

LOCUST CENTRAL BUSINESS DISTRICT

Minutes of the Meeting of January 10, 2024

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

Board members not present: Michael Beckermann

Others Present: Ann Kittlaus
Rasheen Aldridge
Yulonda Carter
DeAnna Murphy
Victor Washington
Israel Collier
Eric Thoelke
Lisa Otke
Jassen Johnson
Rob Maltby
Jeanette Bax-Kurtz
William Zorn

The regular meeting of the Locust Central Business District (“LBD”) was duly noticed and held on Wednesday, January 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. 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 4:31 p.m.

Approval of Minutes

Mr. Hayden called for consideration of the minutes of the December 13, 2023 regular meeting of the Board of Commissioners which were provided to each Commissioner prior to the meeting.

Motion 1-24-01. Upon motion of Ms. Pruehsner, seconded by Ken Nuernberger the Board approved the minutes of the December 13, 2023 meeting with Commissioners Hayden, Lewis, Nuernberger and Pruehsner voting in favor and none opposed.

Treasurer’s Report

Mr. Nuernberger presented and reviewed the financial reports. He reviewed the December income, projected income and expenses and indicated that \$495,347 was in the bank at the end of December. Discussion of expected revenues ensued.

Commissioner Drake joined the meeting at 4:40 p.m.

Director's Report

Ms. Kittlaus gave her Director's report to the Commissioners. She indicated that she has been focusing on security and has met with neighboring cohorts in Grand Center and Downtown. She has also been reaching out to the many non-profits in the District which employ a lot of people and bring heart and services to the community and the District. She addressed beautification needs regarding new greenspace on Jefferson and the need for pet clean-up. She also noted that a greenway project is coming to 20th street. She noted that an on-line pop-up party in the LBD was curtailed by the SLMPD.

Mr. Hayden indicated that Gold Shield Security will have a security meeting in February on a date to be announced.

Israel Collier asked if any urban gardens are planned in the area. Ms. Kittlaus indicated there is no current plan for them at this point but that she is happy to get ideas for same.

Jassen Johnson asked if the LBD lighting program is still in effect. He noted that there may be a bulk purchasing opportunity. Mr. Hayden indicated that he spoke to a bank about considering a façade lighting project. Ms. Kittlaus also indicated that there is still a Neighborhood Transformation Grant opportunity for a lighting program or project.

Ms. Lewis suggested the possible addition of dog waste bag dispensers in addition to the trash receptacle program.

Victor Washington indicated that the additional trash receptacles ordered had arrived and are ready for installation. He noted that the amount of broken auto glass around the District has abated some. Mr. Hayden encouraged Mr. Washington to get the receptacles installed as soon as possible and noted that the area at Jefferson and St. Charles could use a receptacle. Ms. Pruehsner noted there is a receptacle on the west side of Jefferson in that area, but that one is also needed on the east side of Jefferson.

Old Business

Mr. Hayden indicated that updated lighting on the LBD parking lot is desired and that price estimates are needed for same. Ms. Bax-Kurtz noted that Ameren may be willing to assist. Mr. Nuenburger indicated that there may also be a solar option available. Ms. Kittlaus indicated that she will check with Grand Center to see if their lighting options are compatible with the City's lighting.

New Business

Mr. Hayden noted that the LBD parking lot fees have not increased at all over the last ten years. Ms. Pruehsner noted that Ameren fees are going up and that the LBD pays

for lighting the parking lot. Mr. Nuernberger indicated that \$75 per month is the going rate for gated parking in the area. Mr. Maltby agreed that is the going rate. Ms. Kittlaus suggested that the LBD update payment options.

Mr. Hayden suggested that the Annual Meeting in February be held on a date other than on Valentine's Day. The Commissioners indicated that February 21st would work for them. Mr. Zorn reminded the Commissioners that they will elect officers at the Annual Meeting. Ms. Lewis offered the Martin at 2315 Locust, Suite 2 for the Annual Meeting and indicated parking is available at the northeast corner of Washington and Jefferson.

Mr. Hayden turned the meeting over to Alderman Rasheen Aldridge of the 14th Ward in which part of the LBD sits. Alderman Aldridge indicated he grew up in Carr Square, was a State Representative and Committeeman prior to that before being elected as Alderman in April of 2023. He was part of the desegregation program and is a graduate of Parkway West High. He noted that the 14th Ward is very diverse and includes parts of Downtown, Downtown West, the Riverfront, Carr Square, Columbus, Old North, Hyde Park, Fairground, Fountain Park, and the College Hill neighborhoods. He indicated that his concerns include crime, housing, education, safety, schools/education and that those are the issues that concern all St. Louisans no matter what part of the City they are from. Alderman Aldridge provided a summary of the legislation he has sponsored and provided his contact information to the Commissioners and meeting attendees. He indicated that each Alderman gets \$800,000 in Ward capital each year, that \$500,000 remains, and that he is focused on sidewalks, speed humps, street paving, roundabouts and trees. He requested email suggestions on locations for speed humps and sidewalk repairs/improvements, with photos if possible, to aldridgera@stlouis-mo.gov

Alderman Aldridge then took questions from the Commissioners and other meeting attendees. He encouraged attendance at the Board of Aldermen meetings and committee meetings. He noted that he is focused on the three Es of educating, engaging and empowering. Mr. Hayden thanked Alderman Aldridge for attending the meeting.

Mr. Rob Maltby indicated his company owns or controls 14 acres of land and buildings in the area including residential buildings, the Timber Tower, the Downtown Children's Center. He noted the ongoing problem with car break-ins and gun violence which impacts businesses and makes it hard to attract and retain residential tenants. A discussion of mobile SkyCop cameras and the Real Time Crime Center ensued.

There being no additional business to discuss, Mr. Hayden called for a motion to adjourn. Mr. Nuernberger moved to adjourn, Ms. Pruehsner seconded the motion and the Commissioners unanimously approved adjournment of the meeting at 6:55 p.m.


Secretary, Board of Commissioners