



**Downtown Fort Worth, Inc.
Fort Worth Public Improvement District #14
Advisory Board Meeting
November 3, 2022
Minutes**

The Advisory Board for the Fort Worth Public Improvement District #14 met in person at the offices of Downtown Fort Worth, Inc., located at 777 Taylor Street, Suite 100, Fort Worth, Texas on Thursday, November 3, 2022 at 9am.

Advisory Board Members who attended: Tom Struhs, Anthony Renda, Jeff Fulenckek and Kent Bogle *via proxy*.

Advisory Board Members unable to attend: Debbie Diaz.

DFWI Staff: Brandi Ervin, Matt Beard, Becky Fetty, Shane Smith, Andy Taft, and Barbara Sprabary.

Guests: Arthur Wyman, Sam Kenny, David Bershires, and Melanie Smith with Pioneers Rest Cemetery were present for today's meeting.

CALL TO ORDER – With a quorum being present, Chairman Struhs called the PID #14 Advisory Board meeting to order. Mr. Struhs asked everyone around the table to introduce themselves.

CONSIDERATION OF MINUTES – Mr. Struhs called the Board's attention to the July 14, 2022 meeting minutes. The minutes were emailed to the Advisory Board prior to today's meeting.

UPON A MOTION BY Anthony Renda and duly seconded, the PID #14 Advisory Board of Directors unanimously approved the July 14, 2022 minutes as presented.

FINANCIAL REPORT – Brandi Ervin reported the following for the 4th Quarter FY2022:

- We spent 100% of the PID 14 private assessments this year;
- For previous year's assessments, we spent \$870;
- All expense line items were over 90% of the budgeted amount, except for maintenance;
- There is \$4,500 left in the maintenance line item that is for the Pioneer's Rest entry way
- Overall, we spent 92% of the budgeted expenses last fiscal year;
- Currently these numbers are being audited.

UPON A MOTION BY Anthony Renda and duly seconded, the PID #14 Advisory Board of Directors unanimously approved the 4th Quarter Financial report for FY2022.

**Mr. Beard said that the PID painted 600 linear feet at the entry of Pioneer's Rest and replaced a number of the fence finials. What remains to be painted is the marquee. Pioneer's Rest is working with an engineer on the foundational issues of the archway. Once that is repaired, the PID can have it painted.*

The Advisory Board had a brief discussion about the cemetery's perimeter fencing. There is a shared fence on the Urban Genesis side. Approximately 100' of the chain link fence is either off or hanging off the concrete retaining wall. Urban Genesis proposed replacing it with an 8' wooden fence, however Pioneer's Rest did not approve this because of the longevity. Urban Genesis acknowledged that they will be selling the property within a short period of time and the new owner would not be responsible for the maintenance of the wooden fence. Anthony Renda said he will reach out to someone at Urban Genesis to see if they will respond. Pioneer's Rest has reached out to BNSF's PR person to request a meeting with regard to the retaining wall on the north end. They hope to meet with



BNSF before the holidays to get repairs or replacement done. The retaining wall on the east side of the railroad tracks was done by Lincoln Properties.

Mr. Struhs stated that when the PID was created, they wanted to adopt Pioneer's Rest so that a portion of the PID funds would help in the maintenance of the cemetery. He asked what the process is for looking at the budget moving forward with regard to the perimeter fencing. Mr. Beard said that he would need to look at the state statute and check with the city.

PID #14 REPORT

Maintenance, Landscaping, & Ambassador Program – Matt Beard's report included:

- City Council held two public hearings in September and unanimously approved all PID budgets. The new FY2023 began on October 1.
- The police has doubled the budget for its H.O.P.E. unit. They are doubling the number of officers, which will be beneficial to Pioneer's Rest and the Bluff area for those experiencing homelessness and can also help to stop illegal camping and dumping in those areas. (Anthony Renda mentioned the dumping that continues to happen at BNSF's right of way at Cold Springs to Locust). Mr. Beard said he will go out and take pictures of the area.
- The tree light repair budget for PID 14 was increased from \$5,500 to \$7,500.

Mr. Beard presented the following opportunities for the \$5K Beautification Projects for this fiscal year:

- A. Gateway project on East Belknap (as it turns in Samuels) in front of Towne Place Suites: Add river rock with xeriscape and add supplemental seasonal color three to four times a year. This would cost \$2,500-\$5000. (Mr. Taft suggested using decomposed granite instead of river rock.) Anthony Renda suggested using the money toward lighting the overpass. This will help to make walking safer. The board talked about the fence that is often knocked down. (Mr. Beard said he would talk to TPW about lighting, since this is a safety issue with all the development that is going on there.) Mr. Taft suggested adding a rail by the railroad tracks.
- B. Enhance the entry way at Nash with additional plants or pots.
- C. Enhance lighting at Nash (Mr. Beard would like to do a nighttime walk there with Advisory Board members to look at the lighting.)
- D. Enhance the frontage of Pioneer's Rest. There is a landscaping opportunity for the installation of a 600' flower bed between the fence and sidewalk with either tulips, daffodils, or iris. Melanie Smith suggested a bench where it is wide enough. She also suggested a dog way station, and a trashcan and added that this would entice the residents to enjoy the green space of the cemetery.
- E. Trim and prune the trees within the PID which would allow us to string lights higher in the trees.

Mr. Taft suggested to the Advisory Board to do a mid-year adjustment and add the \$4,500 allotted for Pioneer's Rest (for this fiscal year) to the \$5K allotted for the Beautification project (that isn't earmarked) and spend all that money to do something meaningful during this fiscal year. Since the entry way restoration at Pioneer's Rest will not be done until next fiscal year, the Board can budget \$4,500 for Pioneer's Rest gateway for next fiscal year.

The Advisory Board was in favor of investigating the cost for the following:

- Elevate the trees in the PID and enhance tree lighting along Samuels Ave

TRANSPORTATION & PLANNING

- **Avid Hotel** - The Avid Hotel has pushed its completion date to the first quarter of 2023. Mr. Beard anticipates the completion date will shift again. This development is 55,000 sf, 104 room hotel, north of TownePlace Suites. Once completed, this complex will contribute approximately \$12K annually to the PID. (While the project will not be completed before the next tax assessment, the construction alone will increase the assessment income easily.)
- **Urban Genesis Project** – This project is shooting for a completion date at the end of calendar year 2023. This development will also contribute about \$12K annually to the PID.
- **Poindexter Project** – No updates.



MARKETING – Becky Fetty announced that the Downtown Neighborhood Alliance will be having a Friendsgiving Gathering on November 16 at 5:30-7pm at Neighbor’s House. If anyone is interested in joining the D.N.A., please contact Ms. Fetty at Beckyf@dfwi.org. The cost to join annually is \$20/household; or \$10/unit for multi-family units. The group has monthly meet ups.

RESEARCH – Shane Smith reported that the condo and townhome sales for downtown, over the past quarter, has slightly decreased. Since 2021, there has been a decent positive uptrend in the value of the price per sf. The sale of the larger units have slightly decreased, but the sale of the smaller units have increased. There is an increase of demand for smaller space.

The market per sf on apartment rent, post COVID, has had tremendous growth. There is a huge gap between effective rent and asking rent which is an indicator of strong concessions and new product coming on the market. This is the strongest growth downtown has seen in 10 years. Mr. Taft added that this explains the economic pressure for the assemblage of property on the north end of Samuels. Studio apartments are in high demand. The census data for the Rock Island area shows that the average household size (1.8) is smaller than the national average (2.5). People are opting for smaller living arrangements in Rock Island. It is the studio apartment, for how future development is looking. Taft added that downtown is starting to see a 1 bedroom trend as well. The idea of making affordable units for singles, who don’t want roommates, is trending up.

The average daily rate for Hospitality has increased. Smith said hospitality is recovering quite well since pre-pandemic days.

REQUESTS FOR FUTURE AGENDA ITEMS – Chairman Struhs announced that he will be stepping down as the Chair of the PID #14 Advisory Board, but will continue to serve on the Board. Mr. Struhs has been the chair since the PID was created, which was even before construction began. Mr. Taft thanked Mr. Struhs for his leadership and everything he has done since the PID’s creation.

The Advisory Board will be given notice to have an election for a new Chair. The new Chair will be voted in at the first PID #14 Advisory Board meeting in 2023.

PRESENTATIONS BY THE PUBLIC – There were no presentation by the public.

OTHER MATTERS – Melanie Smith informed the Advisory Board that Pioneers Rest will be having its first Veteran’s Day ceremony in the cemetery on November 11 at 2pm. Quinton McGowan, esteemed historian, will be the master of ceremonies.

ADJOURNMENT OF MEETING – With no other matters to come before the Board, Chairman Struhs adjourned the PID #14 Advisory Committee Meeting.

Respectfully Submitted,



Tom Struhs, Chairman

