

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Regular Meeting of October 8, 2025

Board of Commissioners Present:

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

Others Present:

Paul Henkhaus
Lisa Otke
Jassen Johnson
Jeanette Bax-Kurtz
Ann Kittlaus
Major Edward Benoist
Yulonda Carter
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, October 8, 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 September 10, 2025 regular meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

Motion 10-25-01. Upon motion of Ms. Pruehsner, seconded by Ms. Drake, the Board approved the minutes of the September 10, 2025 regular meeting with Commissioners Beckermann, Drake, Hayden, Lewis, and Pruehsner voting in favor, with Commissioner Nuernberger abstaining as he was not present at the September 10th meeting, and none opposed.

Treasurer's Report

Mr. Nuernberger indicated that he will have the treasurer's report at the next meeting.

Committee Reports

Security

Mr. Beckermann indicated there is a new focus on Downtown by the SLMPD and that there were a couple of shootings Downtown. He indicated that its otherwise been quiet in the LBD. Ms. Lewis indicated that some packages were stolen on Tuesday night at the Martin. Mr. Henkhaus asked for still photos of the perpetrators. Ms. Lewis indicated that she would share those photos and requested the placement of a sky cop near the Martin.

Mr. Davis joined the meeting at 4:39 p.m.

Major Edward Benoist of the SLMPD came to the meeting to introduce himself to the board and constituents. He indicated that he has 31 years of experience with the SLMPD and that he was born and raised and still lives in the City of St. Louis. He provided an update on the police department, officer retention, drug and traffic issues, and Places for People who help the police in dealing with the mentally ill and the provision of social services.

Executive Director's Report

Ms. Kittlaus provided a summary of her Executive Director's Report which was previously shared with the Commissioners. She indicated that letters of support for Kranzberg Arts Foundation's proposed TIFF in Grand Center went out. She noted general concern regarding data centers in and around the City. She said Bi-State/Metro has scrapped the MetroLink Green Line and is looking at bus rapid transit as an alternative. She noted that she is meeting with the Deputy Mayor and with her peers/cohorts from other taxing districts tomorrow afternoon at 4:30. She says the Kre8 team has new social media ideas for the LBD. The Great Streets plans for Olive and Locust have been received and Ms. Kittlaus is contemplating what the next steps should be. She noted that since the LBD 50/50 lighting program didn't get much pick-up from the community, she has been considering public purpose lighting on private property as a public initiative. She suggests that each installation of such lighting could be up to \$5,000 and proposed that \$35,000 of the \$50,000 set aside for the 50/50 lighting program be allocated to this new variant of the lighting initiative. She read a draft of a proposed resolution to approve this as follows:

Improved exterior lighting is one of the most impactful investments that the LBD Board of Commissioners can make to improve the appeal, safety, and the perception of safety in the LBD. In August 2024, the LBD set-aside \$50,000 to launch a program offering a 50/50 match of up to \$2,500 to building owners in the District to install or improve exterior lighting. This program fell short of expectation for reasons including tight budgets and time among building owners, and lack of response to the opportunity. Because of the urgency of safety improvements and the positive impact and reasonable costs associated with LED lighting the LBD Board resolves to assign \$35,000 of the \$50,000 in the 50/50 lighting program to cover the full cost, up to \$5,000 per building, to install exterior LED lights on buildings identified by the LBD Lighting Committee to improve safety and perceptions of safety for the public in the LBD. Members of the Committee or their designee will obtain written agreements from building owners and

work with identified electrical vendor, Kaemmerlen Electric, located in the LBD, to complete the project. Once the lighting is installed, the finished product will become the property and responsibility of the building owner.

Motion 10-25-02. Mr. Nuernberger made motion to approve the lighting resolution as written and read by Ms. Kittlaus above. Ms. Pruehsner seconded the motion which passed unanimously with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nurenberger and Pruehsner voting in favor and none opposed.

Administrator's Report

Ms. Carter provided the Administrator's Report to the Commissioners. She provided an update on the new office, the LBD parking lot, LBD banner permit renewal with the City, and indicated that the LBD budget is due to the City by November 1st. She also indicated that the MOPERM renewal survey was also completed.

Motion 10-25-03. In light of the fact that there was no interest in the available parking spaces from persons or businesses not already renting parking spaces in the LBD parking lot, Ms. Drake made a motion to rent the available parking spaces to any interested party. Ms. Pruehsner seconded the motion which passed unanimously with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nurenberger and Pruehsner voting in favor and none opposed.

Motion 10-25-04. Mr. Nurenberger made a motion send the LBD budget to the City consistent with the budget from 2025 with known changes in various line items. Ms. Pruehsner seconded the motion which passed unanimously with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nurenberger and Pruehsner voting in favor and none opposed.

The Executive Director and Administrative Assistant contracts which were previously approved by the board and the terms of which were accepted by Ms. Kittlaus and Ms. Carter will be finalized for execution by the parties.

New Business/Community Comments


Ms. Drake indicated that the Heritage House at 2800 Olive has been closed since water damage that occurred in January of 2024 now has a new non-profit owner that is going to renovate the building.

Mr. Johnson indicated that he got City approval for a pilot project on Beaumont to close the street from Locust to the alley for 45 days to make the street into a park-like setting for the public and extended patio for the three adjacent restaurants. Additional outdoor furniture and perhaps fire pits will be placed. String lights will be strung across Beaumont as well.

Mr. Hayden reminded everyone that the fall cleanup is on October 25th. Mr. Hayden indicated that he will be out of town. A sample flyer was shown and will be revised.

Mr. Hayden said the Language Immersion School open house was great. They are one of the highest rated charter schools, and their facilities at 1881 Pine Street in the LBD are outstanding.

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 5:54 p.m. with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.


Secretary, Board of Commissioners