



**Uptown Dallas, Inc. Board Meeting
Tuesday, December 2, 2025 | 4:30pm
Truluck's**

Members in attendance: John Armstrong, Aaron Bidne, Josh Bock, Kevin Butkus, Phil Cobb, Corbin Eckel, Tara Green, John Hall, Iman Harris, Kevin Hickman, Wade Johns, Yolanda Lawson, Ramsey March, Michael Massad, John Murray, Alan Neuhoff, Tony Page, Paula Peters, Joseph Pitchford, Elliot Prieur, Sharon Quist, Pretlow Riddick, Neal Sleeper, Cheryl Thompson, Mike Turner, Bill Weinberg, and Robert Wright.

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

Members absent: Michael Alost, Joel Behrens, James Blanton, Chris Cleghorn, De'On Collins, Buddy Cramer, Judy Hearst, Pasha Heidari, Adam Maciak, Ryan McManigal, Jacob Moore, Paula Nemecek, Kyle Noonan, Amanda Novak, Ross Odland, Zachary Porter, Chase Prospere, Scott Sherwood, Tyler Sibley, Katy Slade, Melissa Swope, Seth Thatcher, Kevin Welsch, and Shan Zaidi.

Call to Order: Ramsey March, Uptown Dallas, Inc. "UDI" Chairman of the Board, called the meeting to order at 4:48pm. He welcomed the members and thanked them for their attendance.

- **Minutes: Josh Bock motioned to approve the October meeting minutes. Joseph Pitchford seconded the motion. Motion unanimously approved.**

Treasurer's Report:

- Kelem Butts, UDI Executive Director, filled in for Tara Green, UDI Treasurer of the Board and Finance Committee Chair, for the Treasurer's Report.
- Kelem reviewed the November 2025 financials, noting no significant variances during the month. Phil Cobb asked if the Balance Sheet should list the Two-Way Conversion investment of \$1M as restricted or unrestricted net assets, and Kelem noted the Finance Committee will discuss and report back. **Josh Bock motioned to accept the November financials, and Phil Cobb seconded. The motion passed unanimously.**
- Kelem then updated the group that the proposed 2026 budget is still awaiting Executive Committee's review, and that the full Board will vote via email before January 1, 2026.
- Kelem presented all 2026 contracts that exceed \$50,000. Ramsey asked that the Board approve these contracts when they approve the proposed 2026 budget via email.

Chairman's Report:

- Ramsey presented the Chairman's Award to two long-time Board members who are rolling off in 2026: Scott Sherwood and Katy Slade.

Executive Director's Report:

- Kelem reminded the Board of the committee meeting schedule for 2026, encouraging all to join up to two committees. Yolanda Lawson asked that this schedule be sent out again after the meeting including the Chair's contact information.
- Kelem then presented the Staff Appreciation Awards to Zac Porter and Ramsey March.

Committee Reports:

- **Nominating Committee:** Mike Turner presented the proposed 2026 Board Slate via the Nominating Committee Memo, noting four new directors, three directors rolling off, 20 directors renewing for another two-year term, and the 2026 Officer Slate. **Neal Sleeper motioned to approve the 2026 Board and Officer Slate. Robert Wright seconded the motion. Motion unanimously approved.**
- **Public Safety Committee:** Wade Johns, Public Safety Committee Chair, highlighted key wins for public safety in Uptown in 2025: opening of the Safety HQ, launching the SeeSay app, and record-breaking low crime. Chuck DelTufo, Director of Public Safety and Operations, provided the 2025 statistics.
- **Renewal Committee:** Joseph Pitchford, Renewal Committee Chair, updated the group on renewal progress, noting that UDI has met the City's requirement of 50% for value, but is still working to meet the 50% land value requirement. He encouraged all Board members to sign their petitions and to reach out to the Renewal Committee members with any questions.
- **Marketing, Placemaking, and Outreach Committee:** Iman Harris, Marketing Committee Chair, recapped 2025 successes such as Movies in the Park, Block Party, Hero Fest, UDI website redevelopment, and increased social media engagement. Bailey Criado, Manager of Marketing and Events, updated the Board of two upcoming events: Work From Sports Bar Day (December 5) and Uptown's Merry Night Market (December 12).
- **Public Realm and Capital Improvements Committee:** Tony Page, UDI Public Realm and Capital Improvements Committee Chair, updated the Board on 2025 Public Realm completed projects such as the PHB crossing on Cedar Springs, the playground shade structure install at Griggs Park, and the concrete lifting along the trolley tracks on Cityplace West. He also noted the various projects that are in-progress and will continue into 2026: Public Realm Design Study with Speck-Dempsey, crosswalk repairs, LED conversion for the light poles along Allen Street, and the Maple-Routh Connection Gateway Mural.

Stakeholder Discussion:

- Councilmember Paul Ridley spoke on current City initiatives such as the upcoming Construction Parking Ordinance public meeting, the shop local campaign, and transportation issues.
- All Board members enjoyed the holiday party reception following the meeting.

Ramsey March adjourned the meeting at 5:44pm.