

**WYNNEWOOD NORTH NEIGHBORHOOD ASSOCIATION
GENERAL MEETING
THURSDAY, JULY 16, 2015**

- I. Call Meeting to Order** - The meeting was called to order at 7:00 p.m. by Lynn Sulander.
- II. Approval of April General Meeting Minutes.** A motion was made by Ben Bledsoe and seconded by Silver Potete. The motion carried unanimously
- III. Guest Speaker** – Corporal Martinez our crime stats for the first reporting area had zero crime. Second reporting areas (Pratt) there were three residential burglaries but those were the apartments. Neighbors would like a complete sweep to rid the greenbelt of the homeless camps. Officer Martinez will get in contact with them to set up a sweep.

Question from a resident regarding how to stop the panhandling at the intersection of Zang/Yarman. Officer Martinez advised that it is difficult to deal with panhandlers because you have to catch them in the act, and even when they are arrested, they are back at the same corner within two days. If we stop giving them money, they won't frequent the corner.

Question: Any developments regarding the Subway murder. The victim got in an altercation with the gunman, and was then shot three times. The video was of poor quality. To Officer's Martinez's knowledge the crime has not been solved.

Robberies have doubled in Oak Cliff in the past year. They are developing a "red zone" wherein officers will patrol that zone when they are not on a call. Jefferson & Zang is a tag area, Hampton and Ledbetter and one area in west Dallas. Southwest Division also has new rookies from the recent police academy class. Terry Thomas advised Officer Martinez that this neighborhood is in their corner.

- IV. Guest Speaker** – Rob Shearer from Oak Cliff Development. Rob advised he does not work for any of the developers and has attended all of the TIFF meetings and council meetings. Rob advised he was going to speak about Bishop Arts and what is going on. Zoning was changed in 2010 with a very comprehensive package. That laid the ground work for what we're seeing now. The zoning changed raised the building limits to 5 stories, and eased parking restrictions. Wild Detectives wouldn't exist without the lifting of parking restrictions.

Scott Griggs went to Dallas County School District and said you all are sitting on a prime piece of property and you should sell it for development and they did. Crescent communities was the winning bid for development of the 7 acres. From there, developers have been acquiring property on 9th and 10th street. The guy who held out the longest received \$500,000 for the property. This area will also be mixed use retail and the developers are planning on spending around \$120M. The Alamos Development which includes Ten Bells, Sonic, etc. development ideas was not well received. They are looking for significant TIFF money of around \$11M. When speaking with shop owners who are not affected, they are excited about the new development. New apartments will be around 2500 new apartments.

Concerns: How do you maintain the spirit of the neighborhood? Rob is trying to host meetings in neighborhoods for input. The developers would like the input and the goal is to

try and give very concise good input. The TIFF board had already shot down the plan because it was too high. Scott Griggs is watching the developers and the plans very closely. There is a new petition going around to re-open the zoning issue, but Rob doesn't believe that will be successful due to the cost of looking at re-zoning. Change is coming to north Oak Cliff one way or another so we need to get it involved making it as positive as possible. Rob opened the floor for questions:

What will happen to the Trinity Presbyterian Church? Rob heard it had sold to a developer but hasn't heard what the plans for the property are. Kidd Springs has a three story maximum there.

Concern about McMansions in future development. Rob advised we should be concerned and should be looking at being a Preservation Neighborhood. Eventually that type of builder will look at Oak Cliff if they think they can make a buck. It would take a champion in the neighborhood to accomplish this.

Guest Speaker: Darren Smith of Bank of America. The current project is 160 family build but has been delayed by the massive rain. BOA has submitted twice for the 2nd phase for the senior build. Unfortunately Dallas City Design failed to provide the plan timely. It is still their ultimate goal to build the remaining units and release the remainder of the land. But, they have to get the third phase done and have to have 304 units. They will submit again in 2016. Every year the game of the submission games change. The Dallas Design Studio is not a full-fledged entity of the city. The current senior facility is at 100%. All of the phases are income restricted. Phase 2 is family unit. Phase 2 has to be done by December 21st. 104 days of rain has been detrimental to the schedule. BOA is also paying to have the creek by the property cleaned up.

V. **Officer Reports.**

- a. Treasurer – Denise – Wander brought in over \$2000.00. Company matches this year are over \$1000. Total income YTD is \$5,251.00. Denise outlined the expenses YTD. This totaled 3211.54. Total funds on hand: \$13,959.06. Please make sure that you use your Kroger's reward card and make sure it is tied in to Wynnewood. Richard London moved to approve the Treasurer's report and seconded by Dean Rose. The motion passed unanimously.
- b. Beautification - Phil Perry – YOM for April was Cynthia Michaels, May was Gail, June was Gary and on South Manus. The July winner was 723 Woolsey. Brumley Gardens is closing so we won't be having an event there. Our sprinklers are out, but are being repaired on Tuesday. Trash is coming into the neighborhood from the shopping center. Two of our neighbors picked up trash and delivered it to Kroger's. Scott Griggs has been notified but there has been no action. In response to a question regarding the cost of repairing the sprinklers, Phil advised if it is the controllers that are out, the controllers will be \$700 for both installed. OOCCL gave us a beautification grant of \$500 but we will still pay 40%. The grant was for lighting and trees but Phil is going to go back to OOCCL and see if we can use the money for the sprinklers.
- b. Communications - Janice Coffee
- c. Crime Watch – Jeff Sappenfield –We are having a quiet crime summer. VIP drawings winners were Jan Scott, OD Vega and Jay Sullivan.

d. Publications -

e. Social – Fallyn – We’ve had several successful events including the Spring Fling of around 70 people in attendance. Our Spring Wander had 80 people in attendance and we raised lots of money. Our 4th of July Parade was also a great success with at least 93 neighbors in attendance. We are planning the Fall calendar. We are looking for hosts for Happy Hours, and for the Wander. National Night will be in October. We will be planning a new happy hour soon. We are taking July off from activities.

g. President - Lynn. Remind everyone that elections are in October and to be thinking about taking on a role with the Board. Lynn also advised that we are proposing a bylaw change of Section 3.2 will be presented for vote October 15, 2015 General Meeting. The proposed language we will be voting on is:

3.2 Qualifications. Directors must be members of the WNNA. Directorships

Update from the Design Studio – Wynnewood design guide was accepted by the council. Links to them are on the Wynnewood website. Per the representative of Rossmoor they are looking at finding a partner for potential redevelopment – but in reality nothing is happening.

h. Webmaster – Bo - Event photos should be online this weekend. Bulk Trash schedule will be online this weekend. We are expanding our storage limitation.

i. Parent Liaison - Friday Family Night Out at El Corazone – Spring Pool update. There is a swim-a-thon coming up with the goal to raise \$20,000.00 It will cost about \$3.1M to build a new pool. The Dallas Aquatics Center wants to close a lot of pools to build the large center. Goal is to keep Kidd Springs open for enjoyment by Oak Cliff and to preserve the history of OC. Thursday at July 30 – Board of Trustees will be hosting a Town Hall Meeting to discuss the upcoming bond proposal. Input in what the community would like to see in the next Dallas Superintendent.

Meeting was adjourned at 8:20 p.m.