



**Board of Trustees
Quarterly Meeting
August 4, 2022**

Members in Attendance:

Don Bouvier
Sabrina Bunks
Audrey Hinton

Mason Ice
Ryan Moore
Charlie Nye

Ted Palles

Members not in Attendance: Roger Albright, Dustin Davidson, Lynn McBee, Sandy Spurgin, Susan White and Ken Wright.

Staff in Attendance: Chad Cornelison, Executive Director; Nick Palles, Interim Assistant Executive Director; Constantine Catranis, Data Intern.

Ex-Officio Members in Attendance: None

Guests in Attendance: Councilmember Gay Donnell Willis, District 13, City of Dallas; Jake Anderson, Office of District 13, City of Dallas; Vasavi Pilla/Coordinator, Public Improvement Districts, Office of Economic Development, City of Dallas; James Roberts/Heartland Security; Fran Gallagher/Praestar Public Relations.

I. **Call Meeting to order:** Ted Palles called the meeting to order at 11:45 AM.

II. **Welcome to Chad Cornelison and Annual Meeting Update**

Ted Palles welcomed Chad Cornelison, recently appointed Executive Director.

Ted Palles also updated the Board of Trustees on the success of the June 28 Annual Meeting hosted at Half Price Books. He also thanked Councilmember Gay Donnell Willis on supporting the event with an inspiring speech and presentation that supported the report on all of the active work of the District office and of City of Dallas in the area. Ted Palles also updated the Board that a few more documents were being prepared for signature by the District staff as the next step in two weeks would take place on the completion of the District Renewal with a vote at City Council. New accounting procedures from City of Dallas are being implemented by staff, with internal procedures updated to support.

The new era of the District as Midtown Improvement District has begun. Ted Palles also stated that the Board will also need be proficient in City of Dallas systems and procedures.

Recruitment is beginning for a permanent Assistant Executive Director. Relationships with property owners will need to be maintained well in the new era and the staff will be recruited accordingly for proficiency.

III. **Approve Board Minutes:**

a) August 4, 2022: Chad Cornelison asked everyone to review the minutes. Sabrina Bunks made

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a motion to approve the minutes. Approved by all.

IV. Treasurer's Report

Treasurer Ryan Moore presented the balance sheet and the income statement and reviewed the quarterly financial position of the Improvement District. Ryan Moore reported that he has been working with City of Dallas and Vasavi Pilla to ensure that all accounting systems match City requirements. Additionally, new PID boundaries are reflected for 2023 accounting. Cap Ex Committee is also studying financials. The budget that was on the books was not in line with the service plan approved by the City. Nick Palles spent a lot of time aligning the budget to be in compliance. Sabrina Bunks made a motion to approve the financials. Approved by all.

V. Committee Reports

a) Public Safety

James Roberts of Heartland/Midtown Blues presented an update to that crime is down, and violent crime is way down. Frequency of crimes are mostly BMVs and unlocked cars being violated in garages and lots for residence and business. The updated Midtown Blues patrols were approved by the Executive Committee and have been adjusted at night to provide for more daytime patrol hours to help assist with growing homelessness issues. Crime in the Midtown District is lower than City of Dallas overall. James Roberts is requesting support from City of Dallas on homelessness issues on sidewalks. He also reported on the support Midtown Blues provided in a crime matter at The Nash in Midtown Park.

Sabrina Bunks also reported on how the film that Great New Place has on their properties helped solve a homicide crime on Eastridge. Sabrina's husband Al Taylor reviewed countless hours of film to help provide information to DPD to help solve the crime.

Audrey Hinton also discussed the need for DPD to pursue details, as she reported on a situation on Ridgecrest in which DPD missed two deceased individuals in an apartment where two children were and wasn't discovered until the children left the apartment. Shots were heard and there was a need to pursue more information inside the apartment and around the area. Councilmember Gay Donnell Willis reported that she is pursuing a policy review on what can be done to enter homes/dwellings when shots are heard in a neighborhood. Councilmember Willis also discussed the importance of community involvement in witnessing, providing information and reporting to police to help solve crimes. Audrey Hinton also shared recognition for DPD for helping her with a personal issue at her home.

Ted Palles also reported that he and James Roberts were meeting on August 5 to define the patrol systems and maps for each area of Midtown District.

Audrey Hinton also expressed a need for properties to have private security to aid with crime prevention.

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Ted Palles suggested that the Public Safety Committee get a system together to connect further with property managers to get their access numbers and CTAs to enable Midtown Blues to patrol further into properties and provide support.

Sabrina Bunks suggested that a follow up letter to the property owners of locations where Midtown Blues provides support letting them know that they have been assisted by Midtown Improvement District.

Midtown 311 program is also working on a mechanism that lets the property owners know that a report has been filed on their property.

b) City of Dallas Update

Jake Anderson of City of Dallas District 13 Office and Dallas City Councilmember Gay Donnell Willis provided an update on City of Dallas public works and other initiatives in and benefiting Midtown.

The Holly Hill street improvements are ongoing. There were issues early on with contractor but these have been resolved.

The District 13 office is receiving weekly updates on Holly Hill on timing and any issues with water pipes and is staying on top of all timelines. Holly Hill area is the first section of work and then it will move to Phoenix. Currently the construction teams are pouring concrete on Holly Hill and water line has been repaired. Meeting with City of Dallas Public Works to keep up with all.

Sidewalk improvement projects are key. The improvements on Fair Oaks are also key. Forthcoming improvements are coming on Park Lane, Greenville to Hemlock and more.

There is also a Dallas Water Utility project replacing infrastructure on water and wastewater coming. Jake Anderson and the District 13 office are monitoring progress on these.

District 13 is also working with Dallas Police Department on areas to support residents. The District 13 office receives complaints asking call for help from District 13. Home 2 Suites asked for help and the District 13 office helped get DPD and Midtown Blues involved in crime control with car break-in control. A DPD tower was provided to help stop car robberies and a decoy cop car was also placed on the Home 2 parking lot. Break-ins have been reduced according to DPD crime stat reports.

Councilmember Willis stated that education needed to remind to take lock and hide to prevent car burglaries.

DPD is on a hiring and recruitment track to provide more service in Dallas.

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The City of Dallas is conducting meetings with Federal lobbyists to pursue funding for Dallas. Five Points is a great candidate for funding outreach.

Scooters are coming back to Dallas but in a better and more measured way with limits on how many allowed in each area so that quantities are spread out.

Councilmember Willis is advocating for Midtown to be City of Dallas Opportunity Zone to access programs. ARPA funding also is also being pursued. Meetings with property owners are coming to discuss ways that owners can support and participate in implementing affordable housing access.

Councilmember Willis also reported that a rogue kiosk vendor under DART light rail on Park Lane had been removed.

Dallas County Homelessness seminar at Preston Royal Library on August 5. On line attendance link available and was distributed in District 13 email.

City of Dallas voting soon on \$10 Million allocations on rehabs of properties for care of homeless who are in programs.

Office of Homeless Solutions budgets will be increasing.

City of Dallas is also working on trash pick up for areas where individuals experiencing homelessness are gathering.

Councilmember Willis is also advocating for a campaign with digital presence to educate the public about not giving money to homeless individuals but to give to charities that can assist individuals experiencing homelessness.

Crime Watch Meeting with City of Dallas Districts 11 and 12 coming up that will talk about enforcement on properties and how DPD will enforce.

Audrey Hinton expressed the need for security to engage with outgoing presence in the community to facilitate safety.

ONCOR CTA still being pursued for 5700 Northwest Highway where homeless encampments keep arising.

Councilmember Willis applauded the District's work on consistency and compliance with City of Dallas in reporting and management and budgeting and the consistency across all of the PIDs in Dallas. She also applauded the updates to policies and ethics being implemented.

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c) Capital Improvements Committee Report

Ted Palles updated the Board of Trustees on infrastructure projects underway in the District.

A meeting is being scheduled with the Capital Improvements/Expenditures Committee and to discuss Park and Fair Oaks improvements.

The street improvements continue on Holly Hill creating 10-foot-wide sidewalks very beneficial to the pedestrian culture and safety in the community.

The committee is still working with Dallas ISD on approval and production of the gift from Midtown Improvement District to Jill Stone Elementary School for an expanded sidewalk. The City will build larger intersection at Eastridge and Park next to Jill Stone.

The District is in the community engagement phase of Mobility Study from Midtown Improvement District. An excellent committee meeting with City of Dallas was recently conducted to launch the study outreach portion to get feedback from community on insights. The first engagement was at a Back to School Fair at Northwest Community Center on July 30. The District will be participating in events at Jack Lowe and Tasby, Conrad and we will be hosting our own Back to School Fun Fest on August 18 event at Vickery Park Branch Dallas Public Library. To support participation in the study, we are conducting a giveaway of MacBooks and Kindles with a drawing from all names of participants. The goal is to secure 200 completed surveys from the residential community. We will also be hosting Cookie Hour events with for property managers to get their feedback.

Ted Palles invited Board members to participate in the survey.

The goal of the survey work is to provide the data to support getting as many walkability projects in the District as possible to build Midtown Improvement District as the most pedestrian-friendly community in Dallas.

Audrey Hinton updated everyone that Tasby and Lowe will be international academy campuses. She suggested hosting a hygiene program for school community families with a give away of hygiene products.

Ted Palles also updated the board that there has been a thorough bidding process and review of proposals to conduct a Midtown Improvement District Economic and Fiscal Feasibility Study. RCLCO has been selected as the firm to conduct the study evaluate the neighborhood as it stands today, and assess future development opportunities and ways to effectively work with City of Dallas. This is a future study format. The RCLCO \$80,000 budget was approved by the EC and the economic study will intersect with the Mobility Study. The Economic Study will take 12 weeks and will start in September. Output from Mobility Study will be ready end of October.

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Ted Palles called for a vote for Economic Impact study approval. Sabrina called for motion to approve with Economic Impact study. All approved.

Ted Palles also reported that a panel will be created with real estate pros, city of Dallas to proceed with the economic impact study.

Mobility Committee work and meetings have been continuing with Kimley Horn's leadership on study. Audrey Hinton asked to be updated on the Mobility Study committee meetings.

Ted Palles also reported that he has asked the PID to define four to five \$15,000 - \$20,000 projects to beautify the District and coordinate with the City with aesthetic impact and improvement of the public realm. As an example Ted will be sharing about a private sector project as a case history example on an improvement with Goody Goody that has been very successful.

d) SoPac Trail Committee

Don Bouvier reported that all of the schematics have been completed to study opportunities for improvement and trailheads on the SoPac Trail. Designer firm Hawker has prepared a survey proposal with a budget of \$19,350 to prepare a survey that will be essential to get to next step of creating the construction documents for the trailhead projects the Committee is recommending.

Sabrina asked what next steps are once Hawker's survey work would be received. Don Bouvier replied that one project would be pursued and signage on the SoPac might be first step to define the area and experience on the trail. An additional step would be to move forward with construction plans so that fundraising could start to raise finances for the projects.

Don Bouvier called for a vote from the Board of Trustees to approve Chad's signature of the agreement with Hawker on survey. All approved.

e) Community Connection

Audrey Hinton will serve as chair of Community Connection Committee.

f) Resilience

Fran Gallagher reported that bidding was currently underway on construction of the buildout of the proposed location at Vickery Justice Center for Resilience intake center for individuals experiencing homelessness, in collaboration with The Bridge Homeless Recovery Center. Bidding out construction and defining costs are essential steps in order to get to the place of discussing and negotiating lease costs with City of Dallas.

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The Resilience Committee has been working on the designs with the Vickery Justice Center architect and providing content to the bidders to create their proposals.

Prior to the brick and mortar location for Resilience, The Bridge Homeless Recovery Center is continuing in-field counseling in Midtown Improvement District. The Bridge is also recruiting staffing to assist and expand the program of in field counseling in Midtown.

The City of Dallas Office of Homeless Solutions has helped with resolving concerns in an area on the North side of the District at Manderville and Royal Lane. The Midtown 311 program was helpful in collecting reports about this area from the District and Midtown 311 lead Susie Hughes was able to file the reports properly for resolution.

The next focus is on the area of concern with a homeless encampment at Skillman and Eastridge.

g) Marketing

Fran Gallagher reported that the Midtown Improvement District Mobility Study is the main marketing focus for the District.

h) Additional Reports

Chad Cornelison informed the Board of Trustees that he had provided in the packets an additional report on committee activities and invited everyone to contact him for updates ongoing.

Nick Palles updated on Constantine Catranis' work on a Midtown Improvement District's database of owner contacts to provide an easy way to search owners and access data for the District.

Constantine Catranis has also created a next level crime stat portal with a map and tracking across time and by crime type and property. This will be placed and accessible on line at the District website and will be shared with the community.

Vasavi Pilla of City of Dallas also reported that August 24 there will be a public hearing with approval of all PIDS. She invited all Board members to attend and reminded the Board of their fiduciary responsibility to engage. Invitation materials will be sent to Chad for distribution to the Board.

Meeting was adjourned at 1:30 pm

Next Board Meeting: October TBA.

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