

## LOCUST CENTRAL BUSINESS DISTRICT Minutes of the Meeting of May 10, 2023

Board of Commissioners Present:

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

Others Present:

Yulonda Carter  
Eric Thoelke  
Paul Henkhaus  
Jeanette Bax-Kurtz  
Adrienne Outlaw  
Bob Wood  
DeAnna Murphy  
Jassen Johnson  
Anne Kittlaus  
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, May 10, 2023 at 4:30 p.m. via web based tele/video conference Zoom Meeting hosted from and also held in person at the Locust Business District Office located at 715 N. 21<sup>st</sup> Street, Suite A, St. Louis, Missouri 63103.

A quorum of the Board of Commissioners being present, the meeting was called to order by Mr. Hayden at 4:34 p.m.

### **Approval of Minutes**

Mr. Hayden called for consideration of the minutes of the April 12, 2023 regular meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

**Motion 05-23-01.** Upon motion of Ms. Pruehsner, seconded by Mr. Nuernberger, the Board approved the minutes of the April 12, 2023 meeting with Commissioners Drake, Hayden, Nuernberger and Pruehsner voting in favor and Commissioner Beckermann abstaining as he was not in attendance at the April 12, 2023 meeting. Commissioner Lewis did not vote, as she had not yet joined the meeting.

Mr. Hayden called for consideration of the minutes of the April 28, 2023 special meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

**Motion 05-23-02.** Upon motion of Mr. Hayden, seconded by Mr. Nuernberger, the Board approved the minutes of the April 28, 2023 special meeting with Commissioners Drake, Nuernberger and Pruehsner voting in favor and Commissioner Hayden abstaining as he was not in attendance at the April 28, 2023 special meeting. Commissioner Lewis did not vote, as she had not yet joined the meeting.

### **Treasurer's Report**

Ms. Bax-Kurtz provided the Treasurer's report for both March and April. She reviewed the balance sheet which currently has \$741,734 in assets at Regions Bank and First Mid Bank; she reviewed the income and expenses and provided details and comparisons with expenses in the prior year; she reviewed the budget vs. actual including details on tax revenue received, security expenses, sale of real estate proceeds for 2124 Washington, and administrative expenses.

Discussion ensued regarding the unimproved parcel at 2124 Washington and the sale of same.

Ms. Bax Kurtz reviewed the income and expenses by class for the parking lot and the aging summary for parking lot rent due from one tenant.

Ms. Lewis joined the meeting.

Discussion ensued regarding the parking lot, late payments, and termination.

**Motion 05-23-03.** Upon motion of Mr. Nuernberger, seconded by Mr. Beckermann, the Board approved sending a 30 day written notice of termination to delinquent parking lot tenant with Commissioners Beckermann, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor.

### **Committee Reports**

#### **Security**

Mr. Beckermann indicated crime is down in the LBD with mostly car break-ins reported. Mr. Henkhaus of Gold Shield Security concurred with that and indicated that the numbers of car break-in are lower in the LBD than other parts of the City.

Mr. Hayden asked about Police retention and hiring. Discussion ensued regarding police shifts, secondary security shifts, police salaries, potential state control over SLMPD, and the effect of the STL City Soccer stadium security in the area.

#### **New Business**

Mr. Hayden indicated that the RFP for an Administrative Assistant has been removed and replaced with one for a Director has been posted. He indicated that one individual

and one agency response have been received. Discussion ensued regarding promotion and posting of the available position.

Mr. Nuernberger provided an overview of the grant application developed for submission to the City of St. Louis Community Development Agency (CDA) for a Neighborhood Beautification and Capacity Building grant.

Ann Kittlaus and Adrienne Outlaw provided details on the grant application and the lighting technology and plan submitted therewith which includes new lighting and solar powered lighting, poles and other infrastructure. They also discussed partners in the plan such as Grand Center Inc., the importance of coordinated partnering in the application process, and letters of support for those partners. They also discussed leveraging some LBD funds for the project and an associated effort to have neighborhood venue/business support for same.

**Motion 05-23-04.** Upon motion of Mr. Nuernberger, seconded by Mr. Beckermann, the Board approved submitting the LBD grant application to the CDA seeking \$2.5 Million in grant funds and including \$100,000 of LBD funds and including a goal of seeking an additional \$100,000 from LBD area businesses to have their own lighting security plans with Commissioners Beckermann, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor.

**Motion 05-23-05.** Upon motion of Mr. Nuernberger, seconded by Ms. Drake, the Board approved submitting a letter of support for Grand Center, Inc.'s grant application for its lighting plan with Commissioners Beckermann, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor.

Ms. Outlaw discussed Covenant Blu neighborhood's application for funding to form a Neighborhood Improvement Organization in the area between Olive, Vandeventer, Cass and Compton.

**Motion 05-23-06.** Upon motion of Mr. Beckermann, seconded by Ms. Drake, the Board approved submitting a letter of support for Covenant/Blu's grant application for Neighborhood Improvement Organization with Commissioners Beckermann, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor.

Mr. Hayden thanked Ms. Outlaw and Ms. Kittlaus and the Board of Commissioners for their good work.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Ms. Drake moved to adjourn, Mr. Hayden seconded the motion and the Commissioners unanimously approved adjournment of the meeting at 6:11 p.m.

  
Secretary, Board of Commissioners