



Uptown Dallas, Inc. Board Meeting
Thursday, December 5, 2024 | 4:30 PM
Las Palmas

Members in attendance: Michael Alost, John Armstrong, Joel Behrens, Aaron Bidne, Kevin Butkus, Kelem Butts, Phil Cobb, De'On Collins, Corbin Eckel, Tara Green, Iman Harris, Judy Hearst, Pasha Heidari, Kevin Hickman, Wade Johns, Yolanda Lawson, Ramsey March, Paula Nemec, Kyle Noonan, Tony Page, Paula Peters, Joseph Pitchford, Chase Prospere, Sharon Quist, Scott Sherwood, Katy Slade, Neal Sleeper, Cheryl Thompson, Mike Turner, Bill Weinberg, and Shan Zaidi.

Other parties in attendance: Natalie Nieves-Guerrero, Councilmember Paul Ridley, Interim City Manager Kimberly Tolbert, Noelle LeVeaux, Chuck DelTufo, Megan Mummaw, Bailey Criado, and Sophia Morgan.

Members absent: James Blanton, Chris Cleghorn, Buddy Cramer, Adam Maciak, Ryan McManigal, John Murray, Melayne Packer, Jud Pankey, Zachary Porter, Elliot Prieur, Pretlow Riddick, Lily Smith, Melissa Swope, Seth Thatcher, Whit Thompson, Kevin Welsch, Robert Wright, and Amy Young.

Call to Order: Ramsey March, Uptown Dallas Inc. ("UDI") Chairman of the Board of Directors ("the Board"), called the meeting to order at 4:45pm. He welcomed the Board and reminded them of the Conflict of Interest and Confidentiality policy.

Minutes: Tony Page motioned to approve the October meeting minutes. Cheryl Thompson seconded the motion. Motion unanimously approved.

Treasurer's Report:

- Michael Alost, UDI Treasurer of the Board, reviewed the November 2024 financials.
 - Kelem Butts motioned to approve the November financials. Judy Hearst seconded the motion. Motion unanimously approved.
- Michael presented the proposed 2025 budget. UDI will be adding two new line items in 2025: spitting out the USA funds on to its own public safety line and adding a Griggs Park general repairs line.
 - Paula Peters motioned to approve the proposed 2025 budget as presented. Judy Hearst seconded the motion. Motion unanimously approved.
- Michael Alost presented the 2025 contracts exceeding \$50,000, describing each contract and their respective costs, including: Tactical Protection Service, MATA, Green2B-Griggs Park, Lawns of Dallas, Lawnsapes of Dallas, ESC, and Pritchard Associates.
 - Kelem Butts motioned to approve all the 2025 contracts exceeding \$50K. John Armstrong seconded the motion. Motion unanimously approved.

Chairman's Report:

- Ramsey March presented the Chairman's Award to Tony Page.

Executive Director's Report:

- Noelle LeVeaux re-introduced the UDI staff and asked each staff member to present their 2024 wins and 2025 goals. Chuck, Bailey, Megan, and Sophia spoke on their projects and future plans.
- Noelle presented the Staff Appreciation Award to both Michael Alost and Neal Sleeper.
- She then presented the 2025 committee meeting cadence.

Committee Action Items & Reports:

- **Nominating Committee:** Mike Turner presented the proposed 2025 Board Slate via the Nominating Committee Memo.
 - Bill Weinberg noted that while Noah Flabiano is the Two-Way Conversion Committee co-chair with Neal Sleeper, he is not a Board member and cannot attend Executive Committee meetings. He asked that Noah's name be removed from the Executive Committee section of the Nominating Committee Memo.
 - Joseph Pitchford motioned to approve the 2025 Board Slate with the adjustment to the Executive Committee section. Kelem Butts seconded the motion. Motion unanimously approved.
- **Public Realm & Capital Improvements:** Tony Page and Councilman Paul Ridley provided updates on the Construction Parking Amendment and Digital Kiosks in Dallas. Joseph Pitchford asked that if a Request for Proposal goes out from the city for Digital Kiosks, UDI asks for special signage regulation in the district.
- **Public Safety:** Kelem Butts and Chuck DelTufo updated the Board on UDI Command Center progress. They asked the Board to think about property that could be rented, purchased, or donated for the Command Center headquarters, and to reach out with any ideas.
- **Governance:** Bill Weinberg updated the Board on Strategic Plan initiatives and strategic planning committee members. He plans to resume Bylaw discussion once the plan is completed in Spring of 2025.

Guest Speaker: Interim City Manager Kimberly Tolbert

- Noelle introduced Dallas Interim City Manager Kimberly Tolbert to the Board.
- Ms. Tolbert spoke about her background with the City of Dallas and what she accomplished in her first 100 days as Interim City Manager. She informed the Board that the issues the city is seeing with public safety and the police department are similar to other cities in Texas like Plano and Lewisville.
- Q&A with Ms. Tolbert – Joseph Pitchford asked if special signage regulation against Digital Kiosks would be available for PIDs. Ms. Tolbert noted that Uptown's City Councilman would help write regulation language when the RFP goes out.

Ramsey March adjourned the meeting at 6:12pm.