

## **LOCUST CENTRAL BUSINESS DISTRICT Minutes of the Regular Meeting of March 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  
Paul Henkhaus  
Erik Thoeke  
Lisa Otke  
Teresa Hargrow-Simmons  
DeAnna Murphy  
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, March 12, 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. 21<sup>st</sup> 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 February 12, 2025 annual meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

**Motion 3-25-01.** Upon motion of Mr. Beckermann, seconded by Mr. Nuernberger, the Board approved the minutes of the February 15, 2025 annual meeting with Commissioners Beckermann, Davis, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

### **Treasurer's Report**

Mr. Nuernberger requested Ms. Bax-Kurtz provide Treasurer's report. She reviewed the financial reports and various line items of costs. She noted the parking lot had a loss for

February due to necessary gate repair/service expenses. Ms. Bax-Kurtz indicated that the new sweep account earnings were \$1,000 which far exceeded the other bank fees of just \$230. She indicated that February ended in a loss of \$38,000 which means the LBD is right on budget. She noted that new tax revenues are usually received in March.

### **Committee Reports**

#### **Security**

Mr. Beckermann indicated no bad news or emails or calls were received and that Gold Shield time sheets indicated no negative activity. Paul Henkhaus of Gold Shield indicated that it was quiet in the District last month, that there are no issues to report, and that the Gold Shield Security patrol car is highly visible and itself serves as a crime deterrent. Officer Hickman provided a crime report and indicated that there was one domestic burglary and two vehicle thefts. Activity has been low for the past two months. Mr. Henkhaus indicated that the abandoned food truck has been removed. Mr. Hayden asked Officer Hickman about red light violations again and whether something can be done to deter same. Officer Hickman indicated she will check on the availability of a sky cop for the LBD.

Commissioner Drake arrived to the meeting at 4:47 p.m.

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

Ms. Kittlaus gave her Executive Director's report to the Commissioners. She discussed adding LBD Strategic Plan implementation into her reports, the 50/50 lighting program, the possibility of adding accessory lighting to City light standards, and provided an update on the Metrolink Greenline reporting. She indicated that the 20<sup>th</sup> Street Brickline project will start soon. She noted that the CDA funds availability will be announced this week and that maybe lighting or signage will be approved in this third round. The Great Streets planning panel is looking at Olive Street with an eye to possible traffic taming solutions between 20<sup>th</sup> and 23<sup>rd</sup> Streets. A discussion of LBD parking lot hang tags ensued.

**Motion 3-25-02.** Upon motion of Mr. Nuernberger, seconded by Mr. Beckermann, the Board approved purchasing the hangtags per Quote #Q-738950 with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

Ms. Kittlaus indicated that three more pet waste stations are to be ordered. She indicated that she provided her conversation notes with the Board members to the Commissioners. She also will forward a street planters/stool proposal received from artist and LBD constituent Adrienne Outlaw who also currently has an exhibit up in Terminal A at the St. Louis International Airport. Discussion ensued regarding the planter/stool proposal.

**Motion 3-25-03.** Upon motion of Mr. Beckermann, seconded by Ms. Pruehsner, the Board approved providing a letter of support for artist Adrienne Outlaw's



planter/stool proposal with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

Ms. Kittlaus indicated she took a course on the foundations of economic development to assist her in pursuing opportunities for the LBD and to enhance her knowledge in the area. She indicated that the course was \$450 and proposed the LBD reimburse her for one half of the cost of the class. Mr. Hayden suggested the Board cover the full cost of the course. Discussion ensued.

**Motion 3-25-04.** Upon motion of Mr. Beckermann, seconded by Ms. Pruehsner, the Board approved paying \$450 for the class on economics and development for the Executive Director with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

### **New Business**

Mr. Washington of New Life Landscaping previously provided a bid for snow removal on the north curbside of Olive, Washington, and Locust Streets, a bid for striping and numbering the parking lot and provided an updated bid on parking lot snow removal and the additional dog waste stations.

**Motion 3-25-05.** Upon motion of Mr. Beckermann, seconded by Ms. Pruehsner, the Board approved the bid #2085 from New Life Landscaping to restripe and number the parking lot for \$1,307 with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

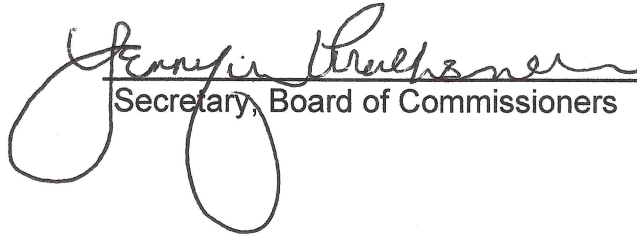
### **Letter regarding Davis/Rogue Bistro/Liquor License**

Mr. Hayden discussed a letter received from Capes and Sokol regarding Mr. Davis' restaurant Rogue Bistro and the liquor license applications for same and protests for same. Mr. Davis responded with the history of the property and his liquor license applications and protests of same, Sunshine Law requests, and the prior use of the property as a night club under prior ownership. Mr. Davis indicated that his use is as a restaurant and not a night club, that he had all required signatures but then several were retracted, and that he was sorry for posting retractions on social media. Mr. Beckermann indicated he has some experience with the liquor license process and did experience threats as part of it on a different property/application. Mr. Thaelke indicated that he is a signee and is available to talk with anyone about it. Discussion ensued regarding the situation.

### **Planning/Evaluation of Executive Director**

Mr. Hayden indicated that he would like to discuss planning and the evaluation regarding Ms. Kittlaus and that he would like to see emails from all the Commissioners regarding same. Ms. Kittlaus indicated that this is a follow-up to a conversation started a year ago. Ms. Drake indicated that we have an approved Strategic Plan and the discussion should be what we do going forward. Ms. Pruehsner indicated she does not

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

  
Secretary, Board of Commissioners