

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Regular Meeting of August 13, 2025

Board of Commissioners Present:

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

Others Present:

Paul Henkhaus
Erik Thoeke
Jassen Johnson
Teresa Hargrow-Simmons
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, August 13, 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 4:30 p.m.

Approval of Minutes

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

Motion 8-25-01. Upon motion of Ms. Pruehsner, seconded by Mr. Nuernberger, the Board approved the minutes of the July 9, 2025 regular meeting with Commissioners Beckermann, Davis, 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 that the LBD is generally on budget and is under budgeted on the lighting program. He noted that the audit was completed and reviewed with Ms. Bax-Kurtz. He

indicated that staff and he are working on utilizing the ACH payment system for LBD vendors and electronic reconciliation. He indicated that the sweep account is generating interest income.

Committee Reports

Security

Mr. Beckermann provided a security update and noted that it has been pretty quiet in the LBD for the past month. Ms. Kittlaus noted that there is a sky cop mobile camera station outside of Blue Sky Brewing. Ms. Lewis indicated that groups of teenagers have been gathering on building roofs and on the streets and on the City owned parking lot which might be what the sky cop is helping to curb. Mr. Henkhaus indicated that drug dealing is also suspected in these groups. Mr. Henkhaus further indicated that a lot is happening outside of the LBD, but that the LBD itself has been quiet. He noted that the Gold Shield security car will be adding more visible lights on the top of the vehicle which will also increase visibility of the car as well as visibility from the car by the patrolling officers. Ms. Pruehsner indicated that the intruder in her building last month seemed to be out of confinement, but that she checked with the police who said the intruder is still in custody and is facing trial in the next week.

Beautification

Mr. Washington provided an update on beautification in the District. He noted that weed remediation continues as does the need for tree trimming. He noted that additional trash receptacles are needed by the new candy store.

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 the Great Street Plan addressing the area near the Tap Room on Locust and Olive is continuing to be developed. CBB will do a traffic study potentially, and planners are recommending that Locust be reclassified to allow it to qualify for additional funding. She indicated that the plan for Olive is even more extensive. She continues to meet with KAF, Grand Center and SLU regarding their plans and funding for same. She indicated that the LBD website has been updated, that she submitted the CDA grant application, and that HOK has interns looking at Locust for planning purposes. She noted that the 50/50 lighting program has not attracted any additional applicants so she is looking for new ideas to attract interest to the program. She met with Jassen Johnson and the City's planning department regarding possible seasonal closing of part of Beaumont Street.

Administrator's Report

Ms. Carter provided the Administrator's Report to the Commissioners. She indicated that the move to the new office is complete and that she is shopping for supplies. Ms. Kittlaus indicated that Eric Tholke is providing pro bono high design for a new sign for the LBD office window. Ms. Carter has met with fellow Draper officemates, fixed a

banking error which caused some returned checks last month, and took 13 boxes of old files to the shredder.

New Business

Mr. Hayden indicated that the Commissioners will be considering Ms. Carter's proposal to work full-time as well as Ms. Kittlaus' proposed contract renewal in a to-be scheduled meeting. He noted that Gold Shield is not proposing changes to their contract.

Ms. Kittlaus indicated that she enjoys her work and the LBD community and indicated she could be more involved with Board operations and District operations.

Community Comments

Mr. Hayden asked if any attendees at the meeting have any comments to share. Mr. Tholke indicated that he has loved working with Ms. Kittlaus. Mr. Johnson agreed. Ms. Hargrow-Simmons indicated that she likes the new LBD camera system for Zoom meeting attendees. Discussion ensued.

Motion 8-25-02. Upon motion of Mr. Hayden, seconded by Mr. Nuernberger, the Board approved the continuation of Ms. Kittlaus' contract on a month-to-month basis until the Board can meet to fully consider her proposed contract renewal with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

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 5:30 p.m. with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

Secretary, Board of Commissioners