



**Uptown Dallas, Inc. Board Meeting
Tuesday, October 21, 2025 | 8:30am
ABOG – 2727 Laclede**

Members in attendance: Michael Alost, John Armstrong, Joel Behrens, Aaron Bidne, De’On Collins, Corbin Eckel, Tara Green, John Hall, Judy Hearst, Kevin Hickman, Wade Johns, Jacob Moore, John Murray, Paula Nemec, Alan Neuhoff, Amanda Novak, Ross Odland, Tony Page, Paula Peters, Joseph Pitchford, Zachary Porter, Sharon Quist, Tyler Sibley, Neal Sleeper, Melissa Swope, Seth Thatcher, Cheryl Thompson, Mike Turner, Bill Weinberg, and Robert Wright.

Other parties in attendance: Cricket Griffin, Larry McCoy, Councilmember Paul Ridley, Lacey Ruiz, Kelem Butts, Chuck DelTufo, Megan Mummaw, Bailey Criado, and Sophia Morgan.

Members absent: James Blanton, Josh Bock, Kevin Butkus, Chris Cleghorn, Phil Cobb, Buddy Cramer, Iman Harris, Pasha Heidari, Yolanda Lawson, Adam Maciak, Ramsey March, Michael Massad, Ryan McManigal, Kyle Noonan, Elliot Prieur, Chase Prosperc, Pretlow Riddick, Scott Sherwood, Katy Slade, Kevin Welsch, and Shan Zaidi.

Call to Order: Aaron Bidne, Uptown Dallas, Inc. “UDI” Vice Chairman of the Board, called the meeting to order at 8:39am. He welcomed the members and shared that he was filling in for UDI Chairman Ramsey March, who is currently traveling.

Chairman’s Report:

- **Minutes: De’On Collins motioned to approve the August meeting minutes. Neal Sleeper seconded the motion. Motion unanimously approved.**
- Aaron noted that because Tony Page and Councilmember Paul Ridley have to leave for a City of Dallas meeting, the Two-Way Committee and Public Realm & Capital Improvements Committee reports will be moved to first on the agenda.

Committee Reports:

- **Two-Way Conversion Committee:** Neal Sleeper, Two-Way Conversion Committee Chair, provided a brief history of the project, dating back to 2015 when the UDI Board approved supporting the project. He explained some of the project delays, where various funding is coming from, and recapped the most recent public meeting where 30% project plans were presented. He also explained the project budget increase from 2015 to 2025, but how UDI’s contribution has stayed the same at \$1M. The 60% project design plans are almost complete, and another public meeting will follow.
 - Tony Page recapped UDI and other organizations’ support for the project since 2015. He also presented the motion and vote from the September Executive Committee meeting. **Tony Page motioned for the Uptown Dallas, Inc. Board of Directors to reaffirm its continued support for the Two-Way Conversion Project along**

McKinney Avenue and Cole Avenue. Kevin Hickman seconded the motion, and Aaron Bidne opened the floor for discussion.

- **Bill Weinberg expressed his opposition to the project and suggested that UDI allocate its \$1M contribution and the Two-Way Project Management annual funding to other initiatives.**
- **After discussion, the motion was then considered by the Board and passed, with 29 in favor and 1 opposed.**
- **Public Realm and Capital Improvements Committee:** Tony Page, UDI Public Realm & Capital Improvements Committee Chair, updated the Board on UDI engagement with Speck-Dempsey for the Public Realm Design Study. The final draft of the plan has been delivered, and the sub-committee is reviewing. Jeff Speck of Speck-Dempsey will present the plan to the Board for final approval.

Executive Director's Report:

- Kelem Butts, UDI Executive Director, welcomed the Board, and presented recent staff successes:
 - The installation of the half basketball court at Griggs Park in collaboration with the Dallas Mavericks.
 - A full-time dispatcher has been hired at the UDI Safety HQ and cameras have been installed across the district.
 - The renewal petition has been received from the City of Dallas and circulated amongst many property owners already.
 - Let's Talk Uptown: Global Tournament, Local Impact occurred on September 24th at Truluck's.
 - The 9th Annual Uptown Block Party occurred on October 1st at the Lincoln Properties parking lot on Routh Street.
- Kelem then updated the Board on the Uptown HOA Leaders meeting scheduled for Wednesday, October 22nd at ABOG.
- He also mentioned the Dallas Morning News shoutout with Uptown then and now photos, and how he has been educating a new editor on Uptown's boundaries.

Treasurer's Report:

- Tara Green, UDI Treasurer of the Board and Finance Committee Chair, reviewed the September 2025 financials, calling out any notable variances during the month. **Paula Peters motioned to accept the September financials, and Paula Nemec seconded. The motion passed unanimously.**
- **Renewal Committee:** Joseph Pitchford, Renewal Committee Chair, updated the group on renewal progress, noting that petitions are currently being circulated by the Renewal Committee to large property owners. For a PID to be renewed in Texas, two of the three requirements must be met: 1) 50% of total value in the district must be in favor of renewal, 2) 50% of total land area must be in favor, and/or 3) 50% of property owner accounts by number in favor. UDI is already showing significant progress in meeting value and land area goals. Joseph then presented the renewal marketing video to the group, created by XuLabs.

- **Maintenance Committee:** John Armstrong, Maintenance Committee Chair, updated the Board on recent leadership changes with ESC's Clean Team. Ricardo Garza is the new Clean Team Manager.

Stakeholder Discussion:

- Aaron opened for stakeholder discussion.

Aaron Bidne adjourned the meeting at 9:27am.