



**Area 7, West Dallas
Meeting Minutes**

MEETING DATE: April 16, 2009

LOCATION: West Dallas Investments
340 Singleton Blvd., Dallas, Texas 75212

MEMBERS ATTENDING:

<p><i>Interim Chair:</i> Butch McGregor <i>Guest:</i> Councilmember Pauline Medrano Mark Baker Jenny Banda Jim Barnes Theresa Canales Bill Farrell Michael A. Gonzales E. J. Gutierrez Delores Sosa Green Sylvia Lagos Robert Lewis</p>	<p>Rosa E. Lopez Leonor Marquez Ana-Maria Narro Regina Nippert Alex Orozco Victor Toledo <i>City of Dallas Support Staff:</i> Kathleen Cervenka, City Manager's Office David Whitley, Trinity River Project Lee McKinney, Office of Economic Development Erma Saracho, Office of Economic Development Kevin Acosta, Strategic Customer Services</p>
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DISTRIBUTION DATE: May 21, 2009

ITEM	DISCUSSION	ACTION
I. Welcome	Butch McGregor welcomed all new and returning attendees to the meeting. He invited everyone to view the model of West Dallas as envisioned by UT Urban Design students during the break.	
II. Task Force Chair	Lee McKinney announced to the group that John Cappello had resigned as Chair of the Area 7 Task Force. Butch is serving on an interim basis until another individual is identified to serve as Chair. Lee asked if there were any volunteers to serve as Chair and no one immediately volunteered. The goal is to appoint a new Chair at the May 2009 meeting.	
III. Approval of Minutes of the March 16, 2009 Meeting	The minutes were adopted by the Task Force.	



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<p>IV. Updates on Current Projects / Developments</p>	<p>Several presentations were made to the group regarding projects and plans for the area:</p> <ul style="list-style-type: none"> • Cable Ski Park, Victor Toledo • Mercy Street Field of Dreams, Victor Toledo • Upcoming Events: <ul style="list-style-type: none"> ○ April 25th: Spring Clean Fun Run ○ April 18th: Fun Run at West Dallas Multipurpose Center ○ May 16th: Open House and Fair at El Centro West Dallas Campus • Shopping Center development, Butch McGregor • Robert Lewis requested that information be provided in advance to the Task Force when possible. • Wesley-Rankin Community Center, Sylvia Lagos: There is a need to upgrade the facilities at Wesley-Rankin to provide needed services to seniors and children in the area. • Banking Development Districts, Michael Gonzales <ul style="list-style-type: none"> ○ A handout was distributed and Michael discussed the benefits of the legislation for the West Dallas area and that it was moving forward. ○ Regina Nippert: A luncheon is being hosted at the Capital and she will make sure invitations are extended to the Task Force members. ○ Robert Lewis added that there needs to be a continued focus on the buildings and services already in the community, such as the Multipurpose Center and Libraries. ○ Discussion on this subject is continued below. 	
<p>V. Councilmember Pauline Medrano</p>	<p>Councilmember Pauline Medrano attended the meeting and offered a few remarks. She is looking forward to meeting everyone and participating in the Task Force meetings. She had a conflict with prior meeting times and hope to be able to attend future meetings as well. She shared some details on the successful clean-up of Maple Avenue between Oak Lawn and Mockingbird. It started in June with community involvement, knocking on doors and Code Compliance participation. It has led to a reduction in crime, a better economic environment and providing a welcoming atmosphere to new neighbors.</p>	



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<p>VI. Updates on Current Projects / Developments (continued)</p>	<ul style="list-style-type: none"> • Banking Development Districts, Michael Gonzales <ul style="list-style-type: none"> ○ <i>Michael motioned that the Task Force support the Banking Development District legislation and meet the State Senator. The motion was seconded by Theresa Canales and it was adopted.</i> ○ Michael and Ms. Pauline Medrano suggested that Senator Rodney Ellis may be able to come to Dallas and meet with the Task Force to discuss the legislation. • Code Compliance, Sylvia Lagos <ul style="list-style-type: none"> ○ Sylvia Lagos offered the suggestion that people need to be educated on building codes and code compliance requirements—this cannot be left just to the City to enforce. Butch McGregor added that Code Compliance is part of our SWOT analysis and something that we want to address as a Task Force. Robert Lewis offered that it is helpful to know the Code Compliance Officer in your area and call them directly when there is an issue. 	
<p>VII. Implementable Deliverable</p>	<ul style="list-style-type: none"> • West Dallas Vision, Butch McGregor <ul style="list-style-type: none"> ○ Butch asked if there was still an interest in pursuing a master plan for West Dallas. Several members responded—yes. ○ Regina Nippert offered to assist with fundraising to assist with the plan. ○ Lee McKinney asked what the estimated cost of the plan would be. ○ Robert Lewis added that all stakeholders should be involved—businesses that are already in the area should be included in the development of the plan. <p>BREAK</p> <ul style="list-style-type: none"> ○ Butch asked for a volunteer to get bids for an urban design/plan. Alex Orozco, of JE & Associates volunteered and will be soliciting bids. • Lee McKinney suggested that the group could set a goal to increase membership in the West Dallas Chamber—utilizing a phone bank—and include churches and small businesses. 	<p>Alex Orozco, JE & Associates will be soliciting bids</p>



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VII. Implementable Deliverable (cont.)	<p>Review of committee recommendations for the implementable deliverable included:</p> <ul style="list-style-type: none"> • Housing Committee: Community Land Trust—is there the ability to use stimulus funds? • Education & Youth: Science-based Mentoring Program • Economic Development: Banking Development Districts • Public Safety: Public safety does need to be addressed for the community and developer interest. Concerns were also raised about Code Compliance. Ms. Medrano shared with the group about the community approach of Code Compliance and their continued focus toward not just writing tickets, but talking to the community and helping those that need assistance and writing Notice of Violations when necessary. It was suggested that the Task Force invite the area Code manager to further discuss ideas and concerns. Ana-Maria Narro suggested that we designate a day to clean up the community and not rely just on the City. A corridor would be identified and then a door-to-door campaign would be launched and a reward could even be provided in the area for the “Best Yard.” The Chamber could be used to address business Code issues. • Infrastructure is also an issue in West Dallas—the lack of DSL service impedes development. <p>Discussion focused on identifying the 3-4 potential Implementable Deliverables. Those ideas include:</p> <ol style="list-style-type: none"> 1. Develop an Implementable Plan to address West Dallas Issues 2. Create a West Dallas Development Authority 3. Create of a West Dallas Recreation Zone / District 4. Support Banking Development Districts 	
VIII. Other Business	No other business was discussed.	
IX. Wrap-up and Schedule Next Meeting	<p>The next Area 7, West Dallas meeting will be Thursday, May 21, 2009 from 2:00-4:00 p.m. at West Dallas Investments, located at 340 Singleton Blvd, Dallas, 75212.</p> <p>If there are any items that you would like to have included on the agenda, please contact Butch McGregor or Kathleen Cervenka prior to the next meeting.</p>	

The minutes will be considered substantially correct unless notification is received no later than May 21, 2009.