



FORT WORTH PUBLIC IMPROVEMENT DISTRICT (PID) # 14
ADVISORY BOARD MEETING

Downtown Fort Worth, Inc.
777 Taylor Street, Suite 100 Fort Worth, TX 76102
Thursday, November 3, 2022
9:00 A.M.

A G E N D A

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| I. | Call to Order | Tom Struhs |
| II. | Consideration of Minutes of July 28, 2022 | Tom Struhs |
| III. | Financial Report for Fourth Quarter of FY 2022 | Brandi Ervin |
| IV. | PID #14 Report | |
| | a. Maintenance, Landscaping & Ambassador Program | Matt Beard |
| | b. Transportation & Planning | Matt Beard |
| | c. Marketing | Becky Fetty |
| | d. Research Update | Shane Smith |
| V. | Requests for Future Agenda Items | Tom Struhs |
| VI. | Presentations by the Public | |
| VII. | Adjourn | Tom Struhs |





Downtown Fort Worth, Inc.
Fort Worth Public Improvement District #14
Advisory Board Meeting
July 28, 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 Wednesday, July 28, 2022 at 9am.

Advisory Board Members who attended: Kent Bogle, Jeff Fulenchek, and Tom Struhs.

Advisory Board Members unable to attend: Donna Anderson, Debbie Diaz, Tara Pittman, and Anthony Renda.

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

Also present for today's meeting:

- Crystal Hinojosa, PID Administrator with the City of Fort Worth.
- Joan Crittenden and Melanie Smith with Pioneer's Rest Cemetery
- A member of the public, by the name of "Thomas" was also in attendance.

CALL TO ORDER - With a quorum being present, Chairman Tom Struhs called the PID #14 Advisory Board meeting to order.

Andy Taft started the meeting by saying: *"Yesterday and today is the first time that we have had anyone to attend our meetings wanting to roll video tape. We have a member of the public in attendance doing that today. We have been communicating with the city on this issue. Today we have a member of the public who is recording today's proceedings. We've received word that there is some doubt about that we have to allow this in the minds of the city attorney. We are not comfortable making that decision for this Advisory Board, so if you would like to consent, you may require a consent form. If no one consents, we will ask for the camera to be turned off. We will be working with city staff to clarify this issue immediately. The member of the public may or may not stop recording. We are making an audio recording of this meeting to ensure accurate minutes of today's meeting."*

There was no objection from the PID #14 Advisory Board to have the meeting recorded.

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

UPON A MOTION BY Kent Bogle and duly seconded by Jeff Fulenchek, the PID #14 Advisory Board of Directors unanimously approved the April 14, 2022 minutes as presented.

3rd QUARTER FINANCIAL REPORT FY2022 – Matt Beard reported the following:

- Total expenses are currently at 70%.
- The outstanding items keeping us from what would typically be at 75% at the end of the 3rd quarter is the front entry to the Pioneers Rest Cemetery. Mr. Beard added that he has had discussions with the painter and conversations with the Pioneers Rest Board about raising that entry way. Until it

is raised for trucks, we are in a hold pattern until that is completed. (The Pioneers Rest Board is currently in discussion about this and will discuss this matter at its September board meeting, where hopefully the plans will be drawn by then. PID 14 will probably be delayed on that project until next year.) FY23 starts October 1. So, that maintenance line of \$4K difference would be rolled over into FY23.

- Mr. Beard highlighted that the only item that is over the 75% is the tree lights and utility line due to works on strings and gfcı replacements. He does not anticipate any astronomical charges on tree lights for the remainder of the year.

UPON A MOTION BY Jeff Fulenchek and duly seconded by Kent Bogle, the PID #14 Advisory Board unanimously approved the 3rd Quarter Financial FY2022 report as presented.

CONSIDERATION OF THE DRAFT BUDGET FOR FY2023 – Matt Beard stated that the values in PID 14 are slowing making their way up. Future projects on line include the Avid Hotel and the Urban Genesis Project. There is also another project that has not gotten design approval yet, but is currently going through the process. For FY 2023, Mr. Beard said that we have jumped from \$81K in assessments that we will collect to \$94K. Given the current PID programming, this will cause assessments to go up in the coming years. The current assessment for properties within PID 14 is 10 cents per \$100 value. This is what would generate the \$94,270. Beard presented three options for assessments for PID #14 for FY23:

Option 1 – Lower assessment to 9 cents per \$100 value.

In order to meet the current PID programing standards, with no visible operational changes, we would require \$84,842 (roughly \$10K less than what the property values would generate). This allows us to reduce the rate from 10 cents per \$100 value to 9 cents per \$100 value (Calculate $.009 \times \text{property value} = \text{your annual assessment}$).

Option 2 – Lower assessment to 9.5 cents per \$100 value.

No changes to current PID programming, but additional tree light maintenance and installation. The Trees are maturing greatly and could use more lights. We could remove, restring, and repair the electrical for lighting to our standards. With this option, Mr. Beard proposed spending \$6K for two dual use recycle waste bins (36 gallons) and placing those near the cemetery. There is future development that will be on that site and there are patches with no bins.

Option 3 – Keep assessment at 10 cents per \$100 value.

Same as option 2, plus a few beautification opportunities if this is something that the PID board has an appetite for. Preliminary discussions with staff suggested some zero scaping with drought resistant plantings in front of Towne Place Suites or flowers (maintain seasonally or drought resistant which requires little maintenance); plant flowers in front of the 600 linear feet in front of Pioneers Rest. We could do all three of these, if the Board votes for Option 3, to not lower the assessment. Mr. Beard will put estimates to show what each of the beautification opportunities look like.

Mr. Struhs asked what the current rate is for PID 1. Mr. Beard stated that their current assessment is 11.5 cents per \$100 value. Given that it is 75% commercial and values are not rising at the level of residential, the PID 1 Advisory Committee is looking at raising the rate.

Discussion:

The PID 14 Advisory Board discussed Options 1-3. Mr. Struhs said he would support Option 2. Mr. Beard said that the idea is to lower the assessment rate and retain an acceptable reserve balance or identify opportunities to enhance the district. The Advisory Board agreed that they preferred lighting and landscaping over Ambassador hours. Mr. Bogle was in favor of keeping the assessment at the 10 cent level so that it would allow the PID to do some beautification at the level that is done throughout

downtown. Mr. Fulencheck said he preferred opportunities to enhance Nash Elementary and Pioneers Rest Cemetery. He was also in support of staying at the current rate.

Mr. Beard said he will get estimates for beautification opportunities to discuss at the next meeting.

A representative from Pioneers Rest thanked the Board for what they have done for the cemetery as they do not receive any government assistance. They have a small endowment. Pioneers Rest is the oldest public cemetery with the first burial there in 1849.

UPON A MOTION BY Jeff Fulencheck and duly seconded by Kent Bogle, the PID #14 Advisory Committee unanimously approved Option 3 (10 cent assessment rate). No one opposed.

Schedule:

- **July 28** – PID 14 Advisory Committee Meeting; Budgets will be sent to the City today.
- The city will review the budgets over the next two weeks and will send a public notice to all of the residents in the area.
- **August 23** – Public hearings begin.
- **September 13** – City Council will adopt budgets for FY23 for 13 PIDs in the city.
- **October 1** – FY23 begins.

PID #14 REPORT

Maintenance, Landscaping & Ambassador Program – Mr. Beard highlighted some pictures showing the finials that have been replaced at Pioneers Rest. (Total of 140 to date.)

Park Dedication Fees – Arnold Park has been identified in the city’s 5 year capital improvement plan for funding in the next fiscal year for \$100K. Funds will go towards a new shelter with tables and a cooker and the refurbishment of the tennis court. Mr. Struhs asked if the park is expanding. Ms. Konur said she is not aware of an expansion, but will inquire with the city. Mr. Beard mentioned that he notified the city about the basketball goals at 11’ and asked if they could be lowered to the standard 10’.

Ambassador Program – Ambassadors have been busy with motorist assists at the Rocklyn and Towne Place Suites. At the next meeting, Mr. Beard will show a comparison of FY2021 and FY2022 as we wrap up the end of the year.

Homeless Outreach – There is not a lot of outreach assistance in PID 14. A couple of the hotels have had a few homeless people enter the hotel looking for a cup of coffee.

Hospitality Assists – The Ambassadors are making sure they are engaging with residents and visitors to help them find places in downtown. We have 13-14 employees on staff. There has not been an issue with response. No other PID has an Ambassador program like this. PID 14 has part-time Ambassador coverage but they are available from 7am to midnight, seven days a week.

Transportation & Planning – Melissa Konur reported on the following projects:

- **Gounah Street** - 172 units. This project is in construction now and starting to go horizontal. Project is estimated to be completed in the 4th quarter 2023.
- **Avid Hotel** - The foundation is complete. 50 % of concrete is ready to pour, but they are waiting for concrete suppliers and also awaiting deliver on the lumber package. This should be completed the latter part of the 1st quarter 2023. The hotel will have some small retail that will be open to the public.
- **515 Samuels Avenue** – New project with 27 units. Project designer is Joe Self. These are smaller type townhome products for middle income. The project came through design review. We don’t know if these are for sale.

- **Outside the PID**, there are single family home construction happening in Greenway.

MARKETING – Becky Fetty talked about the Fort Worth Downtown Neighborhood Alliance that meets monthly. The DNA has events throughout downtown in PID 1, however any downtown resident can become a member. The annual fee is \$20 per household. Membership includes monthly newsletter, education programs, and gatherings. Gatherings average between 60-70 people, and up to 150 if the Mayor or Andy Taft are the guest speakers. Their next event will take place at Love Texas Art at 4th and Houston. There will be live music, light bites, and a cash bar. Ms. Fetty mentioned that many apartment buildings pay as a building at \$10 per unit annually.

- **Upcoming Events in Burnett Park** include movie nights with *Grease* showing on September 16; *Encanto* on October 7; and *Elf* on December 2.
- **Salsa in September** – free Salsa dance lessons every Thursday in September with lessons by Arthur Murray Dance Studio.

REQUESTS FOR FUTURE AGENDA ITEMS

- Mr. Struhs would like to get together with TRWD to discuss the development of the flood plan and getting a road developed. Mr. Taft stated that TRWD has said this is a city matter. Taft reached out to Robert Sturns and will try to get a meeting pulled together to begin that conversation. He asked Mr. Struhs to send him a list of the people on the private side that should be invited to the meeting. The land is in the PID and would greatly enhance the revenue of the PID and is an opportunity for the city. (Presently TRWD and Trinity River Vision show the land as a park land.)
- Beautification Opportunities for PID 14.

PRESENTATIONS BY THE PUBLIC – “Thomas” recorded today’s meeting as a 1st Amendment audit. He stated that the public has an interest in gathering content. He commended the PID #14 Advisory Board for the way they conducted today’s meeting and allowing the public to attend. He stated that any member of the press or public can record and speak at a public meeting. He suggested not sharing future agenda items as the public did not have the opportunity to hear it in real time.

OTHER MATTERS

- Mr. Beard said that he would introduce Rex, NPO, to the volunteers at Pioneers Rest.
- Mr. Taft said that there are a significant amount of resources with very low barriers on East Lancaster for the homeless including showers, mailboxes, and internet. If you know of anyone in need contact the Presbyterian Night Shelter.
- Mr. Beard mentioned that Visit Fort Worth is looking for volunteer opportunities and Pioneers Rest may want to contact them to inquire about getting volunteers to help with cleanup at the cemetery.

Mr. Struhs said it is important to understand the whole purpose of the PID is the taxation comes from the residents, so all the money raised is paid by those who are enjoying it. It is the truest form of a republic that you can get.

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