



**Board of Trustees
Quarterly Meeting
October 31, 2024**

Members in Attendance:

Don Bouvier
Sabrina Bunks
Mason Ice

Ryan Moore
Charlie Nye
Ted Palles

Sandy Spurgin

Members not in Attendance: Roger Albright, Dustin Davidson, Lynn McBee, Cara Talafuse, Ken Wright

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; Farrah Ali, City of Dallas District 13 office; Lacy 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. Farrah Ali, District 13 Office, City of Dallas, provided an update on changes at City of Dallas with mergers of departments and operations under direction of Interim City Manager Kim Tolbert, with streamlining as a goal.

Staff and board members expressed the need for services and attention from City of Dallas in Midtown, especially challenging with changes in staff. Homelessness is a specific need along with responsiveness from Dallas PD. Communication with City Manager moving forward will be key. Sabrina Bunks asked that City of Dallas make Midtown a priority for the Rapid Rehousing program.

Also Ms. Bunks asked District 13 office to follow up on camera inventory for City of Dallas program registering private property cameras as resource in crime evidence tracking.

- II. **Call Meeting to order:** Ted Palles called the meeting to order at 12:30 PM

Charlie Nye emailed to Midtown Staff a proxy permission for voting to achieve a quorum for voting at the meeting.

- III. **Approval of April 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.

- IV. **Treasurer's Report**

Ryan Moore presented the financials and reported that Midtown Improvement District's financials are

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in good standing and spending on infrastructure and other initiatives is aligned with the PID's goals. Partnerships with Texas Health and DART are in discussion.

Sabrina Bunks asked if support on clearing of fallen trees on the SoPac Trail from MID or DART would be possible; Shannon stated that she would provide information on DART's handling the clearing to the Board following the meeting.

Nick Palles also updated the board that the City of Dallas legal department had provided a draft of a temporary/one-year agreement for management of the SoPac Trail, rather than a long term agreement. Farrah stated that she would follow up with the City of Dallas legal department on the status of the agreement preparation; Nick expressed that MID would like to proceed with the one-year agreement to get something in place in the interest of time.

Ryan 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.

V. Board Appointments

Shannon clarified that Board appointments would be voted on at the meeting and would continue to be voted on each year at the fourth quarter meeting so that each year would be started with the official Board of Trustees.

Ted asked the group if anyone currently on the board present would like to continue. No one expressed a desire to resign.

Ryan raised the question of whether someone who has not attended or voted should not continue as a Board of Trustee member.

Ted asked that everyone nominate and recruit new board members with potential participation from DART and Texas Health.

Ryan moved to approve the current slate of board members to continue to serve in 2025. Ted seconded the motion. The motion was unanimously approved.

Sandy reiterated that there should be active recruiting with a goal to add four new board members by mid-year 2025.

Ryan asked that a list of strengths and needs of the current board are be presented at the next meeting.

Ted recommended that 16 members be a good goal for total membership of the board.

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Ted also recommended the establishment of a committee of PID directors in Dallas.

Sabrina made a motion to re-elect the current Executive Committee membership. Sandy seconded the motion. The motion was unanimously approved.

Shannon also presented the 2025 schedule of meetings and asked the board to inform her of any concerns on the schedule by the January 2025 meeting to set the schedule officially.

Board of Trustees 2025

[Ted Palles - Executive Committee, President](#)

[Don Bouvier - Executive Committee, Vice President](#)

[Charlie Nye - Executive Committee, Secretary](#)

[Ryan Moore - Executive Committee, Treasurer](#)

[Roger Albright](#)

[Sabrina Bunks](#)

[Dustin Davidson](#)

[Mason Ice](#)

[Lynn McBee](#)

[W. Sandy Spurgin](#)

[Cara Talafuse](#)

[Ken Wright](#)

VI. Co-Directors Report

Shannon updated on the National Night Out and Book It events that have taken place in October, attended by 500 youth with distribution of 4,000 items to the community from Midtown.

Nick updated everyone on the revitalization of Midtown Plaza at Five Points with benches and waste management. A special decoration of the container will be installed for Holiday 2024.

Shannon also shared that Midtown will be hosting a December Midtown holiday event on December 18. Midtown will also provide a lighted tree for Festival of Lights.

Shannon and Nick also updated that there are significant meetings in progress with Texas Health and DART, ONCOR as well as City of Dallas Transportation Department on collaboration on greenspace, marketing initiatives, with updates coming. City of Dallas Transportation Dept has adopted Midtown's recommendations for the Fair Oaks and Park Lane renovation. This all aligns with the Mid3IP plan.

Nick is also working on an analysis of Greenville Avenue sidewalks to present to City of Dallas for repair, with a total of a mile of missing sidewalks to support pedestrian activity.

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Councilmember updated on a plan/study from City of Dallas in 2021 and Fair Oaks is in the Top 10 of sidewalk improvements currently from the City.

VII. Councilmember Willis District 13 Update

Councilmember Willis reported on the City of Dallas leadership meeting on October 30. Former Mayor Rawlings District 13 resident attended and presented and Interim City Manager Kim Tolbert also presented her updates.

Councilmember Willis also summarized her presentation on various key leading topics in the community including homelessness, short-term rentals, property taxes and need for younger residents to support taxes for City funding and more.

Councilmember Willis also noted that she is championing the Hemlock project and is working on infrastructure funding from City of Dallas.

Councilmember Willis also expressed a need to host a job fair with Texas Health.

VIII. Additional Updates

Ted updated that he is working on an 8 year lease with relocation of the Midtown office at the Vickery Justice Center along with the Resilience location with the Bridge.

Councilmember Willis and Ted were to discuss this initiative following the Board meeting.

Councilmember Willis also mentioned a problem-solving meeting with Office of Homeless Solutions and a church with a food pantry that was generating and enabling a homeless encampment and crowding.

Ted also mentioned the potential of a special agreement in addition to the CTA with property owners to put in place in challenging areas to allow Midtown Blues to service the area.

Ted also mentioned the continued need to get the Jill Stone Elementary sidewalk project defined so that the donation from Midtown Improvement District could be made/completed.

IX. Adjournment

The meeting was adjourned at 1:47 pm

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Next Board Meeting: January 2025

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