



**Board of Trustees
Quarterly Meeting
April 25, 2024**

Members in Attendance:

Don Bouvier
Sabrina Bunks
Mason Ice

Ryan Moore
Charlie Nye
Ted Palles

Sandy Spurgin
Cara Talafuse
Ken Wright

Members not in Attendance: Roger Albright, Dustin Davidson, Lynn McBee

Staff in Attendance: Shannon Freeman, Co-Executive Director; Nick Palles, Co-Executive Director

Ex-Officio Members in Attendance: None

Guests in Attendance: Gay Donnell Willis, Councilmember, City of Dallas District 13; Joseph Nava, Manager, Public Improvement Districts, Office of Economic Development, City of Dallas; James Roberts/Heartland Security; Officer Sanchez/Heartland Security; Fran Gallagher/Praestar Public Relations; Officer Danny Vasquez, Dallas Police Department – Northeast Patrol.

I. **Call Meeting to order:** Shannon Freeman and Nick Palles called the meeting to order at 12:15 PM

II. Dallas ISD Jill Stone Elementary Sidewalk Gift Update

Ted Palles provided an update on the status of the gift of wider sidewalks on Eastridge for Jill Stone Elementary School. Dallas ISD is still updating the overall plan for the intersection of Park and Eastridge and working with the City of Dallas on determining overall budget for an updated traffic light system and plan for the intersection for enhanced safety. Once that overall plan and budget have been determined, Midtown Improvement District will assess and determine what the gift to the project will be. The original budgeted gift was \$80,000 and this may increase.

III. Approval of January 25 2024 Board Meeting Minutes

Shannon Freeman informed the Board that the meeting minutes from January were in their meeting packet for review. Sabrina Bunks moved that the meeting minutes would be approved. A second on the approval was provided and the meeting minutes were approved.

IV. City of Dallas Updated Plan for Renovation of Park Lane and Five Points Impact

Shannon Freeman, Nick Palles and Ted Palles provided an update on the status of Midtown Improvement District response to the City of Dallas Department of Transportation's plans for renovation of Park Lane and the impact on Five Points intersection of Fair Oaks and Park Lane and concerns about not providing a pedestrian friendly plan. It would reroute Ridgecrest and eliminate all retail except 7-Eleven and contradicts the Ridgecrest Petition plan. Midtown leadership attended the first public engagement meeting in April and it also does not seem to follow Forward Dallas guidelines. Community residents of

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Midtown were not in attendance at the meeting. The Department of Transportation were not aware of the research Midtown had conducted on the area and the Midtown 3IP Plan and the Economic Impact Study and other projects recommended by Midtown for transportation improvements for future infrastructure.

Midtown is concerned about the plan from City of Dallas Department of Transportation would eliminate all of the ethnic retail in the area of Five Points; also concerns surround the plans creation too much greenspace that could create crime areas and safety concerns impacting Dallas ISD schools in the area. Ted Palles has requested a meeting with Department of Transportation to review this plan and express the Midtown Improvement District's concerns about the plan. Sandy Spurgin recommended a letter be written to City of Dallas. Councilmember Willis provided guidance on how to express concerns to Department of Transportation, as ways to meet with Forward Dallas, Economic Development, Dallas ISD. Ryan Moore and Shannon Freeman also expressed concerns that residents and the local feet on the ground perspective were not included in the planning from Department of Transportation. Ted Palles also expressed concern of the safety of the Department of Transportation plan for Fair Oaks and bike lanes. Councilmember Willis stated that she would assist with connecting communication on the concept. Sabrina Bunks also provided feedback on how the City should be more thorough on their sharing of information to owners about public meetings. Additionally, there will be a communication from Midtown to the community to encourage expression of concerns to City of Dallas.

V. Treasurer's Report

Ryan Moore presented the financials and reported that Midtown Improvement District has moved banking from Capital One to Texas Capital Bank. The interest rates earned will be higher with Texas Capital Bank. Ted expressed support of this move as Texas Capital Bank is Dallas based.

Ted, Shannon and Nick also reported that the accounting and bookkeeping system have been revised to align with the City of Dallas and the Midtown Service Plan and that the City of Dallas has been very appreciative of these revisions as it has streamlined the reporting process. The City has referred other PIDs to follow the format from Midtown.

Ted made a motion to approve the financials. The motion was seconded and the financials were approved.

VI. SoPac Trail Management Agreement

Shannon reported that Midtown is still working with City of Dallas legal on draft gap agreement of the SoPac Management Agreement that has been in the works for about 12 months, delaying many initiatives including the trailhead projects. They updated Councilmember Willis on status and she offered to assist.

VII. Midtown Improvement District College Intern Program

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Shannon and Nick reported that Interns will be coming back to work at Midtown following a successful wintertime program during December.

Software program CRM will be their main project in summer.

VIII. Capital Improvements

Twin Hills area has been cleaned up further with the removal of posts.

New murals have been installed at Walnut Hill and Greenville East and on Greenville Ave and Meadow Road.

Columns on SoPac Trail have also been painted.

Additional murals will be installed in the area and small concentrated clean ups of areas will continue.

Midtown Plaza has been repainted and furniture is being selected for a complete renovation of the area.

IX. Public Safety

Shannon reported that on a deeply serious matter with the murder by a homeless person of another homeless individual near Vickery Baptist Church has raised major concerns. A meeting with DPD and Heartland/Midtown Blues is forthcoming. Patrols have been increased in the area.

Shannon also reported that the process of reporting of homeless encampments is changing and DPD cannot go into encampments prior to City of Dallas Code. This is concerning as there are more encampments all the time and there is a large encampment on Skillman and Eastridge of 50 people that needs to be addressed.

Councilmember Willis expressed concerns and offered to assist with sorting out these matters. She would like to schedule a problem walk through to review homelessness challenges in Midtown.

Shannon, Ted and Sabrina also reiterated that brush clearing has been extensive and successful in preventing encampments. Sabrina also recommended use of chain link fence in areas to block encampments.

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Sabrina also expressed concern about mile markers showing bullet holes on the SoPac, making sure that DPD and Midtown Blues were aware. Shannon also stated that shells are being found on the SoPac. Midtown and DPD are working intensively on patrols. Sabrina has been working with DPD to provide footage from Great New Place properties as evidence of gunfire on the SoPac.

X. Executive Director's Report

Shannon reported that the Executive Director's Report will be emailed to the Board of Trustees.

XI. Additional Items for Discussion

Ted added to the discussion that City of Dallas purchase of The Domain is concerning because of its impact on the tax base and removing \$46,000 from the PID annual budget. He also expressed concerns about selling to out-of-state owners.

Councilmember Willis stated that construction is generating tax increase in the bigger picture for City of Dallas. Affordable housing is an initiative in City of Dallas planning to support housing and homelessness issues. She also expressed that rethinking of affordable housing definition is needed.

Ryan Moore who is active on the City of Dallas Housing Committee also stated that each development and purchase by City of Dallas is unique and considered and that new owners from out of state might have more resources to support quality of property management and maintenance.

Sabrina, Ted and Shannon re-enforced that the goals of Midtown Improvement District are clear in making the entire neighborhood and District improved continually for all.

Meeting with key leadership at City of Dallas James Armstrong is a priority that Councilmember Willis and she will work on getting this meeting scheduled to consider Midtown in planning.

XII. SoPac Trail Designs Update

Trailheads are halted until management agreement is completed. Plans are under review at City of Dallas and Planning and Urban Design. Construction will hopefully begin in 2024.

XIII. City of Dallas Update from Councilmember Willis

Dallas City Councilmember Willis provided an update that early voting on the Bond , District 13. Fair Oaks Park sprayground in paviloin will be positive addition.

Fire Station in District 13 will receive a new HVAC.

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Councilmember Willis expressed that street projects like Hemlock needed to be “baked in” further to be included in the bond package. Federal funding is being applied for on projects like this and Councilmember Willis is advocating them.

\$550 million in street improvements for District 13.

Nick asked how to make sure projects like Hemlock would be considered in the future. Councilmember Willis encourage long term advocacy and communication and interaction with City to get consideration for 2029 bond.

Councilmember Willis also updated on federal and local policing initiatives she is working on overall for District 13 with focus on Vickery in Midtown.

Councilmember Willis also updated that Forward Dallas adoption will allow a review of Authorized Hearings and next steps. Forward Dallas approval could happen this year.

Charter review happening at City of Dallas and could be on November 2024 ballot.

Councilmember Willis is also advocating for an independent review of the Dallas and Police Pension Fund for recommended revisions in order to make better decisions on the fund and manage it better.

XIV. Meeting Conclusion

Ted Palles expressed appreciation for support on getting the SoPac management agreement completed.

Ted also expressed appreciation for everyone’s leadership and support and recognized Shannon and Nick for their great work.

Shannon also thanked Ted for his leadership.

Next Board Meeting: July 25 2024.

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