

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Regular Meeting of September 10, 2025

Board of Commissioners Present:

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

Commissioners Not Present:

Ken Nuernberger

Others Present:

Paul Henkhaus
Lisa Otke
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, September 10, 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 August 13, 2025 regular meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

Motion 9-25-01. Upon motion of Ms. Pruehsner, seconded by Ms. Drake, the Board approved the minutes of the August 13, 2025 regular meeting with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, and Pruehsner voting in favor and none opposed.

Treasurer's Report

Ms. Bax-Kurtz provided the Treasurer's report. She reviewed the financial reports and indicated that the LBD is generally on budget and has ten months of operating funds. She noted that the parking lot has increased income due to the raising of the rate and lowering of the electric bill due to LED lights being installed, and that bank account

earnings are \$5,000 which is up from \$12 last year, with bank expenses of \$1,000. She noted that forms for the ACH payment system were circulated to LBD vendors and small \$1 transfers will be made to test the system prior to full payments due being sent electronically.

Committee Reports

Security

Mr. Beckermann provided a security update and noted that it has been pretty quiet in the LBD for the past month. He noted there was a shots fired incident to the west of the LBD on Locust in the Grand Center Art District and that a Sky Cop has been requested for Compton and Locust. He noted that the MATI music festival is in Grand Center this weekend and that he attended the Grand Center security meeting this morning.

Mr. Henkhaus indicated he had nothing to add to the security report. Ms. Lewis indicated that the Martin Building suffered a break-in at its loading dock a 1:45 a.m. Mr. Hayden noted that with low police numbers non-priority calls can result in no police response. Mr. Henkhaus noted that the detective numbers are also low which further aggravates that situation. Ms. Pruehsner indicated she heard the Gold Shield car was spotted with no officer in it. Mr. Henkhaus indicated that officers do perform foot patrols.

Executive Director's Report

Ms. Kittlaus provided a summary of her Executive Director's report to the Commissioners, having provided written copies prior to the meeting. She recommended that the 50/50 lighting program be expanded to cover 100% of lighting costs on projects the LBD deems are needed in the District, and suggested the board consider that at it's next regular meeting. She indicated that communication and connectivity between the neighborhoods and entities around the LBD is coming to fruition, that the East-West Gateway planning meetings are ongoing, including a traffic study, and that the HOK intern project is engaging in a project on Locust Street in the LBD. She noted that the Gateway Mall and GRG Brickline planning and coordination continues including Aloe Plaza and the soccer stadium, which are within the LBD, and continuing further eastward to the Gateway Arch. Ms. Kittlaus indicated that Chris Hansen of KAF got the green light to start a TIF west of Compton for infrastructure improvements and that the Mayor's office is going to help make temporary housing available to people displaced by the tornado damage. She indicated that the Language Immersion School at 18th and Pine is having an open house to celebrate its grand opening on October 7th. She noted that SLDC hosted a happy hour at the Tap Room and that the next meeting will be in City Hall on October 9th. She noted that the City has agreed to allow partial closure of Beaumont sought by Jassen Johnson as a pilot project. She indicated that the Tap Room is interested in similar street closure adjacent to it's building. She noted that the GRG brickline may have a spur on Washington. She indicated that Kre8 spaces want to help the LBD with pro bono social media services. Finally, she indicated that Where is going to publish its annual dining out guide and she would like again to place a LBD ad in the guide. The cost is \$1,200. Discussion ensued.

Motion 9-25-02. Upon motion of Mr. Hayden, seconded by Ms. Lewis, the Board approved spending of \$1,200 for placement of an ad in the Where annual dining out guide with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, and Pruehsner voting in favor and none opposed.

Ms. Drake indicated that the LBD might want to hire Kre8 for additional social media services on top of the pro bono work. Discussion ensued.

Administrator's Report

Ms. Carter provided the Administrator's Report to the Commissioners. She noted that she is working on the LBD parking lot, email, dumpsters, PO Box and correction of mail sent to the LBD PO Box being returned to senders, and a request of the City's License Collectors office of all businesses in the district. She is also working on getting a price from Sign Crafters for the proposed LBD illuminated window sign and replacement of the LBD television which was damaged in the move to the new office. She also reported receipt of a check for \$4,000 from the City. Discussion ensued.

Motion 9-25-03. Upon motion of Mr. Beckermann, seconded by Ms. Lewis, the Board approved the expenditure up to \$300 to purchase a new TV with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, and Pruehsner voting in favor and none opposed.

Beautification

Mr. Washington provided a beautification update. He noted that the dog waste station bags have all been completely depleted each time he refills them. He indicated that there are dog feces all over the sidewalk at 1818 Washington on the south side at 19th Street. He indicated that people are congregating by a wall near Cardinal and Olive. Ms. Lewis indicated that building is owned by her company so they will take care of the issue.

New Business/Community Comments

Ms. Otke indicated that the City's zoning code is being updated and that the City is taking community input at this time.

Mr. Hayden said that the LBD office grand opening party was a great success. He noted that Rob from the Draper enjoyed it too. Ms. Drake said the Latte Lounge people wanted to come, but couldn't, and that they indicated they are also willing to host an LBD meeting at Latte Lounge. She suggested that name tags be available for the next such event.

Mr. Hayden indicated that the LBD budget is due by November 1st.

Mr. Hayden indicated that the LBD Fall Clean-up will be on October 25th from 9am-2pm.

Executive/Closed Meeting Session

Mr. Hayden indicated that he would like to vote to close the meeting pursuant to Section 610.021 (3) RSMo to discuss the Executive Director and Administrative Assistant contracts. Discussion ensued.

Motion 9-25-01. Upon motion of Mr. Hayden, seconded by Ms. Drake, the Board closing the meeting for 15 minutes to discuss the Executive Director and Administrative Assistants contracts with Commissioners Beckermann, Davis, Drake, and Hayden voting in favor and Commissioners Pruehsner and Lewis opposed.

Commissioners Pruehsner and Lewis departed the meeting at 6:31 pm.

Discussion ensued.

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 6:48 p.m. with Commissioners Beckermann, Davis, Drake, and Hayden voting in favor and none opposed.


Secretary, Board of Commissioners