

South Dallas/Fair Park Opportunity Fund Board

Teams Virtual Meeting Record
 May 13, 2023 / 9:30 -12:30pm`

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CITY SECRETARY
 DALLAS, TEXAS

Meeting Date: May 13, 2023 Meeting Start time: 9:45 A.M.

<p>Committee Members Present: Leander T. Johnson (Chair) Sunja Smith Daymond Lavine Vee Brooks Erin Peavey Christian Marquez Trent Hughes Destanie Okwumabua</p> <p>Board Members Absent: Carla McKinzie Bill Naifeh Kimberly Sims</p>	<p>Staff Present: Joyce Williams, Director SBC Anthony Barwick – Small Bs Program Administrator Regina Onyeibe - Sr. Coordinator – Board Liaison</p> <p>Other Presenters: Dennis Coleman Sandra Bowie</p> <p>Attorney(s) on Record: Brady Flanery Hannah Minton</p>
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AGENDA:

- I. Call to Order - Board Chair Leander Johnson
- II. Roll Call – Regina Onyeibe
- III. Approval of Minutes - Board Chair - Leander Johnson
- IV. Public Comment - Recognized by Board Chair
- V. Board Member Roles & Responsibilities
- VI. City Attorney’s Office / Robert’s Rules of Order
- VII. Speakers Representing Fair Park Community
- VIII. Update on 2023 NOFA Applicants for Recommendation
- IX. Dallas Examiner – Recommendation for Grant Funding
- X. Board Meeting Adjourned

Mr. Chair asked that all Board members and staff introduce themselves since this was the first time mostly everyone was together in person. Chair Johnson thanked everyone for their time for this Saturday meeting.

Action Taken/Board Recommendation(s): Motion to approve minutes for April 24, 2023

Motion made by: Daymond Lavine	Motion second by: Sunja Smith
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously:	Item failed on a divided vote: _____

Public Comment:

Sandra Bowie - City Staff, Planning & Urban Design
 Dennis Coleman -Forest Forward
 *Spoke after CAO presentation

Robert's Rules Roles and Responsibilities passed out to Board members. While the document is quite extensive, we talked about Board's responsible to be engaged in the communities of the Boards they serve.

Staff member Regina Onyeibe informed Board she would schedule a tour in the coming months for the Board to familiarize those who are not from the community, with projects going on and introducing them to community leaders.

Regina Onyeibe indicated she would send the link to Board members for Robert's Rules so they have the document to read through.

Director Williams talked a bit more about Board member engagement and talked about the make up of the Board and qualifications to ensure members are actively involved. Spoke about SBC initiating Board meetings and outings in the community. She spoke about the qualifications looked at when you are being considered for Board positions.

Some Board members stated they never had official orientation through City Secretary's office or Boards & Commissions.

Board member Lavine asked if the City Secretary's office is responsible for onboarding

Board members are supposed to give input to the chair for the Annual Report. Regina Onyeibe will ensure Board members know in advance when it's time to give input.

We went over the timelines of Board members informing everyone that positions are 2-year terms ending each October of an odd year. This year 2023 is a renewal year.

Brady Flanery, Assistant City Attorney presented on the Texas Open Meetings Act and Hannah Minton presented on Robert's Rules of Order.

Brady reiterated the importance of the Board being familiar with the Charter as the SDFPOF Board is governed by these ethics' rules.

Formed under article 14 Dallas Charter, governed under Rules of Chapter 8 and Ethics Rules in 12 A located in City code. Urged Board members to read and get familiar.

This Board must comply with state law and Robert's Rules of Order

He spoke about role of the Chair and Board Members

He spoke about Rules of Open Meetings

Talked about Open Meetings Rule – to ensure there is always transparency. This is mandatory for every governmental body.

Every meeting shall be open to the public

Minimum number of members needed to officially conduct business with quorum

Quorum is majority of members currently serving

He spoke about the agenda and its purpose to set forth the order of business

1. Must be posted 72 hours before meeting
2. Public should know what meeting is about based on information in the agenda
3. If we have public speaker, they can only speak about posted agenda items

CAO talked about what constitutes a meeting

- A deliberation between quorum of governmental body or quorum between governmental body and another person during which public business is discussed or considered or formal action is being taken.

He spoke about Open Meetings Acts requirements for Board meetings via hybrid or virtual meetings

Small

Hannah Minton, Assistant City Attorney of general counsel, coverage for SDFPOF Board. Hannah presented on parliamentary procedures. She spoke about quorum and when one should recuse themselves due to conflict of interest.

She spoke about Mission and purpose of Robert's Rules to ensure everyone has a fair opportunity to speak and give their opinions on all topics.

Hannah talked about FAQ's then opened the floor for questions on Texas Charter and Robert's Rules.

Chair Johnson asked about meeting recordings being on B&C website. He wanted to know if it was an IT question or a question for City Secretary's office. Do all B&Cs put recordings on the website?

Chair Johnson asked if we needed a motion to reconsider 4/24 meeting minutes to be amended due to an omission on the approved minutes. Minutes to be amended with name deleted from absentee column then approve change at next meeting.

Action Taken/ Motion to amend 4/24/23 minutes to delete Carla McKinzie from absent and add Sunja Smith as present.

Motion made by: Leander Johnson	Motion second by: Christian Marquez
Item passed unanimously: X	Item passed on a divided vote: _____
Item failed unanimously:	Item failed on a divided vote: _____

Public Comment:

Speaker #1

Dennis Coleman of Forest Forward, presented to the Board on the history of the Forest Theater and surrounding area. Gave handouts of overall Neighborhood Revitalization taking place in zip code 75215. ForestForward is doing an entire neighborhood revitalization, which will revigorate the community. He gave perspective on community then and now, indicating that the SDFP community was originally a thriving Jewish community. He educated everyone about the thriving community that was South Dallas in the 1940's and gave history on the make up of the neighborhood. He spoke about the MLK Arts Academy and how the new Forest Theater will have space for the academy students to explore arts further, do podcasts, recordings etc. He spoke about the significance of the 4 theaters of the time, with the Forest Theater being one, it was also segregated; also indicating that of the 4 major movie theaters of that time, the Forest Theater is the only one that is no longer viable and open to the community. The other theaters are:

- Majestic
- Inwood
- Lakewood theaters

Director Williams asked that Mr. Coleman give perspective to the Board on the area, so everyone understands where the Forest Theater is located, as well as the MLK Arts Center in the community so they have a thorough understanding of the area in which he was speaking of.

ForestForward is ran by African American women and the lead on the project is an African American woman. The newly renovated Forest Theater will seat 1,000 people with all the latest technology. There will be an element of the space allocated as a multi-purpose space open to the community.

The architectural firm working on this project is HKS, Erin Peavey, SDFPOF Board member, is employed by HKS and she's very proud to be part of this project.

There will be new mix used areas, as well as affordable housing.

Board Member Marquez shared ideas about ways to keep gentrification to a minimum with this upcoming major rejuvenation of the community.

Speaker #2

Sandra Bowie, staff in the Planning and Urban Design department. Sandra spoke on the current land use of Fair Park and how it impacts the City. She reiterated the importance of Forward Dallas, the citywide land use plan taking place right now. Spoke about how neighborhood associations are intimately involved in this process with their voices being taken into consideration in all aspects of this major undertaking. Meetings are held regularly to ensure the community desires are being heard.

She spoke about the different areas of South Dallas to help the Board understand the different nuisances and what is planned for each, while the heart of the community is being preserved.

- Bonton
- Mill City
- Queen City
- Malcolm X
- MLK

Sandra then spoke about South Dallas Fair Park Area Plan. She shared maps of the defined areas of the Area Plan. She spoke about the 300,000 people who will be moving to Dallas in the next few years and how South Dallas will play an integral part of that because Fair Park is quickly becoming a true desired destination, outside of Fair Park proper.

She spoke about the community wanting some resemblance of Bishop Arts but not all. She shared fears from community about Deep Ellum encroaching on Fair Park.

Board member Bill Dawkins asked if there are talks to change the geology of the area, with Bonton sitting in a Flood Plain. Sandra informed that community is in talks about how the flood gates currently operate but no definitive answer for that question was given.

Sandra spoke about how the community could better align with the Board to be more effective with ensuring SDFPOF dollars being expended.

She spoke about the large homes coming into neighborhoods running up property values but have no historical significance in the community.

NOFA Update: 8 nonprofits applied, 3 who hit 80 point criteria threshold

Talked about criteria required to get NOFA funding

Staff asked Board if they might want to reconsider how many times a non-profit can apply; maybe 5 years, vs the current 2-year policy

Three applicants that made the 80-point threshold to move to Board approval

1. Dallas Prestige Group
2. Family Care Connection
3. Friends of MLK

Director Williams elaborated more on why we are recommending additional funding for two of the applicants. Recommendation to increase the additional funding for two of the applicants due to the programming. Recommending additional funds for Health & Wellness regarding food and healthy snacks for Dallas Prestige Group and additional counseling funds for Family Care Connection.

Christian Marquez asked how would the additional monies be used? Would it be specific or would these be discretionary funds?

Director Williams noted that the additional funding would be earmarked, specifically in each case.

Small

Board member Dawkins asked if there would need to be additional staff to be able to help with getting things done for the additional funds.

Director Williams stated there are many programs that can be used to model there after school programming (ie Boys & Girls Club, etc), that do it effectively and have great impact.

Chair Johnson asked about the breakdown of the participants for Dallas Prestige Group. Director Williams indicated It is an overall comprehensive program, not broken down. Director Williams reiterated we cannot go to applicants and ask specific questions because this is still an open solicitation.

Christian Marquez asked about the additional funding for Family Care Connection. Staff informed that the additional \$5K is to be able to add additional hours of counseling to be more impactful for the young mothers in that underserved area.

Director Williams said she and the Chair will be walking the Board through the process since the inception of the South Dallas Fair Park Trust Fund, now the South Dallas Fair Park Opportunity Fund so all Board members understand how and why the Opportunity Fund came about.

Staff, Anthony Barwick reiterated how the SBC is looking to be a turn-key solution with wrap around services and Board member Lavine commended the SBC for doing due diligence and being futuristic about looking at overall programming.

Director Williams reiterated how Board cannot be prescriptive with applicants. We must be subscriptive throughout this entire process.

Anthony Barwick presented on The Dallas Examiner. They are seeking a reimbursable grant in the amount \$170,998 from the SDFPOF. He showed photos of repairs needed and talked about The Dallas Examiner being a pillar in the community for years. The project would take 4 to 6 months to complete, after approval from Council. This project goes to council June 28th should the Board approve. The building is owned free and clear with no liens.

No old business

Action Taken/ Motion to Approve 3 NOFA Awardees who scored 80 or more in the NOFA Process

Motion made by:	Motion second by: Christian Marquez
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously:	Item failed on a divided vote: _____

Action Taken/ Motion to Approve The Dallas Examiner Reimbursable Grant

Motion made by:	Motion second by: Bill Dawkins
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously:	Item failed on a divided vote: _____

Action Taken/ Motion to adjourn May 13, 2023 SDFPOF Advisory Board meeting

Motion made by: Christian Marquez	Motion second by: Bill Dawkins
Item passed unanimously: <u>X</u>	Item passed on a divided vote: _____
Item failed unanimously:	Item failed on a divided vote: _____

Meeting Adjourned: 12:42 PM

Leander Johnson

Approved, Leander Johnson - Chair