

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Regular Meeting of December 10, 2025

Board of Commissioners Present:

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

Others Present:

Paul Henkhaus
Mark Joe
Eric Thaelke
Mary Thaelke
Theresa Hargrow-Simmons
Deanna Gregory
Lexi Gregory
Yulonda Carter
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, December 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 4:32 p.m.

Approval of Minutes

Mr. Hayden called for consideration of the minutes of the November 12, 2025 regular meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting. Mr. Hayden had issues with the minutes being incomplete. Discussion ensued and the minutes were amended by adding a sentence on page 2 of the minutes and by adding a sentence on page 3 of the minutes.

Motion 12-25-01. Upon motion of Mr. Nuernberger, seconded by Ms. Drake, the Board approved the amended minutes of the November 12, 2025 regular meeting with Commissioners Beckermann, Davis, Drake, Hayden, Nuernberger voting in favor, with Commissioner Lewis abstaining, and with Commissioner Pruehsner opposed.

Mr. Nuernberger asked Mr. Hayden if he was resigning. Mr. Hayden indicated that he is not resigning at this time. Discussion ensued.

Motion 12-25-02. Mr. Nuernberger moved to adjourn the meeting. Ms. Pruehsner seconded the motion. The motion did not pass with Commissioners Lewis, Nuernberger and Pruehsner voting in favor and with Commissioners Beckermann, Davis, Drake and Hayden opposed.

Commissioners Lewis, Nuernberger and Pruehsner departed the meeting at 4:53pm.

Treasurer's Report

Mr. Hayden indicated that the treasurer's report was submitted at the last meeting.

Committee Reports

Security

Mr. Beckermann indicated that it's been mostly quiet in the LBD aside from one incident he heard about but got no details regarding. Mr. Henkhaus indicated that he could not find details about an incident. He noted that if something is reported by or a call for service is from an street intersection that sometimes he cannot find that incident or call. It could also be that someone misheard about an incident.

Community Input

Mr. Hayden asked if anybody in the room or on Zoom has any input or comments.

Mr. Thoeke mentioned the proposed MODOT closure of part of Interstate 64 for repairs and the removal of the entrance to Interstate at Compton Avenue and asked if the LBD had been contacted by MODOT regarding the matter. Mr. Hayden indicated that he had not been contacted by MODOT. Discussion ensued. A public meeting will be held on January 13th from 9am-11am at 3033 Locust regarding the Interstate construction and closure.

Administrator's Report

Ms. Carter provided the Administrator's Report to the Commissioners. She indicated that her contract renewal has not yet been signed but that the LBDs insurance through Acuity and MOPERM were renewed. She noted that her hours have been successfully held to 20 hours per week.

Mr. Hayden pointed out that Article IX of the LBD Rules, Policies and Procedures regulates the procurement of goods and services by the LBD and the obtaining bids for those goods and services as well as waiver of the bidding process under appropriate circumstances. He indicated that waiver of the bidding requirements requires the Board to state the reasons for such waiver in the minutes of the meeting in which the matter is decided. Mr. Beckermann indicated that that was already done by the prior 7-0 vote to

approve the vendor contracts for the Administrative Assistant and Executive Director. Discussion ensued.

Motion 12-25-03. Mr. Beckermann moved to waive the bidding requirements for the Administrative Assistant and Executive Director contracts per Article IX of the LBD Rules, Policies and Procedures as both Ms. Carter and Ms. Kittlaus are uniquely qualified to do their particular job and each have been doing their job and know the requirements of their jobs as no other persons do. Ms. Drake seconded the motion. The motion passed with Commissioners Beckermann, Davis, Drake and Hayden voting in favor and none opposed.

Mr. Hayden indicated that there will be a special meeting in January to discuss the 2026 budget. Ms. Drake indicated that we should keep the Strategic Plan in mind as well as the community input previously received when discussing the budget.

Mr. Hayden indicated that the annual meeting will be held in February.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Ms. Drake moved to adjourn, Mr. Beckermann seconded the motion, and the Commissioners approved adjournment of the meeting at 5:44 p.m. with Commissioners Beckermann, Davis, Drake, and Hayden voting in favor and none opposed.


Secretary, Board of Commissioners