

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Meeting of January 15, 2025

Board of Commissioners Present:

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

Others Present:

Darlene Greene
Officer Chassity Hickman
Paul Henkhaus
Lisa Otke
Marlene Davis
Jeanette Bax-Kurtz
Victor Washington
Ann Kittlaus
Yulonda Carter
William Zorn
Randall Anderson

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday January 15, 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 4:31 p.m.

Approval of Minutes

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

Motion 1-25-01. Upon motion of Ms. Pruehsner, seconded by Mr. Beckermann, the Board approved the minutes of the December 11, 2024 regular meeting with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

Treasurer's Report

Mr. Nuernberger presented the Treasurer's report. He indicated that the balance at the end of December was approximately \$409,000 and that the year started with a balance of \$494,000 and that leaves the LBD with approximately 11 months of operating

expenses in reserves. He reviewed the budget vs actual and indicated that 77% of expected revenue was received. He noted that that some expenses were over budget including communications and some were under budget such as lighting and electric expenses. He also indicated the sweep account earned approximately \$1,800 which more than offset the banking expenses of \$600. Ms. Bax-Kurtz indicated that there was a loss overall on the parking lot, but that was in part due to the expense of adding the new LED lighting, which was a one-time expense, but will result in ongoing reduced electricity expenses on the parking lot.

Committee Reports

Security

Paul Henkhaus noted that Gold Shield has been working fewer hours given the snow on January 5th caused there to be no secondary security shifts on the 5th and 6th. There were no calls for service during the snows except for auto accidents. Officer Hickman provided a crime report for the prior 28 days which included three vehicle thefts, two thefts from buildings, four thefts from vehicles and one robbery and stabbing in the 2600 block of Samuel Shepard.

Mr. Hayden indicated there is food truck on 19th and Locust with no plates which has been there for months. Ms. Kittlaus indicated she will report that to the City and the Downtown CID.

Executive Director's Report

Ms. Kittlaus gave her Executive Director's report to the Commissioners. She indicated there was another meeting regarding Great Streets and that the LBD 50/50 lighting program was promoted in an email. Two new applications have been submitted for the 50/50 lighting program. She indicated that she and Mr. Nuernberger did a lighting survey last night which may result in additional possible outreach. She indicated that she met with the FOCUS St. Louis Young Leaders and wants them to present their report to the LBD. She met with Paul Hubmann regarding the crosswalks program. She was contacted by the East Loop CID who have warehoused decorations that they are giving away and that she went to have a look. Spending of the Rams settlement monies at the City are being discussed in committee at the Board of Aldermen yesterday and today. There are competing board bills. Ms. Kittlaus indicated she continues to meet with business owners, firms, Peg Weathers from Grand Center Inc., Midtown Alley representatives, that she attends the Downtown CID meetings, and that she is also going to meet with the head of Union Station.

Ms. Kittlaus indicated that Where Magazine's ad rates are the same as last year and that Eric Thoeke will continue to contribute design services for the LBD ads. Mr. Hayden indicated that he is in favor of continuing the ads. Ms. Kittlaus indicated that the Where Traveler magazine is published quarterly. Where also publishes an annual Map and Food Guide.

Beautification

Mr. Washington gave an update on ongoing efforts to keep the District clean. He noted that the snow has blocked access to some of the trash cans. Ms. Kittlaus indicated that the City plowed one lane on Locust Street and that Midtown Alley hired a service to plow the parking spaces on Locust.

Guest Speaker – Darlene Green, Comptroller

Mr. Hayden introduced Ms. Darlene Green, Comptroller of the City of St. Louis. Ms. Green provided a copy of her year in review which is also available on line at the City's website. She indicated that the City's credit rating was BBB when she first started working for the City and that it is now AA as of last year. She stressed the importance of strong fiscal management and noted that there was a \$42 million dollar surplus this year with \$151 million in general reserves which will increase by \$22 Million this year. She indicated the surplus was due in part to unfilled City jobs. She noted that the Rams settlement funds and ARPA funds are separate from those reserves. She indicated that the City's good credit rating is what allowed the NGA project, which will bring or keep 3,000 jobs in the City, to go forward when the City needed to provide free land to the NGA to incentivize the NGA to remain in the City. She noted that leveraging the City's good credit to purchase that land is an example of the benefit of strong financial management even as the City is losing population.

Ms. Green indicated that the City has various funds, such as the sales tax fund, the capital projects fund, the general fund and that the City can create additional funds such as the airport fund.

New Business

Mr. Hayden indicated that Ms. Bax-Kurtz's company Andern Consulting, LLC's contract for CPA services has been provided to the Commissioners for consideration. The cost is \$750 per month. Mr. Nuernberger indicated that he values Ms. Bax-Kurtz's help and services and that her involvement makes the LBD's books the best as is possible.

Motion 1-25-02. Upon motion of Mr. Nuernberger, seconded by Mr. Hayden, the Board approved entering into the contract with Andern Consulting, LLC with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

Mr. Hayden reported that the MOPERM insurance was renewed.

Mr. Hayden indicated that the next meeting in February will be the annual meeting.

Mr. Hayden indicated that the LBD sign board which is placed on the sidewalk outside of the office to direct meeting attendees into the building by the back entrance was blown by the strong winds that day into Ms. Carter's automobile just prior to the start of

the December 2024 meeting. The cost estimate to repair the auto body damage to Ms. Carter's vehicle caused by the LBD sign is \$1,200. A copy of the estimate was provided to the Commissioners.

Motion 1-25-03. Upon motion of Mr. Hayden, seconded by Ms. Pruehsner, the Board approved paying Ms. Carter \$1,200 for the damage to her vehicle which was caused by the LBD sign with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

Ms. Drake indicated that the Central Baptist Church is offering free tax preparation services on Saturdays from 9 a.m. to noon from January 25th to April 12th by appointment. Appointments can be made on line at MCTCfreetax.org.

Ms. Marlene Davis indicated that Alderwoman Keys is in other meetings today, and also indicated that the streets will start being cleared tomorrow.

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 5:54 p.m. Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.


Secretary, Board of Commissioners