

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Meeting of October 9, 2024

Board of Commissioners Present:

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

Commissioners not Present

Karen Drake

Others Present:

Kimberly Beck
Alderwoman Laura Keys
Marlene Davis
Andre Williams
Officer James Harris
Paul Henkhaus
Victor Washington
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 October 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. 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 August 14, 2024 regular meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

Motion 10-24-01. Upon motion of Mr. Beckermann, seconded by Mr. Nuernberger, the Board approved the minutes of the August 14, 2024 regular meeting with Commissioners Beckermann, Hayden, Lewis, Nuernberger, and Pruehsner voting in favor and none opposed.

Mr. Hayden called for consideration of the minutes of the August 20, 2024 special meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

Motion 10-24-02. Upon motion of Mr. Nuernberger, seconded by Ms. Pruehsner, the Board approved the minutes of the August 20, 2024 special meeting with Commissioners Beckermann, Hayden, Lewis, Nuernberger, and Pruehsner voting in favor and none opposed.

Mr. Hayden called for consideration of the minutes of the September 11, 2024 regular meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

Motion 10-24-03. Upon motion of Mr. Hayden, seconded by Mr. Beckermann, the Board approved the minutes of the September 11, 2024 regular meeting with Commissioners Beckermann, Hayden, Lewis, Nuernberger, and Pruehsner voting in favor and none opposed.

Treasurer's Report

Mr. Nuernberger provided the Treasurer's Report. He reviewed income and expenses and indicated a balance of approximately \$514,000 as of the end of September. He reviewed the budget vs. actual and indicated that he will seek another draw request from the City of St. Louis. He indicated that the LBD is under budget on security and over budget on outside maintenance. Ms. Bax-Kurtz noted that marketing is over budget with the website and advertisements, and that the Administrative Assistant cost are over due to rate increase. Mr. Nuernberger noted that all overages were due to purposeful decisions of the Board. Mr. Nuernberger provided a proposed budget with projected revenue of \$361,000, including projected parking income at \$23,400, projected security expenses of \$130,000, and projected outside maintenance of \$125,000.

Mr. Davis joined the meeting at 5:00 p.m.

Discussion ensued regarding additional details of the proposed budget.

Motion 10-24-04. Upon motion of Mr. Nuernberger, seconded by Ms. Pruehsner, the Board approved the Proposed Budget meeting with Commissioners Beckermann, Davis, Hayden, Lewis, Nuernberger, and Pruehsner voting in favor and none opposed and with Commissioner Lewis abstaining

Committee Reports

Security

Mr. Beckermann provided the security report to the Commissioners. He noted that there was a missing female reported on September 20th. He indicated that Downtown Public Safety Ambassadors are unarmed persons in Downtown and Downtown West who are trained but unarmed who patrol and are available on foot, by bike and in cars. The Downtown Ambassadors have walkie-talkies and serve as additional eyes and ears in

the area. Ms. Kittlaus indicated that the Downtown Ambassadors are funded by Greater St. Louis, Inc.(GSL). She indicated that the Downtown Strategic Operations Center (DSOC) which is supported by the Downtown CID is also operating now and it helps with non-emergency situations, such as mental health crises and unhoused person issues, and coordinates with other City agencies in the provision of services.

Kimberly Beck of Salvation Army indicated that the Salvation Army also has resources that are available to help in providing services to people in the neighborhood and the City. She also noted that the Salvation Army has a nice Community meeting room which is available for the LBD and other groups to use.

Mr. Beckermann indicated that shots were fired outside of Club Marquee and that the SLMPD website has been revamped.

Ms. Kittlaus indicated that a hotspot for problems has been at Washington and 19th and 20th Streets across from the Tudor Building where an unlicensed club known as Dream Nightclub has been hosting events which are promoted on social media and have been getting out of hand. She indicated that she let the Captain know and that she has encouraged people to call 911 when appropriate.

Officer Harris provided a crime report for the 4th District. He indicated that there was a wallet theft at Pappy's just outside of the LBD, two auto thefts in the middle of the day with no broken glass at either location, and one burglary at 9:00 a.m.

Mr. Henkhaus of Gold Shield indicated there were no calls for service despite the report about shots fired. He suggested that it is possible that people are not calling 911. He indicated there are not a lot of issues in the LBD. He indicated that the new Gold Shield security vehicle is almost ready to be put into service and that Gold Shield patrols will keep an eye on Dream Nightclub.

Discussion ensued regarding security in and around the District, and about seeking more information about the Ambassador services. Alderwoman Keys pointed out that people not calling 911 leads to a false statistics about crime and that reporting to 911 helps establish a paper trail, data, and statistics which are used to determine where police officers are placed.

Executive Director's Report

Ms. Kittlaus gave her Director's report to the Commissioners. She indicated that there is a meeting today regarding the various taxing districts and that there is a new committee in the Board of Aldermen which will help determine how the Rams settlement monies are spent as well as the ARPA fund which need to be spent or lost, and the current investigations and scandal which are holding up the process. Ms. Kittlaus indicated that Alderman Aldridge's sidewalk repair/replacement work has begun and that she will meet with former Alderman Scott Ogilvie who is now the Project Manager of the Complete Streets program in the City to discuss stop signs and crosswalks in the LBD. Discussion ensued about the Brickline Greenway and light rail proposal on Jefferson Avenue and

concerns about the traffic problems on Jefferson which may be exacerbated by the project. Discussion about security concerns and neighborhood guidance signage also ensued.

Ms. Kittlaus indicated that the new LBD website is live and that she has developed a one-page summary of the LBD Strategic Plan which she provided to the Commissioners for their review and approval.

Motion 10-24-05. Upon motion of Mr. Nuernberger, seconded by Ms. Pruehsner, the Board approved the summary of the LBD Strategic Plan with Commissioners Beckermann, Davis, Hayden, Lewis, Nuernberger, and Pruehsner voting in favor and with none opposed.

Mr. Nuernberger noted that the website looks great and suggested that an interactive map that lists businesses and that works on mobile devices be included. Ms. Lewis indicated that City Commons has a retail map on their website and that she will look into who made that map.

Mr. Nuernberger departed the meeting at 6:07 p.m.

Old Business

A brief discussion of the 50/50 façade lighting program ensued.

New Business

Mr. Hayden announced that the Fall Clean Up will be on November 16th.

Mr. Andre Williams of Dretech Computers provided an overview of recommended computer and office equipment for the LBD including a desktop and laptop computer, smart TV, webcam and needed software along with installation fees for just under \$2,200 to meet the computing, and web-meeting needs of the LBD.

Motion 10-24-06. Upon motion of Mr. Beckermann, seconded by Ms. Pruehsner, the Board approved the purchase of the equipment and installation services proposed by Dretech Computers with Commissioners Beckermann, Davis, Hayden, Lewis, and Pruehsner voting in favor and with none opposed.

Mr. Beckermann indicated the Central Patrol Business Association trivia night is coming up on November 15th and that tables for 8 are \$280. The event is being hosted at the Casa Loma Ballroom.

Motion 10-24-07. Upon motion of Mr. Hayden, seconded by Ms. Pruehsner, the Board approved the purchasing a table at the Central Patrol Business Association Trivia Night with Commissioners Davis, Hayden, Lewis, and

Pruehsner voting in favor, with Mr. Beckermann abstaining, and with none opposed.

Ms. Kittlaus indicated that Mayor Jones and her Cabinet are hosting a town hall meeting tomorrow evening called Cabinet in Community. She provided a flyer to the Commissioners with details about the event.

Mr. Hayden indicated that the next meeting of the LBD is on November 13th.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Ms. Pruehsner moved to adjourn, Mr. Beckermann seconded the motion, and the Commissioners approved adjournment of the meeting at 6:29 p.m. with Commissioners Beckermann, Davis, Hayden, Lewis and Pruehsner voting in favor and none opposed.


Secretary, Board of Commissioners