

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Regular Meeting of March 11, 2026

Board of Commissioners Present:

Michael Beckermann
Julian Davis
Karen Drake
Byron DuVall
Robert Maltby
Courtney Mueller
Jennifer Pruehsner

Others Present:

Paul Henkhaus
Eric Thoelke
Mary Thoelke
Ken Nuernberger
John Hayden
Officer James Harris
Deanna Murphy
Jassen Johnson
Judy Arnold
Victor Washington
Jeanette Bax-Kurtz
Ann Kittlaus
Yulonda Carter
Will Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, March 11, 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 Ms. Pruehsner at 4:30 p.m.

Approval of Minutes

Ms. Pruehsner called for consideration of the minutes of the February 11, 2026 meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

Motion 03-26-01. Upon motion of Mr. Beckermann, seconded by Ms. Drake, the Board approved the minutes of the February 11, 2026 meeting with Commissioners Beckermann, Davis, Drake, Duvall, Maltby, Mueller and Pruehsner voting in favor and none opposed.

Welcome to New Members

Ms. Pruehsner thanked former Commissioners Nuernberger and Lewis for all of their work in getting ready for this meeting and the transition to the new board, and also welcomed the new board members and invited them to introduce themselves.

Ms. Meuller is the Director of Public Engagement for CITY SC where she has been for the last five years.

Mr. Maltby is with AHM Development which owns approximately 300 apartments in the City and he has been with the company for almost ten years.

Dr. DuVall has been a neighbor in the LBD for the last ten years. He owns 2211 Olive where he had a dental practice from which he retired. The building still houses a dental practice, but he no longer practices.

Election of Officers

Ms. Pruehsner indicated that with the new Commissioner appointments some of the officers were replaced with new Commissioners. She indicated her willingness to serve as Chair to help with the transition and noted that Mr. Maltby has agreed to be Treasurer and that Ms. Drake has agreed to be Secretary.

Motion 03-26-02. Upon motion of Ms. Pruehsner, seconded by Mr. Beckermann, the Board unanimously approved Ms. Drake as Secretary with Commissioners Beckermann, Davis, Drake, Duvall, Maltby, Mueller and Pruehsner voting in favor and none opposed.

Motion 03-26-03. Upon motion of Ms. Pruehsner, seconded by Mr. Beckermann, the Board unanimously approved Mr. Maltby as Treasurer with Commissioners Beckermann, Davis, Drake, Duvall, Maltby, Mueller and Pruehsner voting in favor and none opposed.

Motion 03-26-04. Upon motion of Mr. Beckerman, seconded by Ms. Mueller, the Board unanimously approved Ms. Pruehsner as Chairperson with Commissioners Beckermann, Davis, Drake, Duvall, Maltby, Mueller and Pruehsner voting in favor and none opposed.

Treasurer's Report

Mr. Nuernberger who was Treasurer of the LBD prior to this meeting indicated that he met with Mr. Maltby for about an hour and will also have Ms. Bax-Kurtz meet with them to get Mr. Maltby familiarized with the LBD's finances and financial reporting. He then provided the report that he and Ms. Bax-Kurtz prepared for this meeting. He noted that payments were received earlier this year due to new City procedures for making those payments. He reviewed the January reports. Ms. Bax-Kurtz noted that three tenants on the parking lot are behind in rent at this time. She also noted that at the current rate of expenses the cash reserves of the LBD will be depleted in thirteen (13) months.

Committee Reports

Security

Mr. Beckermann indicated that it's been mostly quiet in the LBD aside from an incident at Pappy's – which is outside of the LBD, across the street – at 11:30pm last night. Mr. Henkhaus indicated that Gold Shield has had normal patrols. Officer James Harris indicated there is not much in the crime report with two stealing from cars, a car theft and a catalytic converter theft from another. Mr. Henkhaus indicated that Mr. Harris intervened with a food vendor at Marquee who has not returned in several weeks. Mr. Henkhaus reminded the Commissioners that he retired from the SLMPD in 2022, that he has been with Gold Shield for nine years and that he has been in the LBD for twenty-three years.

Community Input

Ms. Pruehsner asked if anybody in the room or on Zoom has any input or comments.

Mr. Thaelke indicated that the Governor's budget proposal includes the removal of one-third of the state's funding to Harris-Stowe being cut. He suggested that the LBD send a letter. Ms. Kittlaus indicated that she meets regularly with Harris-Stowe and that the proposal is radical and devastating.

Mr. Johnson asked about the composition of the board and wondered if there are any renter Commissioners. Mr. Beckermann indicated he is both an owner and a renter. Mr. Davis indicated he represents a renter. Dr. DuVall indicated that he is an owner, but is also a renter in the LBD.

Executive Director's Report

Ms. Kittlaus, who provided her report to the Commissioners previously, provided some highlights of same. She is trying to organize a transportation summit in light of MoDOT's proposed closing of parts of Interstate 64 and GRG's plans for Compton in light of the bridge replacement on Compton. She discussed a pending bill in the City that would create a food truck marketplace on Olive between 18th and 19th Streets. She indicated that the Kranzberg Arts Foundation proposed infrastructure TIF was to be considered by the TIF Commission today, but that the meeting was postponed. She indicated that the CDA grant for signage and wayfinding is being held up by lack of an initial meeting and no contract has been received.

Administrator's Report

Ms. Carter provided the Administrator's Report to the Commissioners. She indicated that the audit has begun and that this will be her last LBD meeting. Ms. Kittlaus indicated that the vase of flowers on the table are for Ms. Carter and thanked her for her service on behalf of the LBD.

Old Business

Ms. Pruehsner indicated that there is a proposal from Alpha Fence in the Commissioners' packets to replace the parking lot gate latch for \$600. Discussion ensued.

Motion 03-26-05. Upon motion of Ms. Pruehsner, seconded by Mr. Davis, the Board approved the Alpha Fence proposal with Commissioners Davis, Drake, Duvall, Maltby, Mueller and Pruehsner voting in favor, with Commissioner Beckermann abstaining since he has the same vendor, and none opposed.

Ms. Pruehsner would like to set up the meeting to discuss revising the 2026 budget. Discussion ensued and the Commissioners agreed that the meeting would be on March 25th at 4:30pm.

New Business

Ms. Kittlaus suggested that he would like to post the Administrative Assistant job listing in accordance with the listing provided to the Commissioners. Discussion ensued.

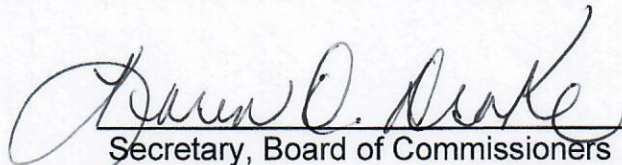
Motion 03-26-06. Upon motion of Mr. Beckermann, seconded by Ms. Mueller, the Board unanimously approved posting of the job listing for the Administrative Assistant position with Commissioners Beckermann, Davis, Drake, Duvall, Maltby, Mueller and Pruehsner voting in favor and none opposed.

Ms. Pruehsner indicated that she would like a third check signer approved at the bank and suggested that Commissioner Maltby be that designee. Mr. Maltby agreed.

Mr. Washington indicated that the Aspen dumpster did not get emptied this week

Ms. Murphy requested that the LBD send her the location and plate or other identifying information for any derelict cars in the District.

There being no additional business to discuss, Ms. Pruehsner called for a motion to adjourn. Ms. Drake moved to adjourn, Dr. DuVall seconded the motion, and the Commissioners approved adjournment of the meeting at 6:19 p.m. with Commissioners Beckermann, Davis, Drake, DuVall, Maltby, Mueller and Pruehsner voting in favor and none opposed.


Secretary, Board of Commissioners