

# **LOCUST CENTRAL BUSINESS DISTRICT**

## **Minutes of the Annual Meeting of February 12, 2025**

Board of Commissioners Present:

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

Others Present:

Officer Chassity Hickman  
Mary Thaelke  
Erik Thaelke  
Lisa Otke  
Teresa Hargrow-Simmons  
Courtney Mueller  
Kimberly Beck  
Hardy Carter  
Eva France  
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 February 12, 2025 at 4:30 p.m. via web based tele/video conference Zoom Meeting hosted from and also held in person the Salvation Army Midtown 2900 Washington, 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.

### **Election of Officers**

Mr. Hayden noted that the annual meeting is the meeting at which the Commissioners elect officers. A brief discussion ensued.

**Motion 2-25-01.** Upon motion of Mr. Beckermann, seconded by Ms. Drake, the Board unanimously approved Mr. Hayden as Chairman with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor.

**Motion 2-25-02.** Upon motion of Ms. Pruehsner, seconded by Mr. Beckermann, the Board unanimously approved Mr. Nuernberger as Treasurer with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor.

**Motion 2-25-03.** Upon motion of Mr. Hayden, seconded by Mr. Beckermann, the Board unanimously approved Ms. Pruehsner as Secretary with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor.

### **Annual Summary**

Mr. Hayden indicated that all of the Commissioners were provided with a list of the LBD achievements in the calendar year of 2024. This will be submitted to the City as part of the LBD's annual report to the City. Ms. Pruehsner noted that almost all of the achievements on the list are due to Ms. Kittlaus' efforts.

### **Approval of Minutes**

Mr. Hayden called for consideration of the minutes of the January 15, 2025 regular meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

**Motion 2-25-04.** Upon motion of Ms. Pruehsner, seconded by Mr. Beckermann, the Board approved the minutes of the January 15, 2025 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 reviewed the Assets and Liabilities and indicated that the balance in the bank at the end of January was approximately \$370,000 and that leaves the LBD with over 8 months of operating expenses in reserves at the normal spending rate. New taxes should be coming in soon as well. He reviewed the Budget vs Actual and indicated January had some higher expenses with insurance and outside security, and with the addition of snow removal expenses. He noted that the parking lot had a loss in 2024 with the cost of installing new lighting, but that income is expected in 2025 with the cheaper electric costs and increased rental rate. Ms. Bax-Kurtz that the new sweep account earnings were \$538 which far exceeded the other bank fees of just \$100. She noted that insurance was paid in January as well as payment for auto damage by the LBD sign in high wind which the Commissioners approved at the last meeting. Mr. Nuernberger indicated that the auditor has been engaged. Mr. Hayden noted that snow removal costs were also significant.

### **Committee Reports**

#### **Security**

Mr. Beckermann talked with Paul Henkhaus of Gold Shield who indicated that it was quiet in the District last month and that there are no issues to report. Officer Hickman provided a crime report and indicated that there was one assault 2<sup>nd</sup> between domestic partners, one robbery and car break-ins.

Mr. Hayden indicated strong displeasure with the red light runners and asked if the police can deter by issuing fines or increasing the fines for such violations. Officer Hickman indicated that there have been shots on officers and that there need to be two officers to make a traffic stop, but there aren't enough officers to make that feasible. She indicated she will ask the Captain about it and report back to the LBD.

### **Executive Director's Report**

Ms. Kittlaus gave her Executive Director's report to the Commissioners. She indicated she is keeping up the Where Magazine ads and keeping up with the map updates with Toky's help. The LBD 50/50 lighting program was promoted again and she and Mr. Nuernberger toured to identify buildings and areas that would benefit from additional lighting. She will share that list with the Board. YWCA apartments building submitted an application and some others expressed interest too. She is exploring the possibility of adding accessory lighting on the City light standards. She is awaiting scheduling a meeting with Paul Hubmann and others on Great Streets Planning Panel focused on Olive between 20<sup>th</sup> and 23<sup>rd</sup> Streets. The water break at 1822 Locust has been repaired. There is a new stop sign at 22<sup>nd</sup> and Locust and we are awaiting new sidewalks at the same location. She met with stakeholders both inside and outside with District. The list is in her report and includes Union Station which is marketing itself as family friendly entertainment destination and Brooks Goedeker of SLU including the new Top Golf facility. She noted that the spending of the Rams settlement funds Board Bill was tabled for now.

Ms. Hargrow-Simmons asked when the maps of the District will be ready. Ms. Kittlaus indicated electronic versions are available now, and that big versions were handed out. She also intends to have smaller printed versions available.

Mr. Hayden indicated that the abandoned food truck is still at 19<sup>th</sup> and Locust. Ms. Kittlaus asked twice to have it removed and will alert DCOS again.

### **New Business**

#### **50/50 Lighting**

Mr. Nuernberger indicate that the application of YWCA at 2711 Locust was a very thorough application with Reinhold Electric as the contractor and calling for new lights on the front of the building and on poles. The estimated cost is \$1900 and so the reimbursement is projected at \$950. He is recommending approval.

**Motion 2-25-05.** Upon motion of Ms. Drake, seconded by Mr. Nuernberger, the Board approved the 50/50 lighting program application from YWCA regarding

2711 Locust with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

#### Parking Lot

Discussion was had on hang tags for parking space renters, and the cost for same. Ms. Kittlaus provided samples and indicated they cost about one dollar each to have made. This would help identify authorized vehicles more readily. Also, discussion was had regarding the restriping and repainting parking space numbers on the lot.

**Motion 2-25-06.** Upon motion of Mr. Nuernberger, seconded by Ms. Drake, the Board approved restriping renumbering the parking lot, purchasing hang tags, and a ten dollar replacement fee for replacement hang tags with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

#### LBD Rules, Policies and Procedures

Mr. Hayden pointed out to the Commissioners that Article II of the Rules, Policies and Procedures outlines the duties of the Officers of the LBD. Specifically the Chair, Secretary and Treasurer.

Mr. Hayden also pointed out to the Commissioners that Article VIII of the Rules, Policies and Procedures calls for adherence to the Mayor's MBE/WBE goals of participation. Discussion ensued. It was noted that the LBD's Mission Statement addresses the policy as well.

#### Beautification/Snow Removal

Mr. Washington gave an update on ongoing outside maintenance issues in the District. He noted that some of the trees are damaged, and falling over, and some rub on vehicles. He indicated they need to be addressed. He indicated he will provide a proposal for snow removal on the north side of some of the streets.

Mr. Hayden indicated he would like to have the north side of Olive, Locust and Washington cleared of snow when appropriate and eventually both sides. He would like to see a fund established for that. Mr. Washington indicated that is about a mile. Ms. Lewis indicated that side streets need snow clearance too.

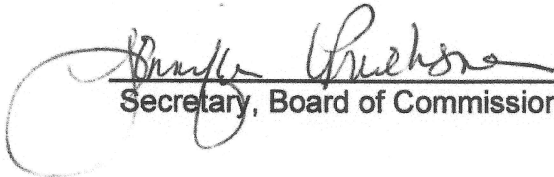
#### Commissioners

Mr. Hayden indicated he received the letter regarding Commissioner Davis and that he passed it on the Board of Aldermen.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Ms. Drake moved to adjourn, Ms. Pruehsner seconded the motion, and the Commissioners approved adjournment of the meeting at 6:11 p.m. Commissioners

want to send an email. Mr. Nuernberger indicated that he believes a full board conversation is better than emails, and that conversations generate more ideas. Mr. Beckermann indicated a discussion would be best once all information is received. Ms. Kittlaus indicated that we also need to hear from the taxpayers to understand what they want from the LBD. Mr. Hayden indicated that the discussion can probably happen at the May Town Hall meeting planned. Ms. Lewis indicated that the Martin can host again, if that is desired.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Mr. Nuernberger moved to adjourn, Ms. Drake seconded the motion, and the Commissioners approved adjournment of the meeting at 6:35 p.m. Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

  
Secretary, Board of Commissioners