

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Regular Meeting of November 12, 2025

Board of Commissioners Present: Michael Beckermann
Karen Drake
John Hayden
Ken Nuernberger
Jennifer Pruehsner

Commissioners Not Present: Julian Davis
Nicole Lewis

Others Present: Paul Henkhaus
Mark Joe
Marlene Davis
Ald. Laura Keys
Victor Washington
Lisa Otke
Jassen Johnson
Jeanette Bax-Kurtz
Ann Kittlaus
Yulonda Carter
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, November 21, 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 4:36 p.m.

Approval of Minutes

Mr. Hayden called for consideration of the minutes of the October 8, 2025 regular meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

Motion 11-25-01. Upon motion of Mr. Nuernberger, seconded by Ms. Pruehsner, the Board approved the minutes of the October 8, 2025 regular meeting with Commissioners Beckermann, Hayden, Nuernberger and Pruehsner voting in favor, with Commissioner Drake abstaining, and none opposed.

Mr. Hayden noted that the meeting materials for this meeting were supposed to be emailed to the Commissioners a week prior to the meeting but that goal was not met.

Discussion ensued. Mr. Hayden noted that the next meeting will be on December 10 and asked if the Commissioners know as of tonight that they will be able to attend that meeting. All present indicated they could be present on December 10th.

Treasurer's Report

Mr. Nuernberger provided the Treasurer's report to the Commissioners. He reviewed the assets and liabilities and note assets of \$348,778. He reviewed the budgeted vs. actuals. He noted more work and higher rates as well as the office move increased expenses, and that professional services are on target. He noted that he would like to have a meeting to adjust the budget and also noted that the LBD could seek a tax rate increase. Ms. Bax-Kurtz indicated she would like to attend that meeting. Mr. Hayden suggested having that meeting this year rather than waiting.

Committee Reports

Security

Mr. Beckermann indicated that it's been quiet in the LBD aside from a fire two weeks ago.

Mr. Henkhaus indicated that the crime map shows more crime around the LBD rather than in the LBD.

Ms. Kittlaus indicated that cars get stolen in the colder weather when people leave them running to warm up and that more packages are left in cars which also attracts thieves. Additionally, the unhoused start fires to stay warm and that we need to report in order to get services to those in need.

Community Input

Mr. Hayden asked if anybody in the room or on Zoom has any input or comments. He recognized Alderwoman Keys who indicated that she is reviewing potential candidates for the LBD Board of Commissioners. He recognized Mark Joe who introduced himself as the owner of Omen Coffee as well as the founder of a nonprofit called Save St. Louis. Mr. Joe indicated he is interested in the neighborhood as well as the LBD budget. He indicated that Save St. Louis has offered meals and conducted a cold weather clothing drive. Ms. Kittlaus asked him to share details on Save St. Louis' efforts so that the LBD can assist in amplifying that information.

Administrator's Report

Ms. Carter provided the Administrator's Report to the Commissioners. She indicated that the LBD cleanup day had nine participants including Commissioners Davis, Drake and Pruehsner. She indicated that given her new full time day job she is working on LBD matters in the evening and tends to be in the office on Tuesdays, Thursdays and Saturdays.

Executive Director's Report

Ms. Kittlaus provided a summary of her Executive Director's Report which was previously shared with the Commissioners. She indicated the LBD via its grant partner Downtown Neighborhood Association was awarded a \$388,000 plan implementation grant from CDA. She noted that CDA onboarding will in the near future. She indicated that the grant covers signage and direction signage, monument signs and digital signs and that TOKY is helping with design. She indicated that development also continues to the east and west of the LBD with Grand Center and Kranzberg Arts Foundation efforts as well as the Greenway and Brickline projects and that LBD area is the center piece to this connection. She indicated that she is meeting with Kaemmerlen Electric to get information and pricing for the fixtures and installations for the public lighting program. She indicated that Kaemmerlen's cost estimates are at no charge. Ms. Kittlaus indicated she is seeking information on abatement in the District from the City Assessor's office and coordinating with other districts on information sharing. She noted that the Beaumont/Locust Street closure project has resulted in a new venue for public art. Artist Lisa Marie Thalhammer is seeking a donation of \$2,000 for the purchase of the paint and supplies to create a street mural in the area. The commissioners discussed the request and decided they would like to know if the project is approved by the City, to see the proposed design before considering the funding/donation request.

Ms. Kittlaus indicated that the food truck at Marquee had been generating a lot of trash. Mr. Washington indicated that it has been fairly clean lately but that some vendors have been putting ashes in the LBD receptacles, which is a problem, and they leave bags of trash next to the LBD receptacles. Discussion ensued.

Motion 11-25-02. Mr. Beckermann made motion to approve a letter be sent by Ms. Kittlaus, after review by Mr. Zorn, to the Marquee owner about the trash situation. Mr. Hayden seconded the motion which passed with Commissioners Beckermann, Drake, Hayden, Nurenberger and Pruehsner voting in favor and none opposed.

Mr. Hayden bought up Ms. Kittlaus' contract renewal and expressed reservations about whether it was properly let for bids stating it was not. Mr. Zorn indicated that he recalled this issue was addressed in a prior meeting. Mr. Hayden indicated he would not sign the contract and also that he is going to resign from the board.

Ms. Pruehsner indicated there is a new market at 20th and Washington called Ozzy's Market, which is sparsely but nicely stocked with fresh items and toiletries and a request from the owners for neighbors to let them know what they want to see stocked at Ozzy's. She also indicated they have a limited menu of freshly prepared foods for breakfast and lunch.

Mr. Beckermann indicated that there is a new car restoration business in the 2800 block of Olive. He indicated he was sorry to hear Mr. Hayden is leaving the board.

Ms. Drake thanked Mr. Hayden for his service to the board.

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


Secretary, Board of Commissioners