

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Regular Meeting of July 9, 2025

Board of Commissioners Present:

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

Others Present:

Paul Henkhaus
Erik Thaelke
Lisa Otke
Teresa Hargrow-Simmons
Police Officer Hickman
Alderwoman Laura Keys
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, July 9, 2025 at 4:30 p.m. via web based tele/video conference Zoom Meeting hosted from and also held in person in the ground floor conference room 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 4:32 p.m.

Mr. Hayden welcomed the Commissioners and all others present to the Draper which is the new location of the Locust Business District office.

Approval of Minutes

Mr. Hayden called for consideration of the minutes of the June 11, 2025 regular meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

Motion 7-25-01. Upon motion of Ms. Drake, seconded by Mr. Hayden, the Board approved the minutes of the June 11, 2025 regular meeting with Commissioners Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting

in favor, with Mr. Beckermann abstaining as he was not present at the meeting, 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 approximately \$510,000 as of June 30th. He noted that expenses are steady at about \$35,000 to \$40,000 per month, that overall expenses are under budget, that parking spaces are available for rent on the LBD parking lot, and that the draft audit was completed and no concerns or comments were included by the auditors. He indicated that staff and he are working on utilizing the ACH payment system for LBD vendors. Discussion ensued. Mr. Nuernberger read the following proposed ACH policy to the Commissioners which was recommended by First Mid Bank and reviewed by the Treasurer and staff:

The Administrator of the Locust Business District will receive and review bills from vendors that need to be paid. Those payments will be entered into the QuickBooks system. The bills that are going to be paid through the ACH system will be consolidated twice a month. That list of bills to be paid through ACH will be submitted to the three commissioners who have authorization to sign checks. Presently those persons are John Hayden, Jennifer Pruehsner and Ken Nuernberger. Two of the three authorized signatures above must initial, date, and approve the list of payments. The approval can be done by email. When the Administrator (Yulonda Carter) receives the approval, she will provide the list to the LBD accountant (Jeanette Bax Kurtz). Jeanette will enter those payments into the First Mid Bank ACH account systems. No other approvals will be required. Any signatory can fill out ACH, if Jeanette is not available. Presently, Ken Nuernberger is the only signatory authorized by the Bank. If the Board members are not available to approve the ACH process, the present system of creating checks and signing checks can be used. This process ensures that at least two of the commissioners have reviewed and approved of all payments.

Discussion ensued.

Motion 7-25-02. Upon motion of Mr. Nuernberger, seconded by Mr. Hayden, the Board approved the proposed ACH policy with Commissioners Beckermann, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

Committee Reports

Security

Mr. Beckermann provided a security update and detailed some incidents including a car accident at Locust and Compton, car racing in a parking garage near the LBD, and an incident on the City owned lot on Olive. He noted that he and Ms. Kittlaus have been attending periodic security meetings which include Grand Center and Harris-Stowe.

Alderwoman Keys gave an update on the City speed hump installations. She noted that the installation of the speed humps are now proceeding in the order in which requests for same are received by the City.

Ms. Pruehsner detailed how an intruder into her building stole sets of keys and took wallets from condominium units including her own and that the perpetrator was found in the building's community room, said perpetrator having been previously arrested and released on her own recognizance. Mr. Henkhaus indicated that perpetrator has now been indicted due to the recent victims of the latest following through with the police and prosecutors.

Mr. Beckermann indicated that he reviews Gold Shield Security's GPS and timesheets and that he will share same with the Commissioners going forward. Mr. Henkhaus indicated he also reviews same and makes sure the officers use the Gold Shield car which has the GPS tracker. Mr. Henkhaus also gave additional details about an incident with shots fired and a stolen car chase which ended at Cardinal and Olive. He noted that the car was actually stolen in the 5th District but was reported in the LBD due to the location of the crash which ended the incident. He also described 4th of July incidents involving juveniles Downtown firing roman candles. A discussion of the City owned parking lot ensued and it was noted that the lot has been gated off at night, but Red Flag would like their patrons to be able to use that lot at night.

Beautification

Mr. Washington provided an update on beautification in the District. He noted that weed remediation continues, and that he got a no parking sign installed by the LBD dumpster which has helped keep access to the dumpster open. He noted the ongoing need for tree trimming. Paul Henkhaus had a security officer do a lighting survey and found several street light outages which were reported to the Citizen's Service Bureau and to the NSO.

Ms. Kittlaus noted that Alderwoman Keys was re-elected as Alderwoman for the new Elevated 11th Ward and that she had presented the LBD with a Certificate of Appreciation. Alderwoman Keys noted that the 11th Ward was the hardest hit by the May tornado and storms. She noted that the Mayor and the news media are keeping the public apprised of the situation.

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 noted that a third CDA proposal for neighborhood plan implementation is due on Monday and provided a draft funding resolution to the Commissioners for their consideration. The qualifying neighborhood plan is for the Design Downtown STL plan which includes the Downtown West section of the LBD. The LBD funds would be included as leverage in the proposal's budget as required by the Notice of Fund Availability (NOFA). In discussing proposal contents, she noted that requested sidewalk improvements are funded by other leverage commitments and that other provisions request funding

for wayfinding signage, including video screens to be placed in existing showroom windows, planning for street and pedestrian lighting, and a 50/50 lighting program for building owners. The 50:50 program would be supported by the LBD's leverage commitment. The total package costs for all proposed projects is \$899,000 to \$947,000. She noted that Alderman Aldridge commented to add \$100,000, the LBD is committing \$100,000 over several years with \$30,000 of that already paid via funding of Executive Director and Administrator positions at the LBD. In total the proposal includes \$457,000 in new commitments. Discussion ensued regarding LBD qualifications, and partners. Ms. Kittlaus reminded the Commissioners that this commitment of funds is essentially contingent on actually on getting an award from the CDA pursuant to the proposal and that the committed funds will go out over several years if the proposal gets awarded.

Motion 7-25-03. Upon motion of Mr. Nuernberger, seconded by Ms. Pruehsner, the Board approved partnering with the Downtown Neighborhood Association (DNA) with DNA acting as lead for the submission of an application to the City of St. Louis' Neighborhood Plan Implementation Grant program administered by the City of St. Louis Community Development Administration (CDA) and with the Locust Central Business District committing \$100,000 as leverage to support the plan. Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voted in favor and none were opposed.

Ms. Kittlaus discussed the Where Magazine and map advertising and suggested the LBD continue with its ad campaign in same. She reminded the Commissioners that the publications are available at the airport the hospitals and other various locations. Mr. Hayden said he agreed.

Motion 7-25-04. Upon motion of Mr. Beckermann, seconded by Ms. Drake, the Board approved continuing to advertise in the Where Magazine publications and committed \$2050 for same with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

Administrator's Report

Ms. Carter provided the Administrator's Report to the Commissioners. She indicated that moving offices continues including phone and mailbox. The audit has been finalized. The parking lot gate was open during the weekend and insurance for the lot was renewed. Five spots are available on the parking lot and a lottery will be held if there is interest from more than five potential renters. She noted that getting the ACH payment system up and running has been a challenge and that there was a 1.5-hour call regarding the system this morning. Ms. Carter indicated that her contract with the LBD is ending and she is seeking to have it renewed. She provided the Commissioners with a proposal.

New Business

Mr. Hayden indicated that the Commissioners will have several contracts to consider at the August meeting including Ms. Carter's. Mr. Hayden indicated that next month the LBD will also host a grand opening event at its new office in conjunction with the August

regular meeting. He noted that the new office is smaller and that the LBD has excess office furniture to dispose of and he suggested donating it to a nonprofit or Central Baptist Church.

Motion 7-25-05. Upon motion of Mr. Hayden, seconded by Ms. Lewis, the Board approved donating its excess office furniture to Central Baptist Church with Commissioners Beckermann, Davis, Hayden, Lewis, Nuernberger and Pruehsner voting in favor, with Ms. Drake abstaining, and none opposed.

Ms. Pruehsner indicated that access to the new office is available through the App provided by the Draper.

Ms. Kittlaus indicated that she will accept letters of support for the CDA proposal through the weekend.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Ms. Drake moved to adjourn, Mr. Nuernberger seconded the motion, and the Commissioners approved adjournment of the meeting at 6:30 p.m. with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.


Secretary, Board of Commissioners