

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Regular Meeting of June 10, 2026

Board of Commissioners Present:

Karen Drake
Robert Maltby
Courtney Mueller
Jennifer Pruehsner

Commissioners Not Present:

Michael Beckermann
Julian Davis
Byron DuVall

Others Present:

Andrew Mohrmann
Shondalyn Williamson
Jeanette Bax-Kurtz
Ann Kittlaus
Will Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, June 10, 2026 at 4:30 p.m. 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 Ms. Pruehsner at 4:38 p.m.

Approval of Minutes

Ms. Pruehsner called for consideration of the minutes of the May 13, 2026 meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

Motion 06-26-01. Upon motion of Ms. Pruehsner, seconded by Ms. Drake, the Board approved the minutes of the May 13, 2026 regular meeting with Commissioners Drake, Maltby, Mueller, and Pruehsner voting in favor and none opposed.

Ms. Pruehsner introduced Shondalyn Williamson the new Administrative Assistant for the LBD and the board welcomed her.

Mr. Andrew Mohrmann introduced himself. He is from Signcrafters Inc. which is located at 3131 Washington in the LBD since the 1980s. He is the third generation in his family to run the business. This is the first time he's attended a LBD meeting.

Ms. Pruehsner indicated there are no financial reports for this meeting, but Ms. Bax-Kurtz will provide the expenses for beautification and security.

Executive Director's Report

Ms. Kittlaus, who provided her written report to the Commissioners previously, provided a summary of that report. She noted that construction of the TierPoint data center across the street from the LBD office is moving forward. She indicated that the diesel tank outside the building next to property owned by Jim Hudson, who was at the last regular meeting, is still of concern both for safety and aesthetic reasons. She indicated her desire for TierPoint to activate the first-floor exterior of the building with wayfinding signage and hopes that a security plan for the building and exterior fuel tanks will be created and shared neighbors. She noted that sidewalk upgrades and beautification at and around the data center would be appreciated by the neighborhood.

She noted that the Kranzberg Arts Foundation midtown area TIF application was considered at a TIF Commission meeting this morning and appears to have been reviewed favorably by the Commission. A public hearing on the Midtown TIF is scheduled for August 12th.

Ms. Kittlaus indicated that the CDA grant contract was finally received and noted that it calls for reimbursement for expenditures on signage and wayfinding signage rather than a granting of the funds directly.

The Rams settlement funding bill was considered in committee yesterday which was reportedly a contentious meeting. And the Downtown Sports & Entertainment District includes security funding for the SLMPD for the Downtown and Downtown West neighborhoods.

Ms. Pruehsner asked about a report that the Gold Shield Security officers were parked and each were scrolling on their mobile phones last Friday night while on duty. She stated that is unacceptable. Ms. Pruehsner also indicated that two incidents appearing to involve minors around Pappy's were disbursed and that some of the youths later got into former LBD commissioner Nicole Lewis' building and proceeded to the rooftop where there was further disturbance.

Ms. Kittlaus indicated that there is more activity outside of the Marquee Restaurant and Lounge and that the owners did not block off their parking lot as they had said they would. Ms. Pruehsner did note that they are doing a better job of cleaning up trash in the area.

Regarding beautification, Ms. Pruehsner has not noticed any of the LBD trash receptacles overflowing lately.

Old Business

Ms. Kittlaus provided information on the LBD parking lot from appraisers. Mr. Maltby recommended that the board choose the most affordable, which is from Real Estate Analysts Limited at \$1,750 to be completed by the end of July. Discussion ensued.

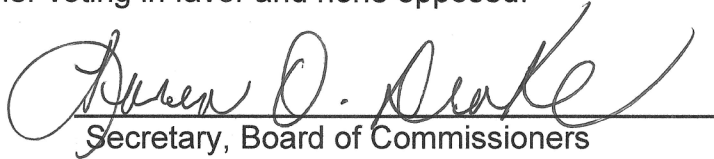
Motion 06-26-02. Upon motion of Ms. Mueller, seconded by Mr. Maltby, the Board approved entering into an agreement with Real Estate Analysts Limited for an appraisal of the LBD parking lot not to exceed \$2,000 with Commissioners Drake, Maltby, Mueller, and Pruehsner voting in favor and none opposed.

New Business

Ms. Mueller indicated that on July 1st and 3rd neighbors and residents are invited to Energizer Park for street soccer from 7-9am each day.

Ms. Drake indicated that Central Baptist Church will host its third Black Business Market Expo this Sunday from noon to 4pm.

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


Secretary, Board of Commissioners