



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

Members in Attendance:

Don Bouvier
Sabrina Bunks
Ryan Moore

Lynn McBee
Charlie Nye
Ted Palles

Sandy Spurgin
Cara Talafuse

Members not in Attendance: Roger Albright, Dustin Davidson, Ken Wright

Staff in Attendance: Shannon Freeman, Co-Executive Director; Nick Palles, Co-Executive Director; Sharonique Freeman, Midtown Intern; Luke Lipscomb, Midtown Intern

Ex-Officio Members in Attendance: None

Guests in Attendance: Gay Donnell Willis, Councilmember, City of Dallas District 13; Farrah Ali, City of Dallas District 13 office; 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:** Ted Palles called the meeting to order at 12:15 PM

II. Approval of January 25 2024 Board Meeting Minutes

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

III. Treasurer's Report

Ryan Moore presented the financials and reported that Midtown Improvement District has officially moved banking from Capital One to Texas Capital Bank. The interest rates earned will be higher with Texas Capital Bank. The process for moving the accounts would be completed at the end of July.

Ryan also reported that Nick and Shannon were completing the quarterly financial reports to provide to the City of Dallas. The audit for 2023 has been completed. Ted clarified that Nick and Shannon have formatted the reporting to match the service plan reporting and confirmed that the formatting had been completed.

Ted also expressed support for the move of accounts with the same account representatives handling the accounts at Capital One were now at Texas Capital Bank.

Nick reported that the 2025 service plan has been submitted to the City of Dallas. It will be finalized once the City provides the 2025 tax roll to Midtown.

Ted called for a motion to approve the financial reports. Sandy Spurgin moved to approve the financial reports; Sabrina Bunks seconded the motion. The financial reports were approved.

IV. Ridgecrest Irrigation and Landscaping Agreement with City of Dallas

Ted Palles reported and provided background to the Board of Trustees on the concept of the Midtown Improvement District designing and managing the irrigation and landscaping system and pay for the water for irrigation for Ridgecrest as a part the SoPac Trail management agreement and to support the improvements forthcoming in through Ridgecrest Petition. An agreement has been drafted by the City and has been provided to Midtown.

Sabrina expressed support and made the motion to approve that Midtown enter into an agreement with the City of Dallas to design, maintenance of the landscaping and irrigation and pay for the water for Ridgecrest. Cara Talafuse seconded the motion. Sandy Spurgin inquired about the costs for Midtown's commitment. Ted promised to provide the number to the Board. Ted emphasized that Midtown's providing support on this water and irrigation would bring water to the Eastridge and Ridgecrest trailhead area also a project of Midtown. The motion to enter into an agreement with the City of Dallas was approved.

Ted also stated that this work with the City of Dallas would also be a strong background for working with the City of Dallas on the roundabout in Midtown Park on Manderville. Councilmember Willis asked about the status of the progress on Midtown's adopting the roundabout; Shannon reported that the management had changed at The Domain since the property acquisition by the City of Dallas and that discussions with management had been delayed.

V. Dallas ISD Jill Stone Elementary Sidewalk Gift Update

Ted Palles provided an additional 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. Ted is still awaiting an updated from Dallas ISD on this plan and the budget for the project. 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.

VI. City of Dallas Updated Plan for Renovation of Park Lane/Fair Oaks and Five Points Impact

Ted reported that a meeting had been scheduled with Councilmember Willis and City of Dallas leadership to

discuss the City's plan to renovate the Park Lane and Fair Oaks area. Midtown leadership will discuss the optimal features of a renovation of Park Lane from Greenville to Fair Oaks. Midtown leadership has been concerned that the plan that the City Department of Transportation had developed 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. Midtown leadership has also been concerned that planning of the Department needed to include 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.

Councilmember Willis clarified that she had organized a meeting to bring Planning and Urban Design and Development Services into the project, as well as other civic entities. Planning and Urban Design and Development Services departments have been combined by Interim City Manager Kim Tolbert. New leadership or Planning of Urban Design will be in attendance. Robin Bentley is new Assistant City Manager and will attend. Andy Sommerman County Commissioner will also be in attendance. She has organized the meeting in order to put "new eyes" on the plans and the area's need for renovation and to hear Midtown leadership's ideas and input.

Ted expressed gratitude to Councilmember Willis for organizing the meeting.

VII. Report from Councilmember Willis, District 13, City of Dallas

Councilmember Willis reported that the agreement for Midtown management of the SoPac Trail is now in review by Parks Board and will be voted on by Council.

Sabrina asked for an estimated timing on when the agreement would be approved. Nick stated that City leadership had informed him that approval/feedback would be provided in October. Councilmember Willis said she would push for September.

Councilmember Willis reported that the area is in the zone for Project Safe Neighborhood an alliance of Federal, State and Local law enforcement. She has been attending meetings and getting reports on cases underway in the area. Ted reported that the Federal Agents used to attend Midtown meetings. Councilmember Willis said that she would advocate for PSN representatives to attend the meetings in the future.

Sabrina asked about private property ownership providing camera footage to City of Dallas to help solve cases. Councilmember Willis reported that the City of Dallas has a system to unite private cameras and log them into a database so that DPD and law enforcement have access to evidence and footage for solving cases. Shannon would provide information on this access and system to Sabrina.

Councilmember Willis led a walkthrough on the homelessness problem in the District and Shannon participated. Texas Health has an issue with a homeless woman and tanks; she is working with Texas

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Health corporate leadership to get the matter resolved. Shannon also reported on clean ups and service offers to homeless that have taken place in certain areas of concern. Continued work is needed on the homelessness encampments that continue to arise.

Councilmember Willis left the meeting to go to another event. Members thanked her for her attendance and work with the district.

VIII. Resilience

Ted has a meeting with the architect to continue planning for the buildout of the vacant space at the Vickery Justice Center to make an office for the Resilience project for homelessness with The Bridge, as well as an office for Midtown Improvement District. This plan for the two spaces will allow for efficiencies to make the buildout possible financially. Update to be provided in early August.

IX. SoPac Trail Management Agreement

Don Bouvier reported that the SoPac trailhead project is in a holding pattern until the City of Dallas provides approval on the SoPac Trail management agreement.

X. Co-Executive Directors' Operations Report

Nick reported that the issues with waste management and the vendor missing trash pick ups have been resolved. Additionally painting graffiti is being done by the maintenance team.

Nick also reported that Midtown will now paint all retaining walls dark green. Shannon also confirmed that all painting and Midtown murals will be painted with graffiti protection.

A map is being prepared to show all area improvements underway and completed by Midtown.

Sabrina encouraged tree planting/replacement proposals to come in by October.

"Maintained by Midtown" signage is in development to show impact of Midtown.

Sandy Spurgin recommended the staff get the original landscaping plans for Vickery developed by the PID.

Shannon reported that marketing and Resilience reports are included in the plans. She mentioned that the Annual Report was in distribution that Fran Gallagher had assisted.

Shannon also reported that numerous items will be distributed at the Back to School Fair on August 3. School supplies, free food and numerous entertainment distributed. Fran Gallagher has developed

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materials for the event and has been emailing the database. Interns have been distributing the flyers that have been prepared for the event, and placing banners that have been designed and printed and other materials have been used to market the event. Luke and Midtown staff had distributed materials to properties. Cara Talafuse expressed concern that she had not received information about the Back to School Fair. Fran Gallagher communicated that the Constant Contact app is not working properly and she is recommending that other apps should be considered and that individual emails need to be sent to properties to ensure that Fath Properties are receiving alerts and information through their property management teams.

More events are forthcoming that Shannon will have an update on next meeting.

Ted inquired about the ability of the Midtown 311 system to factor in homelessness in reporting. Ted called for the need for City support as there are escalating areas of homelessness in Midtown, likely the second largest area with issues next to Downtown. He also confirmed that all property managers across the District need to continue to be encouraged to be report issues on homelessness on the Midtown 311 platform so that information can be aggregated and Midtown can facilitate connection and contact with the City on all matters.

Shannon and Nick reported that the Timber Creek property still has issues of rising encampments and that there is a need to work with their property management to solve the matter, even though the land is not inside the District officially.

Ted also raised an idea of seeking TIF funding for community improvements and solutions to clear up that creekbed area.

Cara Talafuse expressed concern about squatters/homeless in Fath Properties in Midtown. Shannon provided guidance to work with City of Dallas Public Safety and stated that she would meet with Cara separately to assist her.

Officers will be voted for in October 2024 at the Board of Trustees meeting for service in 2025.

XI. Meeting Conclusion

Ted thanked Don Bouvier, Ryan Moore and Charlie Nye for their service on the Executive Committee.

Ted also reiterated the importance of the meeting with City of Dallas and other entities regarding the Park/Fair Oaks plan for renovation. Ted reiterated that the City plan would be profitable for his business, but it is the wrong direction for the betterment of the District and the Vickery neighborhood. The advocacy for the right plan by Midtown is essential.

Shannon encouraged Board members to contact staff with ideas and needs for improvement.

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The meeting was adjourned at 2 pm.

Next Board Meeting: October 2024

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