



**Board of Trustees  
Quarterly Meeting  
January 30, 2025**

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**Members in Attendance:**

Don Bouvier  
Sabrina Bunks  
Mason Ice

Ryan Moore  
Charlie Nye  
Ted Palles

Sandy Spurgin  
Cara Talafuse

**Members not in Attendance:** Roger Albright, Lynn McBee, Ken Wright

**Staff in Attendance:** Shannon Freeman, Co-Executive Director; Nick Palles, Co-Executive Director; Sharonique Freeman, Office Manager

**Ex-Officio Members in Attendance:** None

**Guests in Attendance:** Farrah Ali, City of Dallas District 13 office; Domonique Jones, Chief of Staff, City of Dallas District 13, Councilmember Gay Donnell Willis' office; Joseph A. Nava, Public Improvement Districts, Office of Economic Development, City of Dallas (via teams); Lacy M. Ruiz, Public Improvement Districts, Office of Economic Development, City of Dallas; James Roberts/Heartland Security; Officer Sanchez/Heartland Security; Fran Gallagher/Praestar Public Relations.

I. **Call Meeting to order:** Ted Palles called the meeting to order at 12:15 PM

**II. Approval of October 31, 2024 Board Meeting Minutes**

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

**III. Treasurer's Report**

Ryan Moore presented the financials and reported that Midtown Improvement District's financials are in good standing and spending on infrastructure and other initiatives is aligned with the PID's goals. Ryan reported that the audit was due. Shannon reported that the accountant for Midtown would have all documents ready for submittal by January 31 deadline.

Shannon provided a report on expenditures for Public Safety and events honoring public safety leadership in Midtown. Shannon explained that Midtown is doing more of Midtown only events to maximize exposure and impact and reported that businesses like Costco and Half Price Books have been supported.

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Cara Talafuse offered support of Fath Properties for special events.

#### IV. Co-Directors Report

##### Public Safety

Shannon Freeman reported on the Public Safety initiative and the launch of the year event where the leadership of Police for Dallas ISD, DART, Texas Health, The Shops at Park Lane, as well as Midtown Blues and Dallas Police Department, as well as The Bridge Homeless Recovery Center, gathered with Midtown leadership to focus on the year ahead and strategic goals, including solutions to mitigate the homelessness crisis in Midtown.

The schedule of the bi-weekly meetings for the Public Safety Committee on line was shared with the Committee at. A Homelessness Committee will be created with The Bridge, Our Calling, Housing Forward and other entities to address the homelessness crisis in Midtown.

Crimewatch meetings targeted to start in Q2 and outreach with property managers in March on third Wednesday every month by Midtown staff.

An ongoing concern is homeless individuals threatening safety of Dallas ISD students in Midtown. The Public Safety committee and Midtown Blues and Dallas PD are focusing on this issue. We have a new Patrol Officer forthcoming in Midtown with Danny Vasquez' absence on leave for military service.

Shannon reported on events forthcoming including Back to School in August, National Night Out in October as well as the literacy fair in March and in October, including a Health Fair on November 22 in partnership with Texas Health.

Ryan asked Farrah and Domonique from District 13 Office to look into the homelessness housing designated for Midtown.

James Roberts provided an update that Dallas PD's reliance . Meetings have been conducted with Major Nobles of DPD to get as much as support as possible on homelessness and responsiveness on crime. Responsiveness is improved but still needs strengthening.

Cara Talafuse commented that adding cameras at Fath Properties has helped with minimizing issues of crime.

Shannon commented that Shady Brook area is also an area of concern with public drug use that needs attention.

Nick Palles reported on Capital Improvements in progress. Midtown is seeking grant funding and researching grants most suitable. A meeting with DART was hosted in November and we are working

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projects on sidewalk connectivity to the DART station and seeking grants together.

Work is being done on a new Midtown Bike Trail concept on the Oncor property from Northwest Highway to the SoPac Trail at the North end of Midtown Park. Kimley Horn is involved and a walk of the trail will be hosted soon to do planning. Texas Health will also be involved.

Wayfinding signage is ready for implementation. Midtown is still awaiting approval of the service agreement.

Trailhead designs are in the hands of the Dallas Parks department and Midtown is standing by for approval.

Midtown is looking at ways to enhance the bridges additionally to support the mural work and clean up. The area of Eastridge and Skillman is a focal area along with the Caruth Creek bridge. Nick is leading a partnership with Transportation and connection with the bike trail in this area and a public space/park.

Cara Talafuse recommended that the Dallas Apartment Association be approached for volunteers for initiatives at Midtown.

Sabrina asked for additional pressure to be placed on City of Dallas to get the service contract approved. The District has been waiting three years for approval. Shannon and Nick stated that high turnover in the City departments has delayed approval which is now expected any day.

Ted reported on Capital Expenditures including taking over the landscaping and irrigation on Ridgecrest as part of the Ridgecrest Petition. There is also a Federal grant in progress to improve Park and Fair Oaks and the City of Dallas has requested the MID3iP plan for this intersection. Farrah Ali reported that the City of Dallas has adopted the MID3iP plan.

Support from City of Dallas on communications was requested by the Midtown Board of Trustees and staff.

Cara expressed the urgent need for the City of Dallas to repair Ridgecrest potholes. Farrah Ali stated that routine maintenance can be implemented on Ridgecrest.

The Jill Stone Elementary sidewalk donation/widening project is on hold due to new completion agreement requirements from City of Dallas and a meeting is being conducted soon about this project. Ted and Ryan asked Councilmember Willis' office to provide support on this project. Farrah Ali stated that she needed to hear about these projects for support. Shannon and Nick expressed that a regular meeting with Ms. Willis' office is still needed.

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## **V. Councilmember Willis District 13 Update**

Domonique Jones introduced herself as Councilmember Willis' new Chief of Staff, with background in City Attorney's office and in California State Legislature.

Farrah Ali updated that City Manager Kim Tolbert has been appointed and is in full action. Her first priority is Public Safety. The new Fire Chief and Police Chief are also being recruited, with Interim Chiefs in place and permanent Chiefs to be appointed in the next 100 days.

With regard to homelessness, there is a focus on Downtown Streets of Home currently with addressing other areas with citywide expansion soon.

100 day goal is efficiency of the City Manager's office, too.

Crime in the area report: Farrah reported that crime in Vickery 2024 20 violent incidents versus 2023 80 violent incidents with a 75 percent reduction. 443 non-violent crimes in 2023; 124 non-violent crimes in 2024 with a 72 percent reduction. Ted asked what boundaries this crime data reflected and clarified that Vickery Meadow be referred to as the Vickery neighborhood and that Midtown is the broader 1000-acre area for the District.

Farrah stated that the data on crime stats may be lower, but Board members also mentioned that a lot of crimes are not reported. Staff also stated that DPD are not able to be dispatched so some crimes are not recorded.

Farrah also stated that DPD recruiting is also underway to mitigate; 911 should also be called for a data point, even if the. Staff also stated that calls with danger are made and that DPD is not able to respond.

Farrah updated that no sidewalks on Greenville are planned for 2025. There is a need for 3 plus miles of new sidewalk on Greenville, especially to get to the DART station.

Nick reported that DART might be able to provide support on sidewalks. DART also is very interested in partnering on items connecting on MID3iP strategy.

The Board also expressed that there is a huge need for budget allocation from City of Dallas for sidewalks on Greenville to connect and make access to DART station better for the community.

Farrah stated that she would check with Transportation to see what might be in the works.

The abandoned nuisance property hearing on Greenville "Million Dollar Saloon" has been delayed again to February 28.

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Ted also asked that the City Councilmember's office bring concerns about the planned lease of space for Resilience.

Farrah offered a monthly meeting from District 13 meeting with Midtown. Staff asked that the event series be launched with Ms. Willis. Staff also mentioned that a meeting has been promised and had not been set by District 13 staff ongoing and that this is needed due to staff transitions. District 13 staff asked Midtown staff to follow up on scheduling the meeting. Ms. Jones asked staff to connect and be persistent on follow up.

## **VI. Board Appointments**

Bios for new board members Jane Costello of Texas Health Foundation and Tanya Brooks of DART were presented to the board for consideration.

The addition of Ms. Costello and Ms. Brooks were unanimously approved.

## **VII. Additional Updates**

The need for regular meetings and contact the City of Dallas was expressed by the Board.

DART goals to get more residents in Midtown to use the train should be supported also.

Objectives of Ridgecrest, agreement for SoPac are priority projects to push to the finish line with City of Dallas.

## **VIII. Adjournment**

The meeting was adjourned at 1:46 pm

**Next Board Meeting: April 30, 2025**

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