

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Regular Meeting of June 11, 2025

Board of Commissioners Present:

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

Commissioners not Present:

Michael Beckermann

Others Present:

Officer James Harris
Paul Henkhaus
Erik Thaelke
Mary Thaelke
Lisa Otke
Teresa Hargrow-Simmons
Trevor Little
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, June 11, 2025 at 4:30 p.m. via web based tele/video conference Zoom Meeting hosted from and also held in person at the Draper, 2223 Locust, 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.

Mr. Hayden welcomed the Commissioner and all others present to the Draper which could become the location of the Locust Business District office.

Approval of Minutes

Mr. Hayden called for consideration of the minutes of the April 9, 2025 regular meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

Motion 6-25-01. Upon motion of Ms. Drake, seconded by Mr. Nuernberger, the Board approved the minutes of the June 11, 2025 regular meeting with

Commissioners Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

Treasurer's Report

Mr. Nuernberger provided the Treasurer's report. He reviewed the financial reports and indicated a balance of funds of \$550,360 as of May 31st. He reviewed various line items' expenses which average approximately \$38,000 per month total on average. Ms. Bax-Kurtz noted the new line item for education.

Mr. Hayden congratulated Mr. Nuernberger and Ms. Bax-Kurtz for doing a great job. Mr. Nuernberger indicated that Ms. Carter is also integral in the success of the financials and audit of the LBD. Mr. Nuernberger indicated that the ACH payment system is in place but has not yet been utilized. He indicated that is the next project.

Mr. Davis arrived to the meeting at 4:45 p.m.

Committee Reports

Security

Officer Harris provided the security report on behalf of Gold Shield Security and the SLMPD. He indicated crime was down last month in Downtown and Downtown West. Officers were stationed in the tornado disaster zone 24 hours per day, and still are, but fewer officers are in that zone now so more are back Downtown again. He noted that there are parts of the LBD which are quite dark at night. Mr. Nuernberger requested that he make notes of those locations and share them with the Board. A discussion of reckless driving, which is an arrestable offense, ensued. Officer Harris indicated that cars doing donuts, speeding off, and running red lights or stop signs are considered reckless driving.

Beautification

Mr. Washington provided an update on the trash receptacles. He indicated that spraying of weeds can commence since he got the water key from the City. He asked the Commissioners to let him know if they see any trees which need trimming.

Executive Director's Report

Ms. Kittlaus provided a summary of her Executive Director's report to the Commissioners having provided a written copies prior to the meeting. She discussed the three potential new office spaces that were toured. She discussed the area in the LBD west of Jefferson and the long-term improvements there which are being addressed by a TIF and a new CID. She indicated that Chris Hansen of the Kranzberg Arts Foundation is her contact. On the east side of Jefferson, Ms. Kittlaus indicated that East-West Gateway's Great Streets Planning Panel is looking at Olive and Locust between 21st and 22nd Streets north of the soccer stadium and making recommendations for improved connections and amenities. She indicated that the CDA neighborhood plan deadline has been moved back to mid-July. She noted that the

Dining Out for Life in support of Vivent Health St. Louis is tomorrow and one of the participating restaurants is the Schlafly Tap Room.

Administrator's Report

Ms. Cater provided the Administrator's Report to the Commissioners. She indicated that the existing LBD office is boarded up since the last break in and the broken glass is cleaned up. She noted that she got the hydrant key from the City. The audit is wrapping up and will be sent to the state upon its completion. Budget review is in June. Hang tags for the LBD parking lot were distributed to renters. Ms. Carter also provided a typed report of the Town Hall meeting held in May and provided a summary overview of the report and citizens/constituents' concerns. Discussion ensued regarding the Town Hall meeting and possible future Town Hall meetings. Mr. Hayden noted that new people showed up which was good. Ms. Lewis noted that lighting and security cameras seemed to be important to many. Ms. Kittlaus noted that many alleys in the LBD are dark, and maybe the LBD can facilitate more illumination. Trevor Little, a resident of the Draper, voice security concerns in the neighborhood and noted car break-ins and shootings are particularly concerning. He noted that the quietest week was the week that the Sky Cop mobile police security cameras were placed adjacent to the building.

New Business

Mr. Hayden discussed the proposed lease agreement between the LBD and the Draper. He noted that the Commissioners were provided with copies of the proposed lease agreement prior to the meeting. He proposes a three-year term. The lease also provides for two storage spaces and two parking spots, but that the parking is not needed. There are also no utility costs, but that the LBD will have to pay for its own phone service. Discussion ensued.

Motion 6-25-01. Upon motion of Ms. Lewis, seconded by Ms. Drake, the Board approved entering into the Lease with the Draper for the office space and two storage rooms for a three-year term, with no parking spaces, and with 11 LBD commissioners and contractors to be given access codes to the space.

Commissioners Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voted in favor and no one was opposed.

Mr. Hayden noted that the Lease arrangement with the Draper is mutually beneficial.

Ms. Drake indicated that River City Outdoor is on Locust Street next to Hidden Gem and they have an equipment library available. She also indicated that Central Baptist Church has pallets of hand sanitizer available for donation. Discussion ensued.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Ms. Pruehsner moved to adjourn, Mr. Nuernberger seconded the motion, and the Commissioners approved adjournment of the meeting at 6:20 p.m. with Commissioners Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.


Secretary, Board of Commissioners