



DALLAS INC

Maintenance Committee Meeting
Wednesday, June 7, 2017 | 8:30 AM
UDI Office, 3600 McKinney Avenue, Suite 210

Members Present: John Armstrong, Mark Dickenson, Feargal McKinney, Hank Rossi, Neal Sleeper, Missy Woehr

Other parties in attendance: Michael Reeder staff, Bailey Sanders staff

Members absent: none

Meeting was called to order at 8:32 AM

Approval of Minutes

Hank Rossi motioned to approve the March minutes. Mark Dickenson seconded the motion. Motion passed unanimously.

2017 Budget Review

- John Armstrong, Maintenance Committee (“The Committee”) Chair, reviewed the 2017 Uptown Dallas Inc. (“UDI”) Maintenance budget. Majority of the budget is spent in spring and summer. As of year-to-date, Maintenance is under budget. Michael Reeder, Director of Operations, stated as far as line items, the only category we are over budget is irrigation repair. UDI faced some unexpected irrigation issues which caused some additional expenses. There will also be a few unbudgeted expenses with the trolley and colored lights.

Block by Block Update

- Michael Reeder gave a quick update about the status of Block by Block and their work and moral. With their hours, UDI is billed monthly with additional hours already accounted for. Because of this system, UDI has accrued around 169 additional hours that allow the Committee to utilize BBB for after-hours projects without charge.

Median Color for 2017

1. Summer Zinnia Linear: yellow, orange, and white – These flowers will be going in at a tentative date of June 19.
2. Fall Pansy: azure blue, white, and rose
3. UDI used Lantana to replace the Roses.

Maintenance Concerns

1. Trolley Light Repair
 - a. Security Lights – 50 out of the 86 security lights around the trolley turnaround are not working due to water damage.

2. New Maintenance Proposal for Griggs Park – Michael Reeder has been having some issues with the current maintenance company that handles Griggs Park. UDI will be seeking out bids for a new contractor.
3. Griggs Park
 - a. Remove chain link fence – There was a fence protecting the grass around the back sidewalk at Griggs. Michael Reeder is determining if UDI should take down the fence and put in normal grass.
 - b. Drainage issues – There are a few places within the sidewalks around Griggs Park where water settles. There are also issues with the settling of water behind the barium. Michael will be talking to Henneberger about moving some dirt to level the area.
4. Michael Reeder reviewed a few medians that have continuously had issues being run over by cars and large trucks. UDI will be moving around the flower beds to handle these issues.
5. Michael Reeder informed the committee about the current status of the street repairs on the corner of McKinney and Routh.

Other Business

- The Committee discussed liability issues when UDI makes sidewalk repairs.
- The Committee recommended UDI staff keep a book of estimated or market value maintenance costs to have readily available when the committee discusses best practices for repairing various issues.
- The Committee reviewed the process of repairing brick sidewalks that UDI has been utilizing in the past few years.
- The Committee discussed the status of the lot previously occupied by Sun Fresh Market. Tony Page has a contact at HEB and has presented them a few ideas for utilizing the space.
- The Committee discussed the possibility of UDI and Block by Block's involvement in the weekend trash pick-up.
- The Committee discussed initiatives to handle late night loitering and foot traffic.
- Nolan Marshall, UDI President, informed the committee that UDI will be drafting the budget for 2018 within the coming months. The Committee should begin reviewing coming expenses.
- The Committee discussed issues with the homeless population in Uptown.

Meeting was adjourned at 9:37AM.