



Far East Dallas Public Improvement District

Vision: Far East Dallas is a strong and vital community



Meeting Norms

- Welcome
- Share Meeting Norms:

1. Listen to & Respect Each Other
2. Stick to the Agenda
3. Share your Expertise & Experience
4. Layout Agenda materials





Mission: To engage and empower a community of advocates to advance a safe, beautiful, prosperous and proud community in Far East Dallas.

FRI Far East Dallas PID Committee



Vicki



Ann



Karl



John



Zitzik



Crime Prevention





Working together
for the greater
good!



and City

Communicating



Advocating



Public Safety



Leading



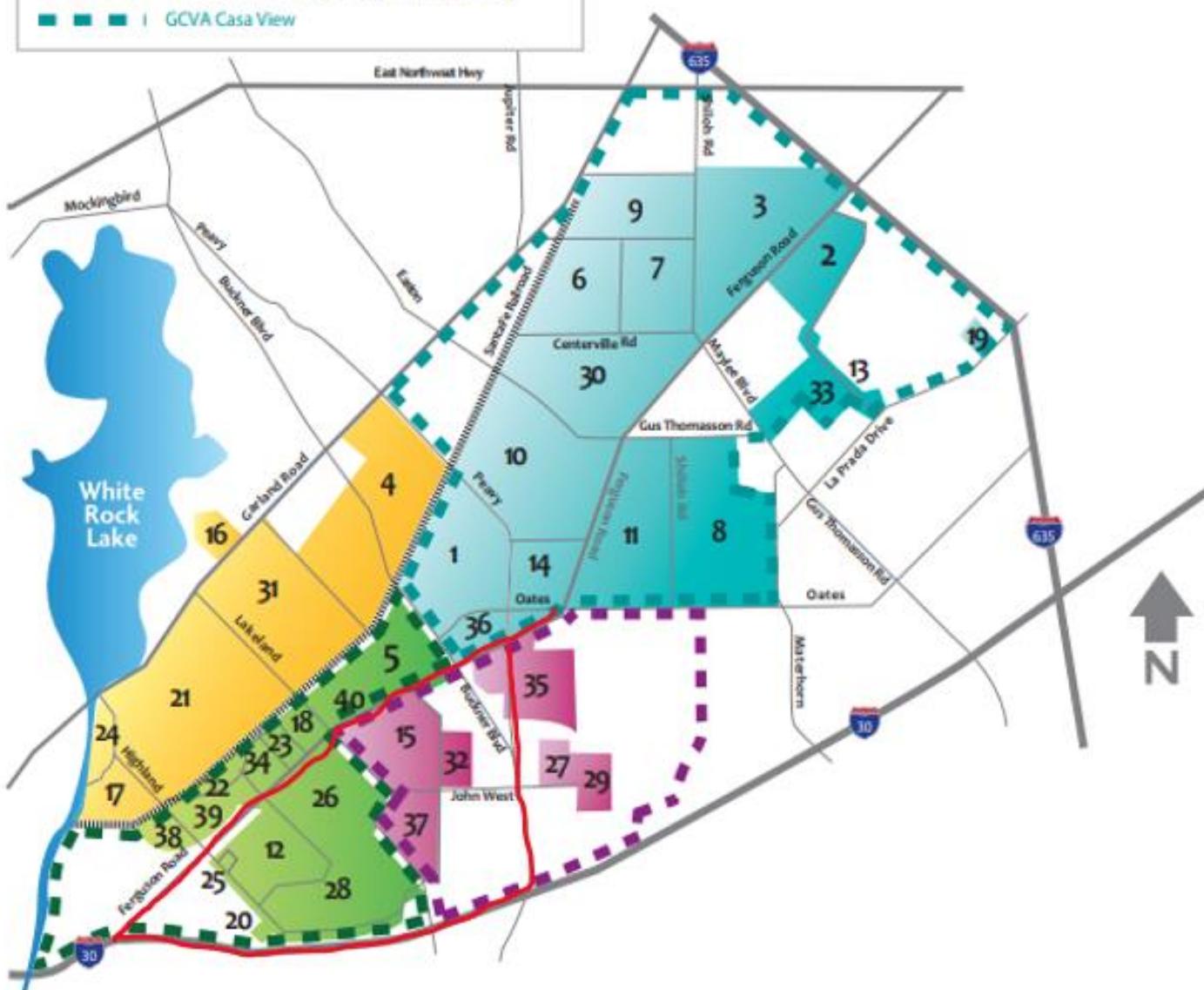
Watchdog

Find Your Neighborhood, and Get Plugged In!

Use the map below and contact your Neighborhood Association (NA), Homeowners Association (HOA), or Crime Watch (CW) and start making a difference in your neighborhood today!

Far East Dallas Communities

- FRI White Rock Hills
- FRI White Rock East
- FRI Forest Hills/Casa Linda/Emerald Isle Area
- GCVA Casa View



Far East Dallas Neighborhoods

- 1 - Alger Park/Ash Creek NA (1153)
- 2 - Braeburn Glen CW (1132)
- 3 - Briarwood NA (1258)
- 4 - Casa Linda Estates NA
- 5 - Casa Linda Forest NA
- 6 - Casa View Heights CW (1129)
- 7 - Casa View Heights CW (1130)
- 8 - Casa View Heights CW (1156)
- 9 - Casa View CW (1115)
- 10 - Casa View Haven NA (1135)
- 11 - Casa View Oaks NA
- 12 - Claremont Addition NA (1199)
- 13 - Club Manor NA
- 14 - Crestview Park NA
- 15 - Eastwood Hills NA
- 16 - Emerald Isle NA
- 17 - Enclave at White Rock HOA
- 18 - Estates at Forest Hills HOA
- 19 - Fairway Estates HOA
- 20 - Forest Creek HOA
- 21 - Forest Hills Association
- 22 - Forest Meade NA
- 23 - Forest Oaks NA
- 24 - Highland on the Creek
- 25 - Highlands Apartments CW
- 26 - Hillridge CW
- 27 - Hillview Terrace NA
- 28 - Lakeland Hills CW
- 29 - Light Pointe Place HOA
- 30 - Little Casa View
- 31 - Little Forest Hills NA
- 32 - Skyline Heights CW
- 33 - St. Andrews CW
- 34 - Stonegate at Forest Hills
- 35 - Truett CW
- 36 - White Rock Forest NA
- 37 - White Rock Village CW
- 38 - Tenison Hills
- 39 - Grove at White Rock Hills HOA
- 40 - Villas at Ash Creek HOA

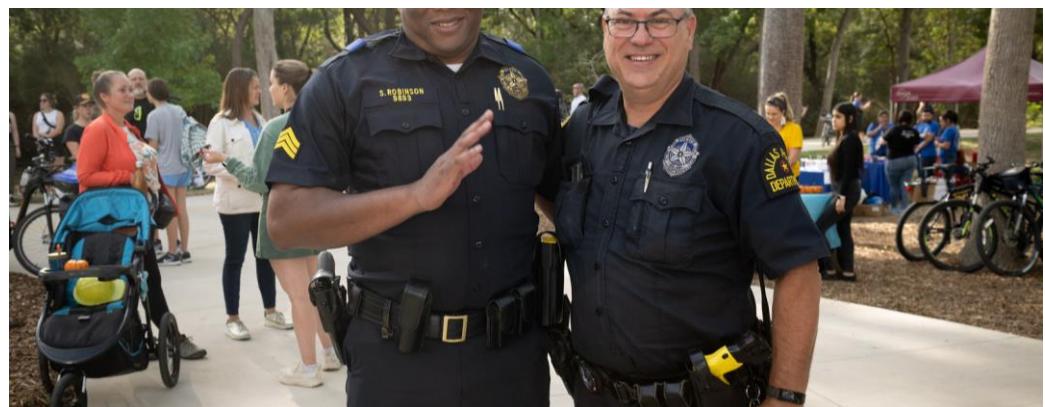
Since 1998

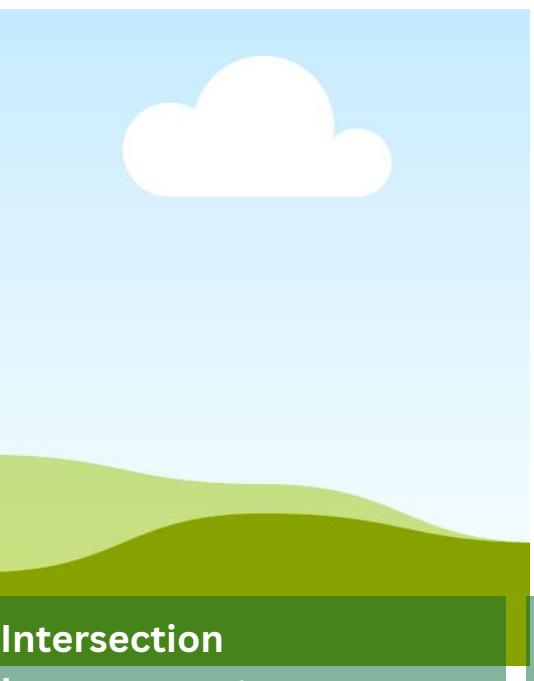
- Crime is down
- Neighborhoods are unified
- Social Services are on the rise
- Capital Improvements have improved the quality of life
- Economic Development has attracted quality investment





Working together for
the greater good to
Reduce Crime and





Working together for
the greater good to
Beautify and
Improve Far East Dallas



Semi-annual Community Connection Townhall Meeting



FRI Annual Blood Drive



What is a Public Improvement District (PID)?

- A PID is a special district created at the petitioned request of property owners and approved by City Council.
- It is funded by a supplemental assessment that is paid with the annual property tax bill. These assessment funds are returned to the community to provide supplement services above and beyond existing city services.
- A PID is focused on improving the quality of life in the community by enhancing public safety, improving and beautifying the community.



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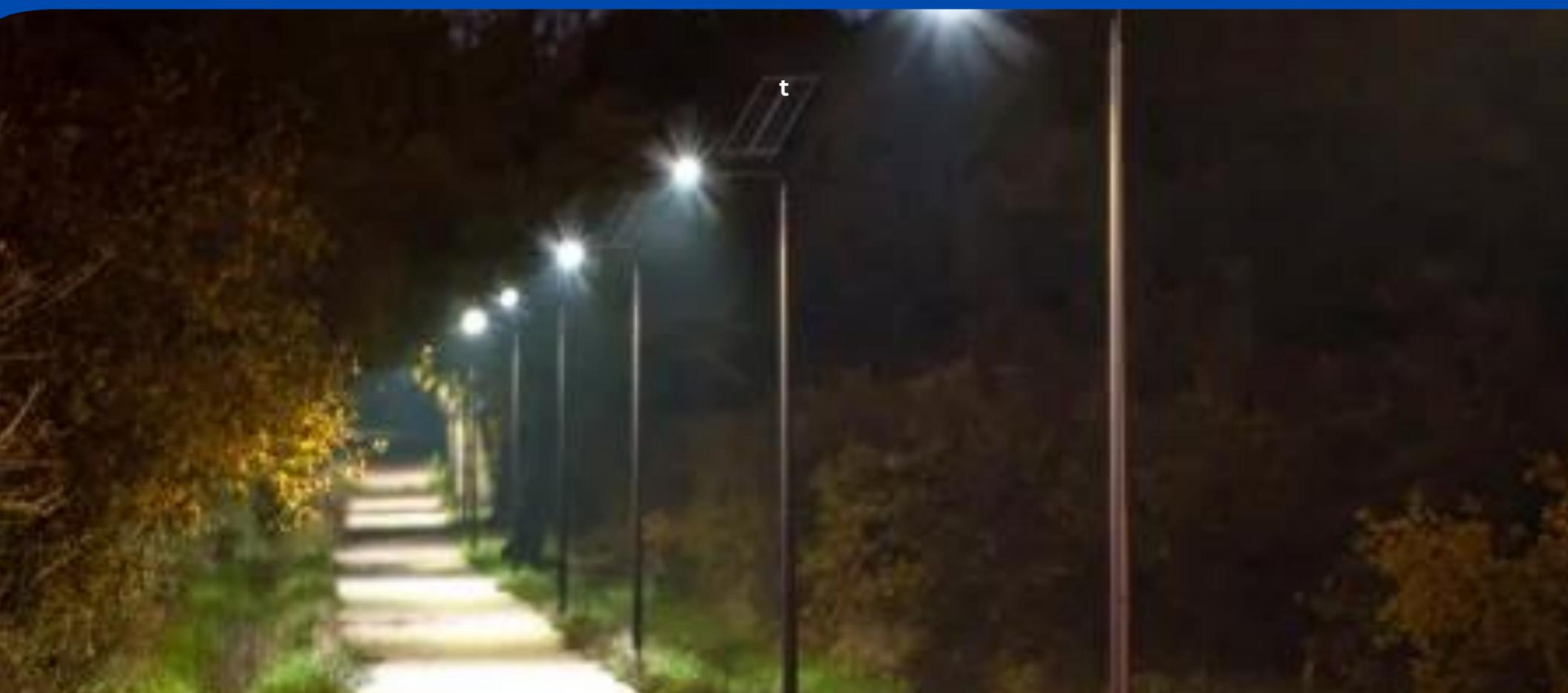




Sergeant David Crowley

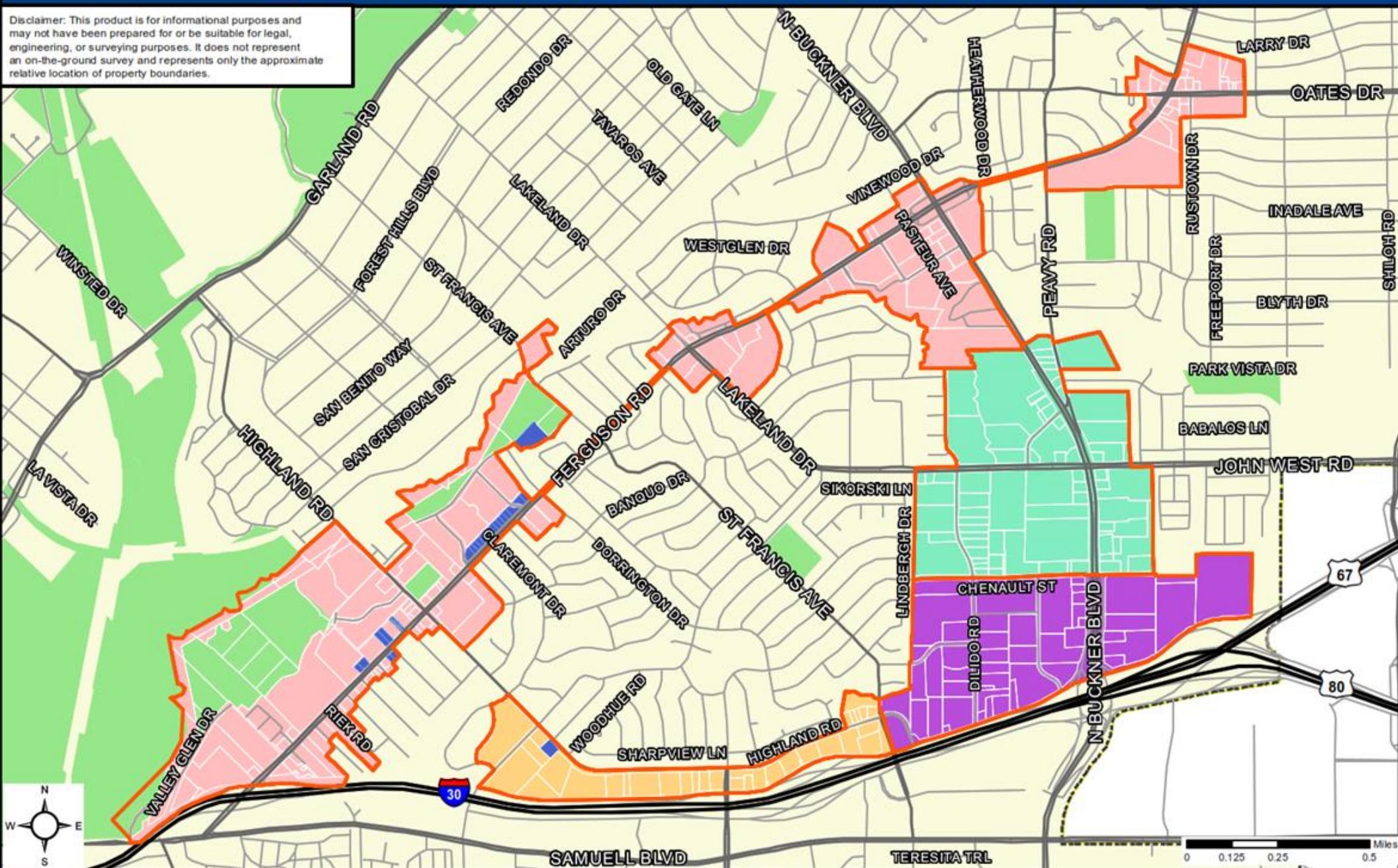
What a PID cannot do?

- Funds cannot replace regular budgeted city services, maintenance, and programs.
- PID funds cannot be used for other than the petitioned categories nor for private/personal purposes.



Far East Dallas Public Improvement District

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Economic Development

Finance, Compliance and Administration
(214) 670-1685
www.dallasecodev.org

Created 5/21/2024, Updated 7/30/2024

Legend

The legend is organized into three columns. The first column contains four entries: 'Proposed Ferguson Rd. Initiative PID' (red box), 'Proposed Ferguson Rd. Initiative PID - Option 1' (teal box), 'Proposed Ferguson Rd. Initiative PID - Option A' (yellow box), and 'Proposed Ferguson Rd. Initiative PID- Option B' (purple box). The second column contains four entries: 'Commercial Parcel' (white box), 'Residential Parcel' (blue box), 'City of Dallas' (dashed yellow box), and 'Park' (green box). The third column contains four entries: 'Highways' (black line), 'Major Streets' (thick grey line), 'Streets' (thin grey line), and an empty box (likely for a note or placeholder).

Source: City of Dallas, 2024; DART, 2024

What do PID'S Pay For?



- Public Safety
- Improvements & Beautification
- Promotion & Community through events, business promotion and meetings

What do PID'S Pay For?

- Increase Law Enforcement
- Promote Safety
- Beautification
- Create Capital Improvements



Public Improvements

- Landscaping
- Distinctive lighting and signs
- Sidewalks, streets
- Water, wastewater, or drainage facilities or improvements
- Pedestrian malls
- Parks
- Fountains
- Articles of Art
- Libraries
- Off-street parking facilities
- Real property acquisitions connected with authorized improvements

Supplemental Service

- Public safety and security
- Community and Educational Events
- Cultural enhancements
- Business recruitment

Development

- Recreation
- Advertising
- Promotion
- Bike lanes



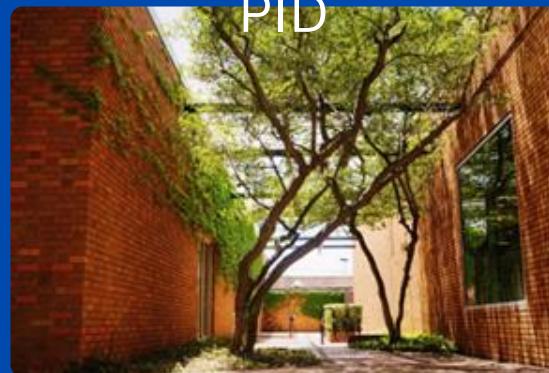
What other PIDs do

University Crossing



- Public Safety/Security
- Infrastructure Improvements
- Maintenance of Common Areas
- Lighting, Pedestrian Amenities, Linkages

Oak Lawn/Hi Line



- Enhance the Quality of Life
- Promote Economic Development
- Foster Community Development
- Maintain Sustainability

Uptow



- Public Safety/Security
- Infrastructure Improvements
- Maintenance of Common Areas
- Lighting, Pedestrian Amenities

Prestonwoo d



- 24 Hour Public Safety/Security

What the Far East Dallas PID proposes to do:

1. Crime Prevention/Public Safety

- a. Newsletter
- b. Annual News Magazine
- c. Property, Business, & Community Meetings

2. Beautification

- a. Litter Clean-Ups
- b. Landscaping Enhancements
- c. Public Art

3. Community Engagement

- a. Townhall Meetings
- b. Annual PID Meetings
- c. Community Events



What the Far East Dallas PID proposes to do:

- 4. Marketing, Communications and Business Development**
 - a. Publish newsletters
 - b. Publish & bulk mail community Magazine (FRIdays)
 - c. Meetings with property/business owners and community members

- 5. Maintenance of common areas**
 - a. Insurance coverage of markers
 - b. Increase lighting
 - c. Pedestrian amenities; benches, fountains, directional signage



- 6. Enhancement of existing & future public amenities**
 - a. White Rock Hills Library
 - b. Area Parks
 - c. White Rock Hills Recreation CENTER
 - d. Trails



What is the expected Far East Dallas PID Service Plan/Budget?

Proposed assessment rate: \$0.12 per \$100 per property value. The PID assessment represents 4.3% of the total.

Example:

- **Property value of \$500,000 would pay an annual assessment of \$600.**
- **Property value of \$3M would pay an annual assessment of \$3,600.**
- **Property value of \$50M would pay an annual assessment of \$60,000**



Next Step: Petition

- Petition created by FRI and reviewed by ED staff.
- City require owners representing at least 60% of value and 60% of record owners or 60% of land area support creation of new PID.
- Sent by snail mail or email starting October 1, 2024
- Has information and signature blocks for record owner to fill out and sign.
- Needs to be returned before January 31, 2025.

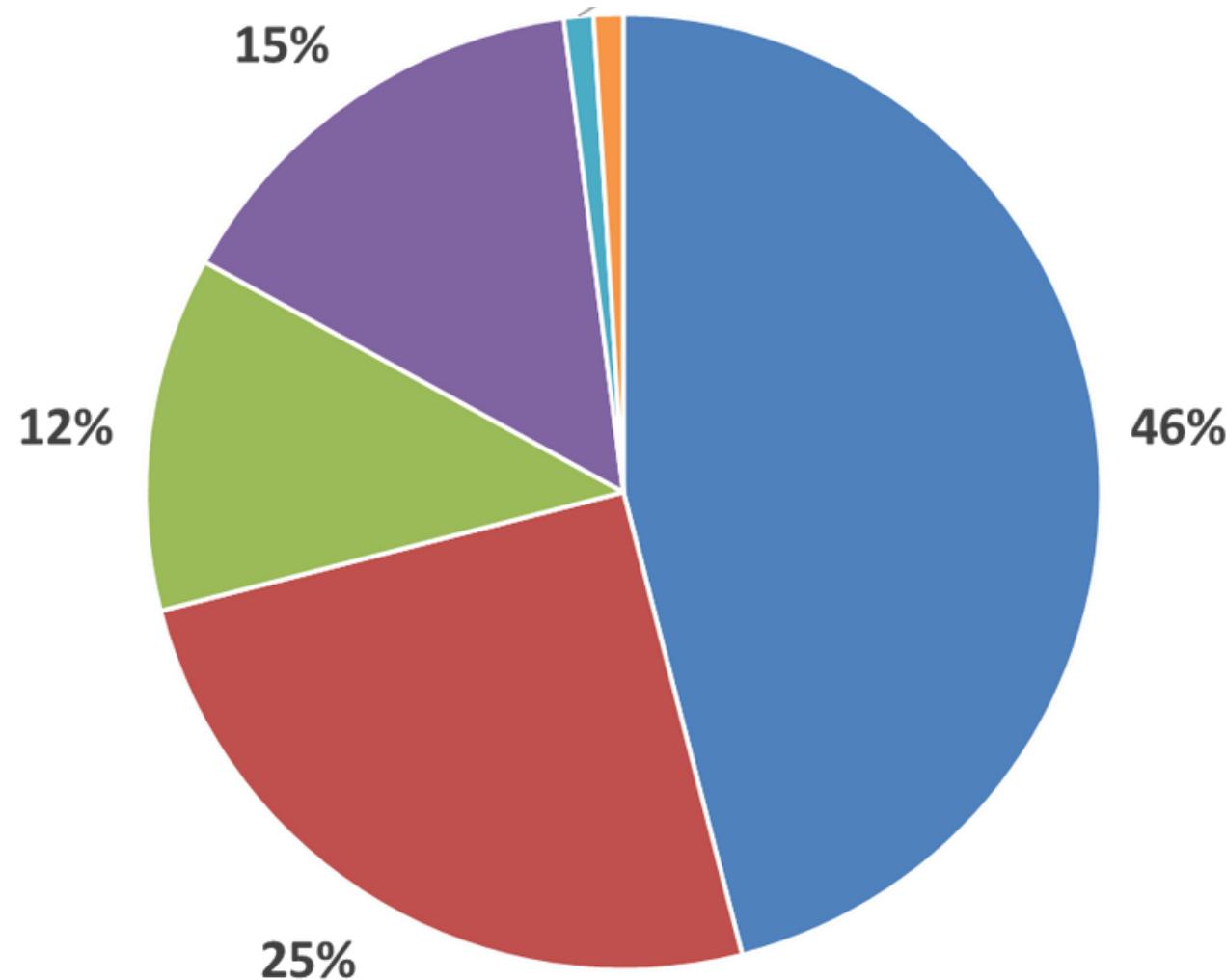
"District Name" '(District)'
Petition for "Creation or Renewal"
The undersigned ("Petitioner") who owns or are authorized representatives of real property in the "District Name" ("District"), which includes property located within the city limits, respectfully files this petition (the "Petition") requesting the Dallas City Council (the "City Council") renew the "District" as described and depicted in Exhibit A and in accordance with Texas Local Government Code, Chapter 372 (the "Act").

SECTION I: PROPERTY INFORMATION	
Property Address: (Street address, City, State, Zip code)	
DCAD Account Number*	Named Owner per DCAD* <small>* Additional addresses and DCAD accounts may be attached for other properties on Exhibit C.</small>
IS THE NAMED OWNER AN INDIVIDUAL(S) OR AN ENTITY? CHECK ONE: <input type="checkbox"/> A. INDIVIDUAL PERSON(S) <small>(If checked, proceed to Section II A)</small> <input type="checkbox"/> B. ENTITY (I.E., CORPORATION, LIMITED LIABILITY COMPANY, ETC). <small>(If checked, proceed to Section II B)</small>	
SECTION II: PETITION APPROVAL	
A. IF OWNER IS AN INDIVIDUAL(S), READ AND SIGN BELOW:	
The Petitioner, whose signature and initials appear herein, represents, and warrants that they are the property owner named in this Petition and/or listed on Exhibit C, and that they request or concur with the proposed District renewal. With respect to community property, the City may accept the signature of a spouse as a representation of both spouses that they support the proposed District renewal absent a separate property agreement. However, if staff is made aware of any disagreement between the owners of community property those petitions will not be counted.	
Owner Signature	Date
B. IF OWNER IS AN ENTITY, READ AND SIGN BELOW (DO NOT SIGN SECTION II A ABOVE):	
VERIFICATION OF SIGNATORY AUTHORITY: I, the undersigned, am duly authorized to sign for the Entity, property accounts, and addresses named above and/or listed in Exhibit C and by executing this Petition, I hereby certify on behalf of the Entity that I have the authority to legally bind the Entity and to execute this Petition requesting or concurring with the proposed District renewal on behalf of the Entity. I affirm that such binding authority has been granted by the Entity.	
Signature of Authorized Signatory	Date
Printed Name of Authorized Signatory	
Title of Authorized Signatory	
SECTION III: CONTACT INFORMATION	
Email:	Daytime Phone

Original executed petitions should be returned on or before "Date", to:
"Management Entity"
"Address"
"Point of Contact"

FAR EAST DALLAS PUBLIC IMPROVEMENT DISTRICT SERVICE PLAN EXPENDITURES

HOW WILL THE MONEY BE SPENT?



- Public Safety
- Improvements/Beautification
- Promotion/Outreach
- Administration
- Audit
- Insurance



Increase connectivity of businesses and residents through community events and workshops.



Ensure consistent maintenance and improved upkeep of public spaces such as libraries, parks, trails and sidewalks.

Benefits of a PID

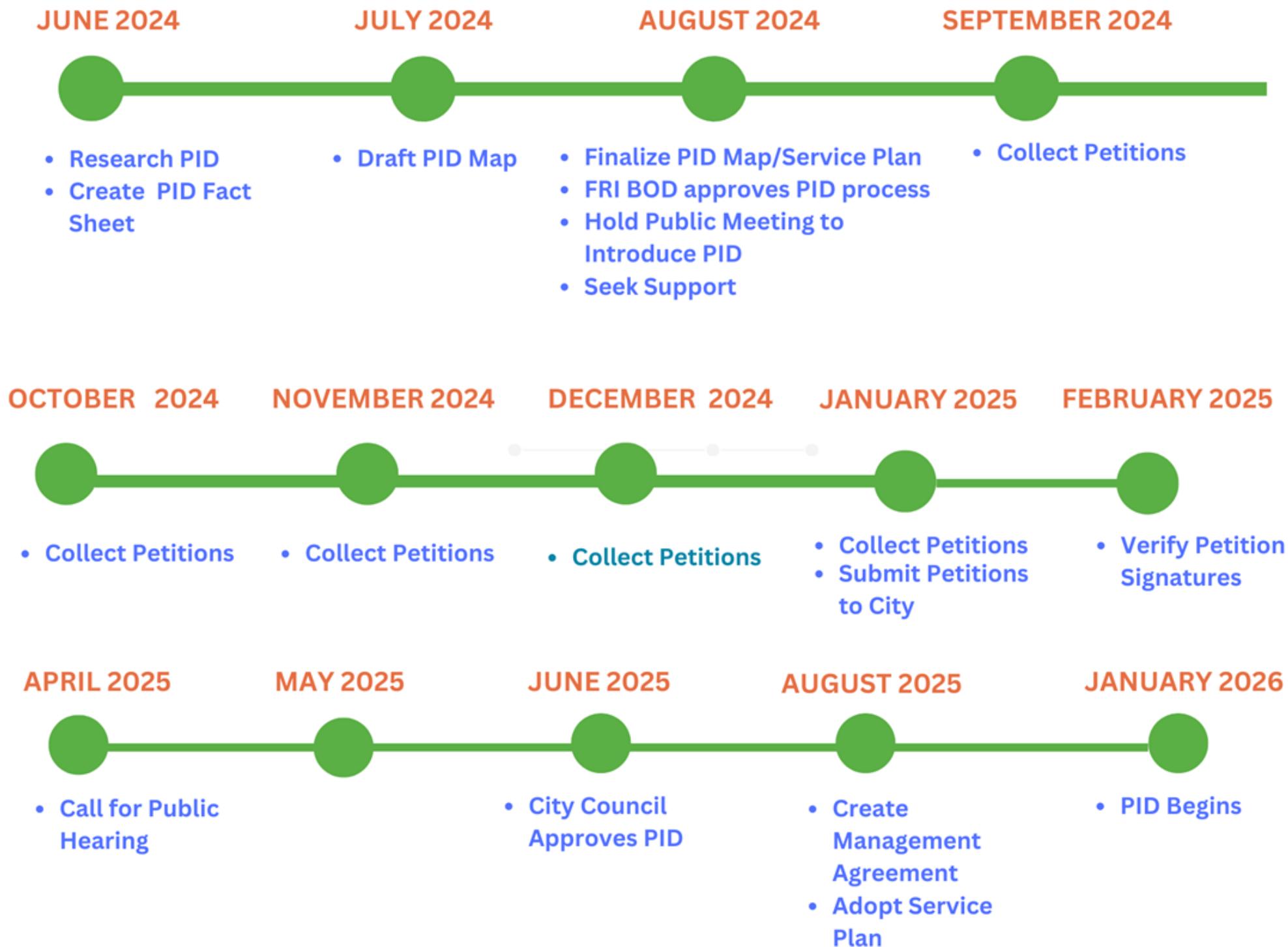


Focus on improved safety and appearance of roads and streets with landscaping and applying traffic calming methods.



Enhance public safety through more frequent off-duty police patrols and public safety training.

PID Timeline

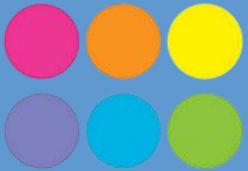




How do you want Your PID \$pent?

**Please vote and make your preferences
on the provided wallcharts**

Dot Activity



Crime Prevention & Public Safety

Beautification

Community Engagement

**Marketing,
Communications &
Business Development**

**Maintenance
of Common
Areas**

**Enhanced
Public Amenities**

**What Else?
What did we forget?**

Thank You!

