



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

Members in Attendance:

Don Bouvier
Sabrina Bunks
Mason Ice

Lynn McBee
Ryan Moore
Charlie Nye

Ted Palles
Sandy Spurgin
Ken Wright

Members not in Attendance: Roger Albright, Dustin Davidson, Cara Talafuse.

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

Ex-Officio Members in Attendance: None

Guests in Attendance: 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. October 2023 Property Owners Meeting Recap

Nick Palles provided the Board of Trustees with an update on the October 2023 update to Property Owners on the Future of Midtown Improvement District, hosted at Half Price Books. This event and program provided attendees with the details and summaries of the Midtown Improvement District's research on mobility, Midtown Incremental Infrastructure Improvement Plan, and economic impact, with the Midtown Market and Fiscal Impact Analysis. The October meeting was well attended.

III. Election of Board of Trustees Officers

Ted Palles opened the floor up for discussion on current board membership and election of the officers for the Executive Committee. Ted commended Charlie Nye and Ryan Moore for their extensive work on the legal documents and materials for Midtown Improvement District. The plans and work of the Midtown Improvement District has focused concertedly on projects for the public realm and beneficial to the whole community. The organization is fiscally sound.

A motion was made by Charlie Nye to keep all of the current Board of Trustees' membership in place and for the EC to ask each board member to confirm their agreement to membership one on one; the motion was seconded by Don Bouvier. The motion was unanimously approved.

With regard to election of Officers (President, Treasurer, Vice Presidents and Secretaries), Ted recused himself as President of the Board for discussion and mentioned that he planned to resign. However, the Board membership asked Ted to remain as president at least for one more year.

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Ryan Moore, Charlie Nye, Don Bouvier also agreed to continue to serve as officers for Midtown Improvement District Executive Committee.

Sandy Spurgin made a motion to re-elect the following officers for the EC; Mason Ice seconded the motion:

Ted Palles, President
Don Bouvier, Vice President
Charlie Nye, Secretary
Ryan Moore, Treasurer

The motion was unanimously approved by the Board of Trustees.

IV. Committee Reports

Shannon Freeman and Nick Palles led a recap of committee activities.

Shannon referred everyone to their meeting packets for the Treasury Report.

Shannon also stated that a Committee Schedule would be emailed to Board members in the time ahead. Shannon also asked Board members to take on committee assignments and support the District's work.

Nick Palles summarized Cap Ex activities for Q3 and Q4 2023. Nick reported that the Park Lane Trail Head designs have been approved by the District. Next steps are to present to City and work to secure additional support/funding. However, the District will be funding the initial construction of this trailhead and more will be presented on this in the time ahead.

An additional project for Cap Ex has been the Midtown Transit Connecting Trail, following Oncor easement from NW highway to Royal Lane to meet the SP Trail and White Rock Trail. Work is underway to plan for this and to design it for review and approval.

Nick is also meeting with The Loop to get them involved in the District's work on the SoPac Trail and all trail head projects.

Construction documents for the Holly Hill Trail Head will be next on the docket for Cap Ex.

Among other Committee and Staff update highlights:

Ted Palles also updated the Board that Officers will be elected in Q3 instead of Q1.

Nick and Shannon also reported that massive planning and work has been done to be ahead with budget planning. The year ahead budget will be presented at the Q3 meeting with the service plan that is approved by City Council in July.

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Midtown branded banners are in place and are generating positive feedback.

Mural projects on Greenville and Walnut Hill are also underway and will be completed soon.

Midtown branded waste management receptacles are also in place and getting positive response.

Nick updated that the District is also pursuing putting Midtown branding on a DART bus.

Shannon Freeman adjourned the meeting at 1 pm.

Next Board Meeting: April 25 2024.

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