

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Meeting of November 9, 2022

Board of Commissioners Present:

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

Others Present:

Yulonda Carter
Jeanette Bax-Kurtz
James Harris
Eric Thaelke
Joy Parker
Jassen Johnson
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, November 9, 2022 at 4:30 p.m. via web based tele/video conference Zoom Meeting hosted from the Locust Business District Office located at 715 N. 21st 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 4:32 p.m.

Approval of Minutes

Mr. Hayden called for consideration of the minutes of the October 12, 2022 meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting. Mr. Beckermann corrected one typographical error.

Motion 11-22-01. Upon motion of Mr. Nuernberger, seconded by Ms. Drake, the Board approved the corrected minutes of the October 12, 2022 regular meeting with Commissioners Beckermann, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor.

Treasurer's Report

Mr. Nuernberger provided the Treasurer's Report including written reports on assets and liabilities, profit and loss, budget to actual, and an aging summary report. He indicated that the cash balance at the end of October was \$329,000. He noted that the expected additional funds of \$34,630 and will bring that close to budgeted income. He reviewed various line items on the budget to actual report. He noted that security expenses are \$17,000 below budgeted and reminded the Commissioners that Gold Shield is having difficulty finding available personnel to fill shifts. Ms. Bax-Kurtz noted

that the parking lot income and expenses are close to budgeted, and that the special projects funds line item were not expended but for the clean-up day.

Mr. Hayden noted that the preliminary budget was circulated to the Commissioners for their consideration and comments. Mr. Nuernberger indicated that the budget should be \$364,000 rather than \$338,000 based on the last five years' income. He also indicated he will contact the Assessor's office about expected revenue from the new stadium, if any. Discussion ensued regarding the stadium, other new businesses in the area, expected changes in property values, potential secondary security needs, street sweeping, beautification, special events and marketing/promotion. The Commissioners also discussed the staffing needs of the LBD going forward.

Motion 11-22-02. Upon motion of Mr. Nuernberger, seconded by Mr. Beckermann, the Board approved the updated preliminary budget for 2023 and approved submitting same to the City with Commissioners Beckermann, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor.

Mr. Hayden thanked Mr. Nuernberger and Ms. Bax-Kurtz for their work on the budget.

Committee Reports

Security

Mr. Beckermann indicated it was a fairly quiet month with six incidents in the past thirty days mostly east of 17th Street and on Washington downtown. Officer Harris indicated there were thirteen vehicle related crimes with broad time ranges. He indicated there was one burglary at a tattoo shop in the 2200 block of Olive. Mr. Beckermann indicated that there was a mobile police camera unit on Locust near the Fountain, that it seemed to have a deterrent effect, but that it is not there anymore. Officer Harris indicated that he will look into having the area added to the regular mobile camera rotation.

New Business

Mr. Hayden indicated that the business at 2201 Locust, Shufflepuff, is looking for stakeholders in the area to sign of on its liquor license application.

Old Business

Mr. Hayden indicated that the appraisal of 2124 Washington was received. Mr. Nuernberger was shocked at the \$35/foot valuation and that it was so high. Ms. Pruehsner indicated she supports selling the parcel and that the proceeds can be put to good use. Ms. Lewis agreed. Mr. Beckermann suggested getting offers from interested parties now that we have a valuation.

Motion 11-22-03. Upon motion of Mr. Beckermann, seconded by Mr. Hayden, the Board voted that it was willing to sell the parcel at 2124 Washington and that

it will accept offers for same with Commissioners Beckermann, Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor.

Mr. Hayden indicated that the LBD Clean Up Day was a success but that he would like to see more volunteers at the next one. Ms. Pruehsner agreed and indicated it looked so good afterwards but that she was sore the next day. Ms. Carter agreed and complimented the Latte Lounge owners for participating. Mr. Hayden indicated he would like to do two Clean Up Days rather than one each year. He suggested the Commissioners pick a date next month for the next one and challenged each Commissioner to participate and to bring another volunteer with them.

Mr. Hayden indicated he would like to get new additional trash receptacles early next year. Mr. Beckermann noted that the soccer season starts in March. Ms. Pruehsner suggested a February timeline and suggested the Commissioners locate the new receptacles in coordination with Victor Washington's recommendations and advice on same.

Mr. Hayden indicated that Joy Parker of the Salvation Army sent an invitation to the 10th year anniversary party that the Salvation Army is having at 2933 Locust on Friday, November 11th from 4-6pm. Ms. Carter will forward email reminders.

Mr. Hayden indicated that RFPs for part-time and full-time Administrative Assistants will be let.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Mr. Beckermann moved to adjourn, Ms. Pruehsner seconded the motion and the Commissioners unanimously approved adjournment of the meeting at 6:18 p.m.


Secretary, Board of Commissioners