

## RPIA Board Meeting Minutes – January 20, 2020

The board meeting of the Ryan Place Improvement Association was held at St. John's Church on Monday evening, January 20, with President Tim Keith presiding and Sarah Geer as secretary. A quorum was established and the meeting was called to order at 7:07pm.

Board Members in Attendance: Tim Keith (President), Sarah Geer (Secretary), Jen O'Connell (Treasurer), Jake Neal (Membership), Douglas Cooper (Infrastructure), John Belknap (Activities), Kipp Baker (Communication), Chris Ebert (Historic Resource), Josh Gardner (6<sup>th</sup> Ave), Chris Gee (5<sup>th</sup> Ave), Joyce Davidson (8<sup>th</sup>/James/Stanley), Ryan O'Connell (Ryan Place Drive)

Others present included: Patricia Polenz, Lin Parham, JD and Lin Barnes (Paschal Neighborhood Association), Abby Henner (Saigebrook), Alice Cruz (Saigebrook), Megan Lasch (Saigebrook)

### Special Reports

- Tim noted that Jason Jones is out and that we have special presentations to start.
- Sergio is out due to the holiday. He provided a report to Tim on the recent shots fired on Ryan Ave – no damage to property or persons was found. John Belknap (resides behind the home in question) shared that the resident's ex-husband was on the property and fired shots to ward off burglars (no confirmed sighting/activity of burglary).
- Saigebrook Development/O-SDA Industries Presentation
  - Presenters: Abby Henner, Alice Cruz and Megan Lasch
  - Contact: Megan Lasch ([megan@o-sda.com](mailto:megan@o-sda.com))
  - Proposed development with 72 units of apartments/workforce housing at Hemphill and Jessamine (2260 Hemphill)
  - Fairmount will take position at their next meeting on Monday, Jan 27.
  - Tim reminded the board that only 11 projects going up for tax credits will be awarded (last year 93 applied for them).
  - If RPIA wants to take a position, we can determine that in February
  - Saigebrook owns Mistletoe Station and will start construction at old Massey's location on 8<sup>th</sup> for senior living (breaking ground in May). Saigebrook reps encouraged Ryan Place residents to go visit Mistletoe Station to see for ourselves.
  - Saigebrook is committed to ownership of the property for at least 15 years.
  - Jessamine will have only emergency access for parking lot (not regularly used for entrance/exit to parking lot)
  - Bulk of units at 50-60% AMI
  - Resident question on rental rates: To what degree are apartments advertised as discounted/prospective renters know they are discounted? How is it advertised/marketed?
    - On online listings, typically will say "call for specific rental rates"
    - A lot of times, prospective renters don't necessarily know up front that there are discounted rates.
    - Prospective renters have to do income qualification process, including background checks, etc. Sexual offenses and drug-related offenses are dealbreakers for renting.

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- 72 units, 84 parking spaces
  - Every resident has a parking sticker but spots are not formally assigned.
  - Resident questions/concerns re: not enough parking (thinking of multiple adults in a 2 or 3 BR that have multiple cars)
  - Historical data from O-SDA suggests it is very rare for multiple cars to be associated with one unit. They see ratios of 1-1.2 cars per unit across their company.
  - If community wants more parking, would need to stack units elsewhere into a 4<sup>th</sup> story (currently complex is proposed at 3 stories).
- Resident question: are pets allowed? No, only service animals.
- Saigebrook properties always have at least one staff member (i.e. apt manager or maintenance staff) that lives on-site.
- Resident question: does proposed landscaping align with requirements for Fort Worth? (limited green space)
- Resident question: for workforce housing, do tenants get money directly in addition to developers getting incentives/tax credits? O-SDA gets tax credit that they sell to a private investor (not getting federal money directly). Regular inspections associated with meeting stipulations of tax credit. Every adult is on their lease and must abide by policies. O-SDA will manage things closely to ensure compliance with the workforce housing program and tenants recognize this is a special opportunity.
- Resident question: what is O-SDA's typically hold on a project like this? They have only been on their own/independent company since 2016, just fyi. Haven't sold any of their properties.
- Resident concern: even 15 years down the road and then 30 years down the road we could end up with quite dilapidated property. Refinancing happens at 15 years (investor exits) but doesn't mean O-SDA expects to sell.
- Resident noted that Near Southside is considering turning a street near Mistletoe Station into one-way due to increased traffic.
- Paschal Neighborhood Association update
  - JD Barnes (President of PNA) shared that there is interest in building a 450-bedroom apartment complex behind Paschal HS, which would include building a parking garage
  - The boundaries of the proposed sites are: Forest Park to Wayside and Lowden to Cantey
  - Residents have major concerns about traffic/parking
  - There will be a meeting on 1/23 at 6:30pm at Paschal High School in the cafeteria for all surrounding neighborhood associations and developers are presenting as well.
  - A traffic study is currently underway.
  - JD noted that a lot of Paschal students park on the street, and there is a student parking lot near the proposed site.
  - Resident question: is any re-zoning required? Is it a done deal? Not a done deal yet, zoning commission considering item in early February.

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### Report Summary/Notes

- Secretary
  - In September minutes, some of the actions are not in the correct order (John Belknap's appointment to the board precedes his action/vote on the CCRP signs).
  - **Douglas Cooper moves to approve September and November minutes as amended. Jake Neal seconds. Motion passed.**
  - Sarah mentioned that a new board directory is forthcoming.
- Treasurer
  - Jen recognized the tremendous fundraising success from CCRP in 2019!
  - See attached proposed budget for 2020
    - Note: projected balance for end of year looks lower because of significant funds going out for park projects.
    - Checking account balance continues to rise and is a healthy balance
      - **Jen made a motion to move \$20,000 from checking account to money market account. Chris Ebert seconds. Motion passed.**
        - Resident question: any penalties if need to move back and forth? No, very liquid.
    - Jen provided an overview of the 2020 budget: the newsletter is projected to pay for itself. Softball event is new to RPIA books. Halloween budget is new to allow room for costs for safety measures. Recurring operating expenses very consistent with 2019. Timing issue with insurance but prices haven't changed. Memberships to community organizations continue – Near Southside rate increased. New allocation for historic home signs (physical signs and research costs).
      - Tim noted that he is coordinating with Fairmount president to add structure to the softball event, particularly related to sponsorship.
      - Tim shared that we would welcome input/new ideas for spring event (historically crawfish boil) and back to school event.
    - Landscaping budget is higher to account for maintaining chicanes and removing crepe myrtles.
    - Resident question: do we need to budget for storage for fire truck?
      - John suggested we wait until we get the truck. Project on pause until we confirm any private fundraising for remaining restoration efforts.
    - Resident question: what was involved with crepe myrtle quote? Should we consider taking them out ourselves (volunteer project)?
    - Candlestick sales are in the black and we have some inventory remaining.
    - **Jen moves to approve the budget as presented except for removing "placeholder" next to the croquet event. Chris Ebert seconds. Motion passed.**
- Activities
  - Tim reviewed proposed calendar.
    - Shifted August meeting to be second Monday (August 10) so that we could avoid the first week of school.
    - Need to add croquet tournament – Tim will do this.

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- Resident question: should we still highlight garage sale given how much it's dwindled?
  - Tim noted that we stopped advertising in Star-Telegram. Should we restart advertising?
  - Original idea was to incentivize residents to only have a garage sale once per year.
  - Resident question: does Fairmount do a neighborhood-wide sale? Should we match up to them?
  - Interest in having guidance at February meeting.
- Membership
  - Jake noted that he attempted some door-to-door fundraising but didn't have a very positive response.
  - He is planning to distribute handwritten notes based on historical giving – planning for 10 notes/month.
  - Jake affirmed that we need to hold a membership drive event. Crawfish logistics are a lot but there is interest in trying a chili cook-off again.
- Communications
  - Kipp shared that he is planning for a website refresh, including new photos. He welcomes input from board members on suggested changes, pain points, etc. (board members can send errors/notes via contact us form on website). His goal is to complete updates by July 4<sup>th</sup> parade.
  - See November minutes for Constant Contact update. After email clean-up, we have lower monthly fees.
  - Neighborhood directory entries: we received entries through December. Total of ~500 to-date, most names + addresses only. Needs to reconcile donation info and directory info.
  - Candlesticks: ordered 172 total (\$15/unit cost), sold 112 @ \$25 each. Net profit ~\$360. Have 56 units available.
  - Kipp is currently designing the next newsletter. He is trying to produce more news content but welcomes input/content from the board.
  - Kipp shared that an advertiser received her hardcopy newsletter after the tour and was upset. We've offered to run the ad for free next year at that time. It was a mistake/oversight on the late delivery. Only the southern part of S Adams was affected.
  - Kipp asked if we are still considering pursuing surveillance equipment for the neighborhood. Tim shared that the safety committee met in early December but still considering options and needs to ramp up.
- Historic Resource
  - Any update on committee from last year? Do they have thoughts on historic preservation?
    - Tim noted that in early 2019 there was a lot more development activity, which prompted the special committee but that development activity waned and the committee struggled to get off the ground.
- Infrastructure

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- Douglas attended the League of Neighborhoods meeting in December. Speakers focused on homelessness. Projects such as the one proposed by O-SDA are lifted up as strategies to help avoid systemic homelessness.
- He will be connecting with Terri re: street light repair.
- In January, he attended southside infrastructure meeting, and he shared that work on Willing/Cantey is set to commence soon.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Sarah Geer  
Secretary

Ryan Place Improvement Association (RPIA) 2020 Budget DRAFT						
	2017 Actuals	2018 Actuals	2019 Budget	2019 Actuals	2020 PROPOSED	Notes
<b>BANK ACCOUNT Available Balance 12/31/2019</b>						
Checking Account No. 1	\$ 21,934	\$ 31,295	\$ 38,446	\$ 38,352	\$ 18,352	
Checking Account No. 2 (RPIA Tour)		\$ 65,260	\$ 50,260	\$ 50,537	\$ 14,537	spend on park, street light, then shut down
Money Market Account (unallocated)	\$ 72,898	\$ 14,465	\$ 17,965	\$ 17,689	\$ 37,689	(\$20k transfer from checking)
Allocated RP Circles \$ 7862.00	\$ 7,862	\$ 7,862	\$ 6,862	\$ 7,186	\$ 7,186	replanting needed this year?
Allocated Triangle Park \$19,500.	\$ 19,500	\$ 19,500	\$ 19,500	\$ 19,500	\$ -	lights? Bench? Irrigation/ plants?
Allocated to Daggett Park	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 4,000	
Allocated to Fire Engine Repair		\$ 2,500	\$ -	\$ -	\$ -	
<b>LIQUID ASSETS</b>	\$ 136,195	\$ 154,882	\$ 147,033	\$ 147,265	\$ 81,764	
<b>REVENUE</b>						
Newsletter Advertising Sales	\$ 9,340	\$ 5,670	\$ 8,000	\$ 6,435	\$ 8,000	
Softball Event Sponsorship	\$ -	\$ -	\$ -	\$ -	\$ 2,000	split with Fairmount
Sustaining Membership Contributions	\$ 15,149	\$ 11,965	\$ 12,000	\$ 7,087	\$ 7,985	
RPIA Candelight Tour - Ticket Sales	\$ 21,415	\$ 24,902	\$ 22,000	\$ 26,449	\$ 22,000	
RPIA Candelight Tour - Sponsorships	\$ 5,550	\$ 6,717	\$ 7,000	\$ 13,092	\$ 10,000	
December XMAS Party Holiday Event	\$ 3,320	\$ 2,520	\$ 2,500	\$ 2,664	\$ 2,500	(ticket sales)
Interest from MM account		\$ 429	\$ 400	\$ 724	\$ 700	
Candlestick sales				\$ 3,045	\$ 500	
Transfer from CCRP accts	\$ -	\$ -	\$ -	\$ -	\$ 61,000	pavilion + streetlight
Transfer from RPIA Money Market	\$ -	\$ -	\$ -	\$ -	\$ 20,600	Triangle, chicanes, crepe myrtles
<b>GROSS REVENUE:</b>	\$ 54,774	\$ 52,203	\$ 51,900	\$ 59,497	\$ 135,285	
<b>EXPENSES</b>						
Newsletter	\$ 11,062	\$ 7,794	\$ 8,900	\$ 8,744	\$ 7,250	
Printing	\$ 10,834	\$ 7,600	\$ 8,650	\$ 8,516	\$ 7,000	new printer is less even for more pages
Bags & Distribution	\$ 229	\$ 194	\$ 250	\$ 228	\$ 250	
<b>Reoccurring Operating Expenses</b>	\$ 11,792	\$ 13,297	\$ 12,014	\$ 15,855	\$ 19,450	
Web site Domain Names & Hosting	\$ -	\$ 208	\$ 250	\$ -	\$ -	none needed this year
Constant Contact & 4 sq host	\$ 778	\$ 369	\$ 400	\$ 229	\$ 250	
D&O and General Liability Insurance	\$ 1,778	\$ 1,063	\$ 2,400	\$ 3,743	\$ 2,600	
PO Box Rental	\$ 108	\$ 112	\$ 114	\$ 122	\$ 150	
Circles and 8th Ave. gates water	\$ 851	\$ 795	\$ 1,000	\$ 781	\$ 1,000	Triangle Park addition
Landscaping	\$ 6,731	\$ 9,720	\$ 6,000	\$ 9,903	\$ 13,600	circles, gates, Daggett, chicanes, NO mulch
Irrigation repairs	\$ 498	\$ 559	\$ 500	\$ 387	\$ 500	
Gate lighting maintenance	\$ -	\$ -	\$ -	\$ 233	\$ 500	
Squarespace payment fee/ Stripe online payment fees	\$ 987	\$ 187	\$ 1,000	\$ 256	\$ 500	
Fire Engine Operating Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	
Office Expense	\$ -	\$ -	\$ 50	\$ 21	\$ 50	
Miscellaneous	\$ 61	\$ 283	\$ 300	\$ 180	\$ 300	

Ryan Place Improvement Association (RPIA) 2020 Budget DRAFT						
	2017 Actuals	2018 Actuals	2019 Budget	2019 Actuals	2020 PROPOSED	Notes
<b>Membership Dues &amp; Fees</b>	\$ 285	\$ 750	\$ 785	\$ 670	\$ 635	
Near Southside, Inc.	\$ 250	\$ 250	\$ 250	\$ 350	\$ 350	rates increased
Fort Worth League of Neighborhoods	\$ 35	\$ -	\$ 35	\$ 70	\$ 35	2020 paid, then \$35/year
Historic Fort Worth	\$ -	\$ -	\$ -	\$ -	\$ -	Membership gratis for ads in Newsletter and CCRP brochure
St. John's Episcopal Church	\$ -	\$ 500	\$ 500	\$ 250	\$ 250	
<b>Events</b>	\$ 7,300	\$ 18,991	\$ 21,550	\$ 20,932	\$ 23,900	
Easter Egg Hunt	\$ -	\$ -	\$ 200	\$ 55	\$ 200	
Cowtown Cleanup					\$ 100	refreshments
Croquet Tournament	\$ -	\$ -	\$ 100	\$ 121	\$ 200	
Triangle Park Movie Night	\$ -	*	\$ 300	\$ -	\$ 300	2019 cancelled due to weather
Softball/ 4th of July parade	\$ 660	\$ 425	\$ 750	\$ 750	\$ 2,000	split with Fairmount
Back to School Pool Party	\$ 417	\$ 305	\$ 300	\$ -	\$ 300	placeholder for new event
December XMAS Party Holiday Event	\$ 6,107	\$ 5,536	\$ 6,000	\$ 4,467	\$ 5,000	new venue?
1st General Meeting (BBQ)		*	\$ 700	\$ 276	\$ 500	Bounce House, meat
Summer BBQ/ Pool Party		*	\$ 400	\$ 213	\$ 400	Lifeguard, meat
Neighborhood Welcome	\$ 116	\$ 459	\$ 600	\$ 495	\$ 600	party and bags
Halloween					\$ 500	police, lost child center, orange vests ??
CCRP Tour		\$ 10,433	\$ 11,000	\$ 13,654	\$ 12,600	includes \$2500 change cash. Committee wants \$12k. Plus storage unit. Upgrade storage unit.
Spring event TBD with Membership Drive		\$ 1,832	\$ 1,200	\$ 901	\$ 1,200	new band, better date, food trucks? Triangle Park chili cookoff
<b>Improvement Projects</b>	\$ 2,500	\$ 8,000	\$ 500	\$ 10,544	\$ 82,250	
Web Improvement Updates & Revamp		\$ -	\$ 500	\$ -	\$ -	none needed this year
Fire Engine Repair	\$ 2,500	\$ -	\$ -	\$ 7,500	\$ -	Private Donors?
Daggett Park Improvement Project		\$ -	\$ -	\$ -	\$ 60,000	Will use CCRP accounts
New lighting for gates		\$ 8,000	\$ -	\$ -	\$ -	
Removal of 2 crepe myrtles at ground level					\$ 750	
Candlestick Expenses		\$ -	\$ -	\$ 2,650	\$ -	
Historic Home Signs		\$ -	\$ -	\$ 394	\$ 2,000	10 per year
Triangle Park Improvements	\$ -	\$ -	\$ -	\$ -	\$ 19,500	lights, irrigation, bench?
Streetlight repair					\$ 1,000	Ryan Place Dr
<b>Community Engagement</b>		\$ 500	\$ 1,000	\$ 500	\$ 1,000	
Daggett Elementary/ Middle/ Montessori support		\$ 500	\$ 1,000	\$ 500	\$ 1,500	\$500/ school
Ryan Place Service Award					\$ 250	brick?
<b>TOTAL EXPENSES</b>	\$ 32,939	\$ 49,331	\$ 44,749	\$ 57,245	\$ 134,485	
<b>TOTAL INCOME</b>	\$ 21,834	\$ 52,203	\$ 51,900	\$ 59,497	\$ 135,285	