

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Regular Meeting of April 9, 2025

Board of Commissioners Present:

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

Commissioners not present:

Michael Beckermann

Others Present:

Victor Washington
Danni Eikenhorst
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, April 9, 2025 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 4:32 p.m.

Approval of Minutes

Mr. Hayden called for consideration of the minutes of the March 12, 2025 regular meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

Motion 4-25-01. Upon motion of Mr. Nuernberger, seconded by Mr. Hayden, the Board approved the minutes of the March 12, 2025 regular meeting with Commissioners Davis, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

Commissioner Drake thereafter joined the meeting.

Treasurer's Report

Mr. Nuernberger noted that the LBD draw of funds request was sent to the City for \$338,933 and that last year \$320,000 was drawn. Discussion of property tax assessments, TIF, and slow paying accounts/owners ensued. Mr. Nuernberger and Ms. Bax-Kurtz reviewed the income and expenses of the LBD and noted that security and

outside maintenance are the biggest expenses. Mr. Nuernberger noted that the LBD is on budget for the year.

Executive Director's Report

Ms. Kittlaus gave her Executive Director's report to the Commissioners which was organized per the Strategic Plan. She indicated that she is still looking into adding pedestrian friendly accessory lighting to the City owned light standards and that she met with Alderman Aldridge who thinks it is a good idea. Her meeting with Alderwoman Keys was rescheduled but Ms. Kittlaus noted that Ms. Keys is generally receptive to the LBD's needs. She noted that the additional dog waste stations have been ordered and will be installed upon their arrival. The Great Streets Planning Panel will meet on April 22nd to look at Olive Street behind the soccer park, and a young professional from HOK who is looking to provide an annual pro bono design is going to look at Locust Street for a possible streetscape design. She also met with Chris Hansen of the Kranzberg Arts Foundation who is forming a new CID between Grand Center and the LBD. They also have a TIF District Plan for infrastructure and streetscape enhancements with a focus on Washington Avenue. Ms. Kittlaus provided a Brickline update and indicated that CDA has another grant that the LBD may be able to seek for wayfinding and lighting or similar development. She noted that the LBD Town Hall meeting is scheduled for May 21st at the Schlafly Tap Room from 4:30-6:00 p.m.

Ms. Kittlaus noted that the parking lot hangtags have been ordered. She indicated that Vivant Health which is on Locust at Beaumont is the local recipient of the Dining Out for Life organization. Dining Out for Life is on June 12th this year. Vivant Health provides medical and prevention services for people affected by HIV. Ms. Kittlaus indicated that the Where Traveler will be published this summer and the LBD will have an ad in that.

Ms. Kittlaus provided a presentation about the LBD to a group at the High Low on Washington Avenue. The High Low is a literary cafe which has a library, gallery, performance spaces, and offices. Mr. Nuernberger indicated that Ms. Kittlaus did a great job and that those in attendance were blown away. Ms. Kittlaus indicated that the presentation is available should any Commissioner wish to view it. She also indicated that Alderwoman Keys awarded the LBD a certificate of appreciation. The St. Louis Marathon is on April 26th and will traverse the District on Locust Street in both directions.

Mr. Hayden noted what an expansive job that Ms. Kittlaus is doing and suggested adding LBD historian to her qualifications.

Committee Reports

Mr. Hayden noted that nobody is present to give the security report, so he asked Mr. Washington to provide an update on District maintenance and beautification. Mr. Washington indicated that he is waiting to get a water key from the City so he can start weeding efforts. He previously provided the LBD with a proposal to repaint the parking lot, but indicated that the stripes still look good, so that will save \$500 off of the repainting fees as the numbering and safety poles still need repainting. He also

provided bids for snow removal on the north side of some streets in the LBD as well as the LBD parking lot. Mr. Washington indicated that the dog stations will be installed in May. Mr. Hayden requested that Mr. Washington proceed with painting the parking lot except for the striping which is not needed at this time.

New Business

Ms. Carter provided an LBD Admin Report to the Commissioners. She indicated that the Administrative Assistant provides support for the officers, contractors and stakeholders in the District, management of the offices, maintains documentation and central filing, answers phone messages, pays bills and writes and prints checks and maintains QuickBooks with Ms. Bax-Kurtz, manages the parking lot, office events and Board meetings, orders office supplies and other materials such as the trash receptacles and liners, the dog stations and bags for same, and performs other duties as needed or desired by the LBD Board for the LBD.

Mr. Hayden indicated that the Town Hall meeting is coming up next month and wondered if there were any concerns. Ms. Drake will moderate.

Mr. Davis indicated that his building in the District was foreclosed on and is being auctioned tomorrow. He indicated that he was just 7-8 signatures away from getting his liquor license. Mr. Hayden indicated he was sorry to hear about the closing of Mr. Davis' business and loss of the building. Mr. Hayden also noted that Commissioners need to be owners or owners representatives or renters in the District to be qualified to serve as a Commissioner.

Mr. Hayden indicated that a RFP for snow plowing services for various streets and the parking lot will be drafted. Ms. Lewis noted that the bid of \$900 for plowing the parking lot seems high in her experience.

Danni Eikenhorst representing Midtown Alley indicated that in light of the increase in business and other activities in the LBD they are seeking more engagement from and with the LBD. She indicated that they will come to the Town Hall. She said there is so much activity and more to come that she wants communication to remain high. Mr. Hayden noted that the LBD's meetings are very regular and happen on the second Wednesday of each month. Mr. Nuernberger noted that very few are rescheduled away from the second Wednesday. Ms. Lewis noted that anyone can also be added to the LBD automated email notification list too in order to receive emailed reminders of the LBD meetings. Ms. Eikenhorst noted that she runs the Fountain on Locust and that her company also owns Steve's Hot Dogs and Steve's Meltdown and that their offices are upstairs from the Fountain.

Mr. Nuernberger noted that AHM is doing a big residential project in the 2100 block of Washington and Locust Streets with more than 200 units.

Mr. Hayden suggested that professional development funds for the Executive Director and Administrative staff should be established, and he suggested \$1,000 per person should be made available annually. Discussion ensued.

Motion 4-25-02. Upon motion of Mr. Hayden, seconded by Ms. Pruehsner, the Board approved the establishment of a professional development fund making \$1,000 available per person with Commissioners Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

Mr. Hayden noted that the LBD through its planning and evaluation process involving the Executive Director position emphasized the common theme of constituent engagement that emerged. He stated that he would like to work collectively with business owners and would like to have an annual event with those owners. Ms. Pruehsner indicated she's been attending Midtown Alley meetings and wanted to join, but that she cannot as she is not a resident in that area. She indicated she will continue to attend the meetings. Ms. Pruehsner said she was sorry to hear about Mr. Davis' business' hardship.

Ms. Drake indicated that LBD identification badges and business cards for the Commissioners would be helpful with collaborative efforts in the District. She also indicated that Central Baptist Church is hosting a Spring Family Fest and Tyme to Plant Community Garden event on April 19th from 10am to 1pm.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Ms. Lewis moved to adjourn, Ms. Pruehsner seconded the motion, and the Commissioners approved adjournment of the meeting at 6:13 p.m. Commissioners Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.


Secretary, Board of Commissioners