

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Annual Meeting of February 11, 2026

Board of Commissioners Present:

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

Others Present:

Officer Chassity Hickman
Mary Thaelke
Erik Thaelke
Lisa Otke
Deanna Murphy
Judy Arnold
George Fiorini
Paul Henkhaus
Charlie Cerpa
Rob Maltby
Jeanette Bax-Kurtz
Victor Washington
Ann Kittlaus
Yulonda Carter
William Zorn

The annual meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday February 11, 2026 at 4:30 p.m. via web based tele/video conference Zoom Meeting hosted from and also held in person in the community room at Curiosity, 3033 Locust Street, 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.

Election of Officers

Mr. Hayden noted that the annual meeting is the meeting at which the Commissioners elect officers. A brief discussion ensued.

Motion 2-26-01. Upon motion of Mr. Nuernberger, seconded by Ms. Pruehsner, the Board unanimously approved Ms. Lewis as Chairman with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor.

Motion 2-26-02. Upon motion of Ms. Pruehsner, seconded by Mr. Beckermann, the Board unanimously approved Mr. Nuernberger as Treasurer with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor.

Motion 2-26-03. Upon motion of Ms. Lewis, seconded by Ms. Pruehsner, the Board unanimously approved Ms. Pruehsner as Secretary with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor.

Approval of Minutes

Ms. Lewis called for consideration of the minutes of the January 14, 2026 regular meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

Motion 2-26-04. Upon motion of Mr. Nuernberger, seconded by Ms. Pruehsner, the Board approved the minutes of the January 14, 2026 regular meeting with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

Treasurer's Report

Mr. Nuernberger presented the Treasurer's report. He noted that the City has initiated a new procedure for automatically issuing checks to the entities such as the LBD without the need for the LBD to request disbursements of tax funds. Thus, the City issued a check for approximately \$23,000 in November and another two checks for \$61,600 and \$183,693 in December. He reviewed the Assets and Liabilities and indicated that the balance in the bank at the end of December was approximately \$292,000 and that there is an expected balance of \$362,000 by the end of February which represents approximately \$64,000 more than expected. He reviewed the Budget vs Actual and indicated that expenses for the year averaged \$42,000 per month, and that overall expenses were \$117,000 over income for last year, as projected.

Committee Reports

Security

Mr. Beckermann indicated it was quiet in the District again, with crime down in Midtown compared to last year per the SLMPD website. Mr. Henkhaus also indicated that it was quiet, with some car break-ins in mid-January, all east of Jefferson, which is odd, and mostly on Locust. He noted that last Friday there was a cluster of break-ins at an office, on a parking lot and on the street. He indicated that Gold Shield has been keeping an eye out for the illegal food vendors outside of Marquee, but they have not been present since the last meeting. He noted that Gold Shield officers are police officers, so they can issue summonses or make arrests when appropriate.

Community Input

Ms. Lewis asked this there are any comments or announcements from the audience.

Mr. Thaelke asked if anyone had seen Ms. Singleton who has previously harassed people on Locust. Ms. Lewis indicated she has been seen once. Mr. Thaelke indicated there is a good article on KMOV raising concerns about the MoDOT construction and bridge project in Midtown that was initiated by the Tower Grove East Community.

Mr. Nuernberger noted that some properties' sidewalks were cleared of snow quickly and suggested that businesses/owners work together to hire someone or a service to clear more of the sidewalks in the District.

Ms. Drake indicated that this year is Central Baptist Church 180th anniversary and there will be a brunch for CBC at the Moto Museum on Sunday, February 15th at 1pm to celebrate. Tickets are available.

Mr. Fiorini of The Hawthorne indicated that they would like to have community nights at The Hawthorne when they have no other programming. These community nights could help the needy, feature businesses and the like.

Mr. Maltby indicated that he is one of the owners of the Draper. He noted that there have been car break-ins around the area as well as at the data center on Locust and that a sky cop is to be located near there after the Souard Mardi Gras concludes.

Executive Director's Report

Ms. Kittlaus gave her Executive Director's report to the Commissioners. She indicated that the proposed Metro rapid bus line that is now the plan instead of light rail and has become more flexible and may be routed thorough downtown rather than just along Jefferson Avenue. She stated that Kaemmerlen Electric has been presented with lighting plans and she is waiting for a response regarding pricing. Ms. Kittlaus met with Chris Hansen regarding the Grand Center area infrastructure TIF and the City's TIF Commission will consider the proposal later this spring. Regarding the MoDOT Interstate 64 project, she indicated that MoDOT cancelled the March 5th meeting and is doing a traffic study in light of the community concerns about the proposed removal of the Compton Avenue westbound entrance to the Interstate. Ms. Kittlaus met with the President of Harris Stowe regarding the project as well. She indicated that the City is meeting presently regarding data center regulation including first floor activation requirements that may be enacted for same to avoid the dead building effect that data centers may have without such requirements. She stated that she is still awaiting a meeting with CDA regarding the Neighborhood Plan Implementation Grant and that she should have a revised budget for that by the end of February. She noted that the Olympics are coming to the LBD for soccer during the summer Olympics in 2028 as several sites around the U.S. will host soccer matches including City SC's Energizer Park.

Ms. Kittlaus indicated that the LBD 2025 List of Accomplishments as part of the Annual Report was provided to the Commissioners and will be provided to the City of St. Louis

as required. Also the payment schedule for LBD vendors has been provided to the vendors to get the District's billing and electronic payments settled. Ms. Kittlaus stated that her research regarding districts similar to the LBD budgets is ongoing.

Administrative Assistant's Report

Ms. Carter indicated that the audit has started and that she is awaiting an updated bid to fix the parking lot gate. Ms. Thaelke requested that when there are problems with the gate that it be left open rather than closed, so that lot renters can still park without delay.

Outdoor Maintenance

Mr. Washington indicated that some LBD trash receptacles were moved due to construction in the District. He stated that a LBD banner sign near the AT&T building fell down and was damaged and discarded. He indicated there was a lot of trash when the snow melted which his crew cleaned up.

There being no additional business to discuss, Ms. Lewis called for a motion to adjourn. Mr. Beckermann moved to adjourn, Mr. Nuernberger seconded the motion, and the Commissioners approved adjournment of the meeting at 5:51 p.m. with Commissioners Beckermann, Davis, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.


Secretary, Board of Commissioners