and that that panel will come back with a plan and ideas about funding (but not with actual funding) for the LBD. She indicated that the challenge was/is how to activate the District across Olive from the CityPark stadium; or what might be considered the back side of the stadium. She noted the great list of letters in support of the application from various District stakeholders.

Ms. Kittlaus attended another Greenline meeting which focused on station design rather than station locations, traffic, vibrations and other concerns. Ms. Pruehsner noted that they seem to be spending a lot of time planning without knowing the potential ridership. She noted that it will run down the middle of Jefferson rather than on one side. She also noted that the proposed stations are at Market and MLK and not at Locust where most of the District's restaurants and non-profits are located. Mr. Hayden wondered about potential increased liability with the line running down the middle of Jefferson rather than on one side or the other.

Ms. Kittlaus noted her increased effort at neighborhood engagement and indicated she is having more coffee meetings with local business owners, and that she continues to focus on safety and security in the LBD. She also attended and testified at the Board of Aldermen's committee on Special Taxing Districts.

She indicated that the dining map of the area created by Eric Thaelke has been updated and stated that she will look into whether the LBD can track traffic hits to its new website.

Beautification

Mr. Washington gave an update on ongoing efforts to keep the District clean. He noted there is lots of glass from the increased car break-ins. He indicated that a car was parked in front of the LBD dumpster which hampered access. Alderwoman Keys stated she can help get the car removed with a description and photos of the vehicle. Ms. Kittlaus indicated the importance of car break-in victims letting the police know so that the problem is properly reported and tracked.

Old Business

Mr. Hayden indicated that Anthem is moving out of the District to Downtown. He also indicated that there are five (5) spaces available in the LBD parking lot with three (3) being applied for. The rate is \$65 per month for 24 hour per day parking.

New Business

Alderwoman Keys indicated she is working with Grand Center on its lighting plan, and that she would love to see lighting added in the LBD as well. Mr. Hayden indicated he would like to add lighting north of the stadium in an area that seems so dark after soccer games. Alderwoman Keys reminded the Commissioners of the option of adding solar powered lighting in the District. Ms. Kittlaus indicated that Schlafly wants to add lighting to City-owned poles. She noted that the LBD banners are on City-owned poles so maybe lighting can also be added.

Ms. Carter indicated that there was a break-in at the LBD office when a door was left unlocked. The perpetrator(s) took some snacks and some paid bills and some checks.

Mr. Hayden indicated that the insurance from Acuity for the LBD parking lot went up 25-30% from last year.

Ms. Kittlaus indicated that the City Comptroller Darlene Green requested to come to speak to the LBD Board. Discussion ensued regarding office holders and candidates attending LBD meetings and speaking. Mr. Hayden noted that LBD meetings are open to the public including to City officials and candidates for office.

Ms. Drake noted that there are free hot meals every Tuesday at noon at Central Baptist Church for those in need. She indicated that they feed about 90 people per week. Also there is a Winter Concert on Saturday, December 21st at 5pm at Central Baptist.

Mr. Beckermann thanked Ms. Carter for sticking with the LBD through her transition to her new job outside the LBD.

Mr. Beckermann also stated that he thinks one of the best decisions this Board has ever made was hiring Ms. Kittlaus.

Mr. Hayden thanked Ms. Bax-Kurtz, Ms. Carter, and Mr. Nuernberger for dealing with and satisfying the auditors.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Ms. Pruehsner moved to adjourn, Ms. Drake seconded the motion, and the Commissioners approved adjournment of the meeting at 5:48 p.m. Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.


Secretary, Board of Commissioners