

## **11:30am 06/04/2025 PID meeting**

### **INTRODUCTION/COVERING BASICS ABOUT PROJECTS OF THE AREA**

10:34am: Pam Dawson introduction laying out order of meeting. Tony Edwards presentation delayed since he's running late. Phillip will not be here.

10:37am: David Cooper brings up traffic problem at a light turning onto hi-line. Also on hi-line turning onto Moss 90% of people are turning right so it causes backup for those turning left. Pam Dawson and Charlotte Carr suggest asking Phillip to fix the problem

10:39: Sue Hounsell speaks about the connector/the bridge, brought up by Adam Hammack. Sue talks about stuff being figured out on Irving and before committing to all the cranes that will be sent over should be taken into account.

10:41: Sue Hounsell speaks of public art. She brings up that the people who deal with public art are looking for donations/funding. Charlotte Carr says the city has 220,000 for the sculpture including the installation, and then brought up oak lawn/ hi-line PID could put in 50,00 dollars in yr 1 and then again in yr 2 to maybe have something of higher value. The sculpture is supposed to be in the middle of the plaza on hi line.

10: 43am: Sue Hounsell speaks of the background of the sculpture piece and why it was conceived. The whole project of connecting hi-line, Irving etc. to surrounding areas is upwards of 8 million dollars (city funding not PID). Whole project is hoping to be done by spring of 2026.

10:46am: Charlotte Carr speaks of carry-over of 200,000 from last year

10:47am: David Cooper speaks of what reserve/insurance PID should put in place, Diana agrees.

10:48am: Charlotte Carr says retainage of Oaklawn hi-line PID is 5%

10:49am: Adam Hammack brings up looking at the budget to see if 50,000 is the right number for the carry over

10:49am: Pam Dawson brings up drawing up a forecast for the rest of the year, and agreed that carry over would not go over 100,000

### **SECURITY**

10:52am: Joe (substituting for Tony Edwards- security) starts to give security update. Biggest problem with crime in the Stemmons/Dragon st area people are smashing glass, breaking into cars etc. The criminals are carrying automatic weapons (AR-15) and wearing face masks. The criminals are not afraid of being approached by cops. Mostly these occurrences happen on the weekends or at night. Security is trying to work with DPD but their response time is not quick. Now that school is out this has spiked. He also speaks of homeless people destroying property, especially vacant building and it is hard to remove them. Brings up that the tenants are losing a

lot of merchandise from their cars getting stolen. This occurs 2-3 times a week. NPD response time range from 45mins-2hrs.

11:02am: Adam Hammack brings up getting the PID to help with this issue.

11:02am: Pam says the city of Dallas (after years of complaining) got her a community officer (that she has a direct line with) that responds quick and helps with this crime problem. She offered to giving her resource to others to help other PID members.

11:04am: David Kronick brings up that his tenants are afraid to walk to their cars at night after closing up. Says he's having a horrible problem at his properties on Lemon Avenue.

11:05am: Charlotte Carr makes sure everyone has Joe's # (214-698-1399)

11:06am: Pam brings up those All-Red deals with a lot of security throughout the design district (on Irving etc). Pam talks about an individual coming in dressing as a UPS representative. He's a very charming man who says he's been laid off and asks for 250 dollars and usually people give it him.

11:09am: Lacey adds her time in Fort Worth regarding past security. Having security using vacant spaces for restrooms.

## **SERVICE PLAN**

11:13am: Charlotte Carr goes over service plan that is a 5-yr outlook. She starts by bringing up the goals of this coming year; security, landscaping, beautification, initiatives to bring in higher end planting. A big focus for the end of last year was putting in fences to avoid homeless from congregating. Fencing has been put up behind The Mexican over on turtle creek.

11:16: David Cooper ask if they/PID are still responsible for upkeep even though project is done. Charlotte Carr says yes.

11:16am: Charlotte Carr/Adam Hammack brings up bringing in a higher end commercial company to deal with larger foot tracker coming into the district.

11:18 am: Adam Hammack brings up what the 2025 assessment is and Charlotte Carr says it was around 800 and 150 carry over.

11:18am: David Cooper asks if growth rates are taken into the 5 yr outlook. Charlotte Carr brings up there is no penalty for under collecting. Charlotte Carr also says she needs to write why we carry over

11:19am: David Kronick asks if the 40 is included into this outlook, Charlotte Carr says no and it will be added to the projections soon.

11:20am: room agrees that #1 priority is keeping the area clean.

11:21am: Charlotte Carr brings up that they can only plant what Oncore allows them too, after Diana brought up growing more trees

11:22am: Pam talks about Tiff looking for a budgeted way to improve the design district. Her suggestion is burying the electric lines.

11:24am: Adam Hammack says Phillip looked into this idea, and how it is the long-term goal but it may not happen in the near future due to other more pressing issues.

11:25am: Diana asks about who decides the allocation rates (Lacey mentions the threshold is 20%). Pam mentions to renew a PID it takes a year. Diana also asks what percentage HN capital owns. Charlotte Carr and Adam Hammack say HN owns around 35% of the PID (the largest owner of the PID).

11:28am: David Cooper asks what HN Capitals long-term goal is in the Design District

11:28am: Adam Hammack says HNs goal is revitalizing the neighborhood

11:30am: Cooper asks about the corner of Stemmons and oak lawn location. Adam Hammack says they are to build six stories of parking and then 20ish floors of apartment space. There will also be retail parking.

11:33am: Adam Hammack and Charlotte Carr mention during the day there will be 50 spots for parking for the Deliah restaurant since Deliah is only open for dinner. Diana seems to want more, she is very concerned about parking.

11:34am: Diana brings up HN is asking for a lot of her parking exceptions and she is requesting HN to remove these requests.

11:36am: David Cooper asks what they are doing for the Moth, both Charlotte Carr and Adam Hammack say that they are looking for a more casual restaurant spot (that varies from places like The Mexican and Carbone). Diana again believes this will cause a parking issue.

11:39am: Pam Dawson suggests putting up toe away parking signs. Says she never loses in toe court apparently.

11:40am: Lacey asks about HNs assessment rate. Charlotte Carr states it is 15 cents per 100 dollars of the appraised value.

**MEETING ENDS**