LOCUST CENTRAL BUSINESS DISTRICT
Minutes of the Regular Meeting of January 14, 2026

Board of Commissioners Present:	Michael Beckermann Julian Davis Karen Drake John Hayden Nicole Lewis Ken Nuernberger Jennifer Pruehsner
Others Present:	Paul Henkhaus Eric Thoelke George Fiorini Valerie Field Danni Eikenhorst Theresa Hargrow-Simmons Deanna Murphy Judy Arnold Marlene Davis Lexii Gregory Victor Washington Laura Keys Lisa Otke Jeanette Bax-Kurtz Ann Kittlaus Yulonda Carter

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, January 14, 2026 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 December 10, 2025 regular meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

> **Motion 01-26-01.** Upon motion of Mr. Nuernberger, seconded by Ms. Drake, the Board approved the minutes of the December 10, 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 to the Commissioners. He indicated that as of November 30th the LBD had $309,000 in assets compared to $445,000 last year which is in keeping with the purposeful expenditures the LBD has been making. He noted that security expenses are approximately $10,000 over budgeted for the year, that outside maintenance is approximately $31,000 over budgeted, and that the lighting program expenses are under budget by $43,000. Thus, overall the LBD is on budget. He indicated that five parking spaces on the LBD parking lot are available for rent. He noted that monthly expenditures remain approximately $35,000 to $40,000 and that at the current rate, the LBD reserve of funds with be depleted in 2027 if changes to program expenditures are not adjusted or rate increases are not effectuated. He indicated that ACH payments will soon be effectuated.

Committee Reports

Security

Mr. Beckermann indicated that it's been mostly quiet in the LBD aside from a shots fired incident that was reported with video on social media only. It seems that the incident happened at a big party and that nobody was injured. Additionally, six windows were broken in Grand Center which is outside of the LBD. Alderwoman Keys indicated that a suspect was taken into custody for the property damage.

Outside Maintenance/Beautification

Ms. Kittlaus has been in touch with the owner of Marquee Restaurant and Lounge about the food vendors in the street and the trash they are generating. She indicated that the owner of Marquee indicated the Marquee is not responsible for the street vending which occurs as many as four nights per week from Thursday through Sunday outside of the Marquee. The Marquee would like them removed because it creates headaches for them and complaints appear as problems at their address. Mr. Washington indicated that whomever is hosting the street closure blocks off the whole street as part of the after-club street happening and includes the placement of tables in the street. He indicated that the trash and barbeque coals generated and put in the LBD trash receptacles and overflowing the receptacles is a regular problem and that the vendors do not appear to have permits for street vending. Ms. Kittlaus requested that Gold Shield monitor the situation and ask the vendors to leave. Mr. Henkhaus indicated he will have Gold Shield officers report the vending and street closures to the SLMPD.

Mr. Washington indicated that there are lots of unhoused people in the District and that some are repeatedly throwing the contents of the LBD trash receptacles on the street as they search though the receptacles. Ms. Pruehsner has seen the same thing in front of her building at Locust and Jefferson.

Community Input

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

Mr. Fiorini indicated that he is the General Manager of The Hawthorne at 2231 Washington and that he is glad to finally make it to an LBD meeting. He asked about the security services which the LBD provides in the District. Discussion of the secondary security services and lighting program which the LBD provides ensued. Mr. Fiorini was happy to hear about the additional security and lighting provided by the LBD as the street around The Hawthorne is quite dark and their patrons are sometimes uncomfortable walking back to their cars parked on Washington or around the corners off of Washington after events. Ms. Pruehsner indicated that she summarizes events in the District and can add The Hawthorne's schedule to her summary. This information is also shared with the LBD's secondary security provider Gold Shield so they will be aware of The Hawthorne's schedule also.

Ms. Field indicated that she and her business, Venue Arcade at 2801 Locust, are new to the community. She indicated that they were previously located in Bellville IL for three years and are happy to be in St. Louis. Ms. Field later shared that she is the sister of Ricky Fowler who owns and operates Ash Cigar in Midtown Alley and that her business partner is Mr. Fowler's wife.

Ms. Arnold indicated that she is the City of St. Louis Neighborhood Improvement Specialist (NIS) for Covenant Blu Grand Center, SLU and Midtown and that she can help with the food truck issue at Marquee and the shooting incident reported on social media. She can report the shooting to the City's problem property unit.

Ms. Murphy asked for the license plates for any food trucks at the Marquee.

Executive Director's Report

Ms. Kittlaus indicated that she has been working on the new lighting program description, application and other paperwork and met with Mr. Zorn and Mr. Nuernberger about same. She reported trash and abandoned car issues to the DSOC (Downtown Strategic Operations Center) who has been helpful in resolving issues east of Jefferson in the District. She noted that the Green Line rapid transit meeting is scheduled for February 4, 2026 at Phillis Wheatley Heritage Center at 2711 Locust. The idea now is that a rapid transit bus line, rather than light rail, will operate in a dedicated lane on Jefferson as a north/south connector. Ms. Kittlaus will attend and encourage them to include a stop in the District to serve LBD constituents. There is also a meeting with the Kranzberg Arts Foundation on February 4th regarding the infrastructure TIF they are proposing in Midtown and Grand Center.

Ms. Kittlaus indicated she will meet with James Page of the Downtown Neighborhood Association and CDA on February 14th regarding the Neighborhood Plan Implementation grant that DNA and the LBD was awarded. She indicated that she would like to continue the LBD advertising in Where magazine and their map and dining guide this year. She requested that the Commissioners consider continuing to advertise in 3 of the 4 regular issues, the dining guide and the map which are all made available at the airport, hotels, and other places that tourists are found in St. Louis. The price this year is the same as last year at $5,350 total for all of those ads and Eric Thoelke founder of TOKY Design is again providing pro bono design services for those ads. Mr. Hayden indicated he is in favor of the advertising even if the budget is tight and that he likes to promote the restaurants and other businesses in the District. Mr. Nuernberger indicated that funds are already allocated for advertising in the current budget and that he is also in favor of buying the Where ads.

> **Motion 01-26-02.** Upon motion of Mr. Nuernberger, seconded by Mr. Davis, the Board approved the expenditure of $5350 for the Where magazine, dining guide and map ads with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

Ms. Kittlaus indicated that the meeting with MODOT regarding the I-64 bridge replacement and Compton entrance closure had a good turnout from the LBD, Midtown Alley, SLU and Grand Center. The east bound lanes will be closed for 12-18 months at Vandeventer starting in 2027 and there was and is a lot of opposition to the removal of the westbound entrance to the highway at Compton from constituents. The problem is that from MODOT's perspective it's already a done deal, so an all-out pressure campaign seems necessary. The new head of SLU is a trained urban planner and has written a letter opposed to the removal of the Compton entrance. Ms. Kittlaus indicated that developers in area are not interested in the land that will be made available by the interstate rerouting. Ms. Kittlaus suggested a letter from the LBD in opposition to the removal of the Compton entrance to the interstate and pleading with MODOT to keep the entrance.

> **Motion 01-26-03.** Upon motion of Mr. Nuernberger, seconded by Ms. Pruehsner, the Board approved sending a letter to MODOT in opposition to the removal of the Compton westbound entrance to interstate 64 with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

Mr. Thoelke indicated that he will talk to additional business for them to voice opposition to the removal of the Compton entrance to the interstate before MODOT's next meeting on the project on March 4th at the Foundry. Ms. Pruehsner also noted that the NGA will have thousands of employees working the area starting in a couple of weeks who may also be negatively impacted by the closure.

Administrator's Report
Ms. Carter provided the Administrator's Report to the Commissioners. She is working to get the 1099 forms out to LBD contractors and getting checks deposited including another tax check from the City received today for $183,602. Mr. Nuernberger indicated he will contract the city to verify the new revenue checks. Ms. Carter indicated that it is audit season again and KEB will start in mid-February with field work in late March.

Mr. Hayden indicated that he would like to have a meeting on the budget and that the February meeting is the annual meeting of the LBD. Ms. Kittlaus indicated that budget concerns may have just been allayed by the arrival of the City tax revenue received today. Ms. Pruehsner indicated that the annual meeting includes election of officers. Mr. Nuernberger asked if nominations will occur at that meeting or before. Mr. Hayden indicated they are usually at the annual meeting itself. Mr. Hayden indicated he would still like to have a budget meeting before the annual meeting. Mr. Beckermann indicated it would make more sense to verify the funds just received prior to setting a budget meeting. Discussion ensured regarding the LBD budget, gathering information for other similar districts/entities regarding their budgets and programming, and the possibility of raising tax/assessment rates if necessary.

Ms. Kittlaus pointed out that the Commissioners may want to have a reception in association with the annual meeting similar to the new office opening reception held last year.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Ms. Lewis moved to adjourn, Mr. Nuernberger seconded the motion, and the Commissioners approved adjournment of the meeting at 6:20 p.m. with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

Secretary, Board of Commissioners