

## LOCUST CENTRAL BUSINESS DISTRICT Minutes of the Meeting of April 10, 2024

Board of Commissioners Present: Karen Drake (via Zoom)  
John Hayden  
Nicole Lewis (via Zoom)  
Ken Nuernberger  
Jennifer Pruehsner

Board members not present: Michael Beckermann

Others Present: Julian Davis  
Danni Eickenhorst  
DeAnna Murphy  
Victor Washington  
Lisa Otke  
Jassen Johnson  
Theresa Hargrow Simmons  
Leann Mosby  
Chief Robert Ogilvie  
Gabriel E. Gore  
Ann Kittlaus  
Yulonda Carter  
Jeanette Bax-Kurtz  
William Zorn

The regular meeting of the Locust Central Business District ("LBD") was duly noticed and held on Wednesday, April 10, 2024 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 4:32 p.m.

### **Approval of Minutes**

Mr. Hayden called for consideration of the minutes of the March 13, 2024 regular meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting. Commissioner Drake had one correction.

**Motion 4-24-01.** Upon motion of Ms. Pruehsner, seconded by Mr. Hayden the Board approved the corrected minutes of the March 13, 2024 regular meeting with Commissioners Drake, Hayden, Lewis, and Pruehsner voting in favor and none opposed.

Mr. Hayden called for consideration of the minutes of the March 27, 2024 special meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

**Motion 4-24-02.** Upon motion of Ms. Pruehsner, seconded by Mr. Hayden the Board approved the minutes of the March 27, 2024 special meeting with Commissioners Drake, Hayden, Lewis, and Pruehsner voting in favor and none opposed.

Mr. Nuernberger joined the meeting at 4:38.

### **Treasurer's Report**

Ms. Bax-Kurtz presented and reviewed the financial reports. She reviewed the balance sheet of assets and liabilities, income and expenses, the parking lot revenue and expenses, and budgeted vs. actual expenses. Discussion of expected revenues ensued.

### **Committee Reports**

#### **Security**

Mr. Hayden indicated that Commissioner Beckermann and Paul Henkhaus of Gold Shield Security are each not present at the meeting. Ms. Pruehsner indicated there were some crimes of opportunity in her building's parking garage as well as some car break-ins.

#### **Beautification**

Ms. Pruehsner indicated that there are new LBD trash receptacles at Jefferson and Washington and at Olive and 21<sup>st</sup>, and that there is already less trash in those areas. Mr. Hayden noted that New Life Landscaping provided an estimate of \$265 each for the dog waste stations that will be added near various trash receptacle locations.

### **Director's Report**

Ms. Kittlaus gave her Director's report to the Commissioners. She indicated that the Neighborhood Plan Implementation Grant that the LBD is partnering with Downtown Neighborhood Association's (DNA) on the application for those grant funds. The application is for up to \$871,000 in total funding and, if awarded, will require LBD leveraging \$225,000 in funds and future commitments of \$135,000. If awarded, the funds can be used in the downtown west portion of the LBD for lighting and signage (both placemaking and way finding) enhancement in DNA portion of the LBD. She indicated that various supporters wrote letters of support for this grant. She also indicated that the LBD is now teed up to apply for other monies too with all of the assembled information, and that if other funds are awarded they can be used in parts of the LBD that are not within the DNA's footprint.

Ms. Kittlaus indicated she is working on a renewed 50/50 façade lighting program, the Where magazine ad, and the LBD strategic plan. Mr. Nuernberger outlined the lighting

and costs of lighting on the Martin building. He noted that the District is not as well-lit west of Jefferson.

Ms. Kittlaus indicated that she has two proposals for the LBD website design and web hosting. The first is from Wayne White at Studio 2108 which is in the Martin building in the District, and the second is from William Roth at The Eleven located at 560 N. Boyle. She indicated that both are reasonable. Copies of both proposals were previously provided to the Commissioners. Discussion ensued regarding the proposals.

**Motion 4-24-03.** Upon motion of Mr. Hayden, seconded by Ms. Pruehsner the Board approved accepting the proposal of Studio 2108 for website design and web hosting services with Commissioners Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

Ms. Kittlaus indicated that the 50/50 lighting program is in the proposal submitted to CDA for the Neighborhood Plan Implementation grant for the Downtown Neighborhood Association (DNA), but that the LBD can also use such a program internally funded for other parts of the LBD. She provided proposed written guidelines for the program to the Commissioners. She noted that compared to the lapsed 50/50 lighting program the LBD administered in the past, the amount has been increased from \$1,000 to \$2,500 to match the DNA proposal submitted to CDA, and that it was changed from "façade lighting" only to "exterior lighting" to include the sides and backs of buildings. Discussion ensued regarding the proposed program.

#### New Business

Mr. Hayden noted that Circuit Attorney Gabe Gore had arrived and introduced him. Mr. Gore discussed his appointment to the position of Circuit Attorney by the Governor after the previous Circuit Attorney, Kim Gardner, resigned, as well as his current bid for election to the position which is happening unopposed. He spoke on the background of the office, staffing and morale problems stemming from his predecessor's tenure, and efforts Circuit Attorney Gore has made to rebuild the office and to bring charges and get cases to trial or other resolution. He indicated he's hired more than thirty (30) attorneys and staff since taking the position, and that his office has worked to process the thousands of applications for warrants that were never processed during his predecessor's administration. He indicated that those applications for warrants included hundreds of violent felonies. He also spoke of new initiatives in the office, including the Diversion Program and the Conviction Integrity Unit. He spoke of the renewed cooperation with the police department and the improved morale in the SLMPD. Mr. Gore also took questions from the Commissioners.

#### Old Business

Mr. Washington of New Life Landscaping indicated that Mr. Hayden had agreed to the dog station installations.

Mr. Hayden indicated that May 18<sup>th</sup> and November 9<sup>th</sup> are the dates for next two LBD clean-ups.

Ms. Kittlaus indicated that ads are available in Where magazine, map, dining guide and traveler. She indicated that an ad can be purchased for \$1575 and that costs will be shared between the LBD, Midtown Alley, and City Commons.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Ms. Pruehsner moved to adjourn, Mr. Nuernberger seconded the motion and the Commissioners approved adjournment of the meeting at 6:44 p.m. with Commissioners Drake, Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

  
Secretary, Board of Commissioners