



*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



**Vikki**



**Ann**



**Karl**



**John**



**Zitziki**



Crime Prevention



Working together for the greater good!



Communicating



Public Safety



Advocating



Connecting



Leading



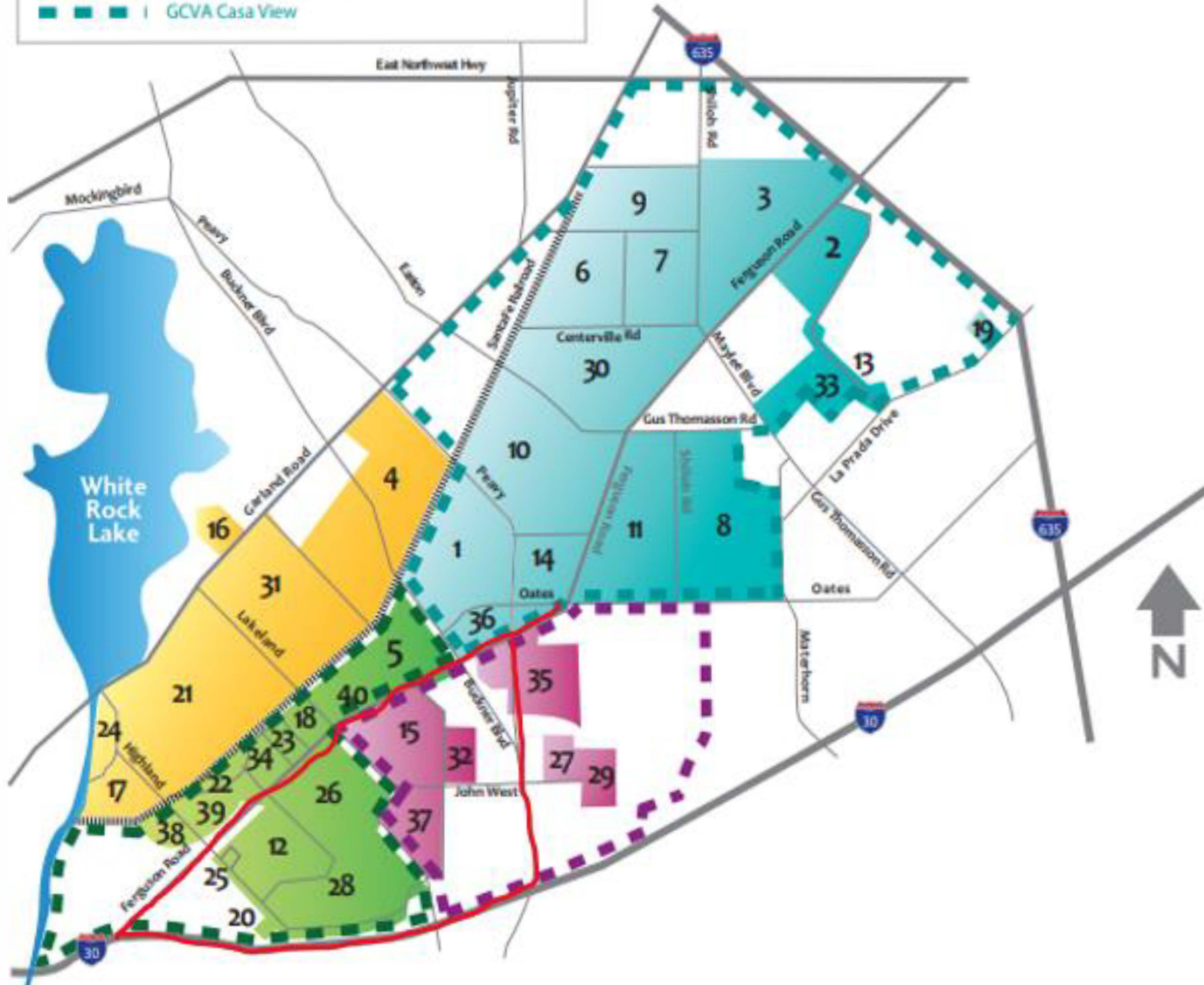
Watchdog

# 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



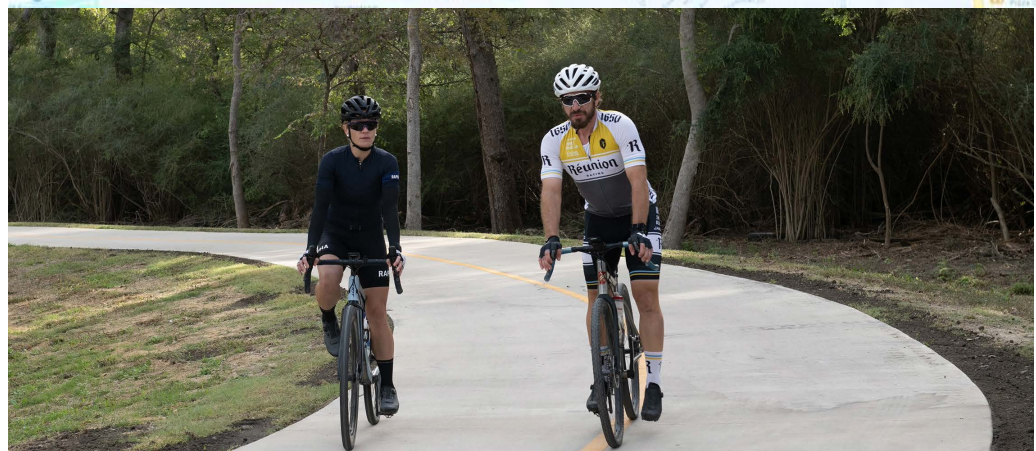
## Far East Dallas Neighborhoods

- 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

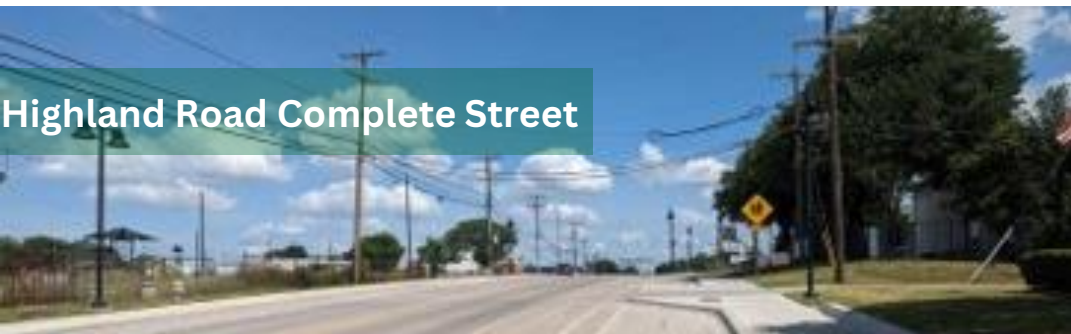
## Since 1998

- **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 improve public  
safety



Intersection



Trinity Forest Spine Trail



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



**Semi-annual Community Connection Townhall Meeting**



**FRI Annual Blood Drive**



**Creekside Bike Park Clean-up**



**FRI Annual Operation Beautification Litter Clean-Up**



**Working together for the greater good through Promotion & Community Events**



**White Rock Hills Park Opening**

# 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.



# 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





**Sergeant David Crowley**

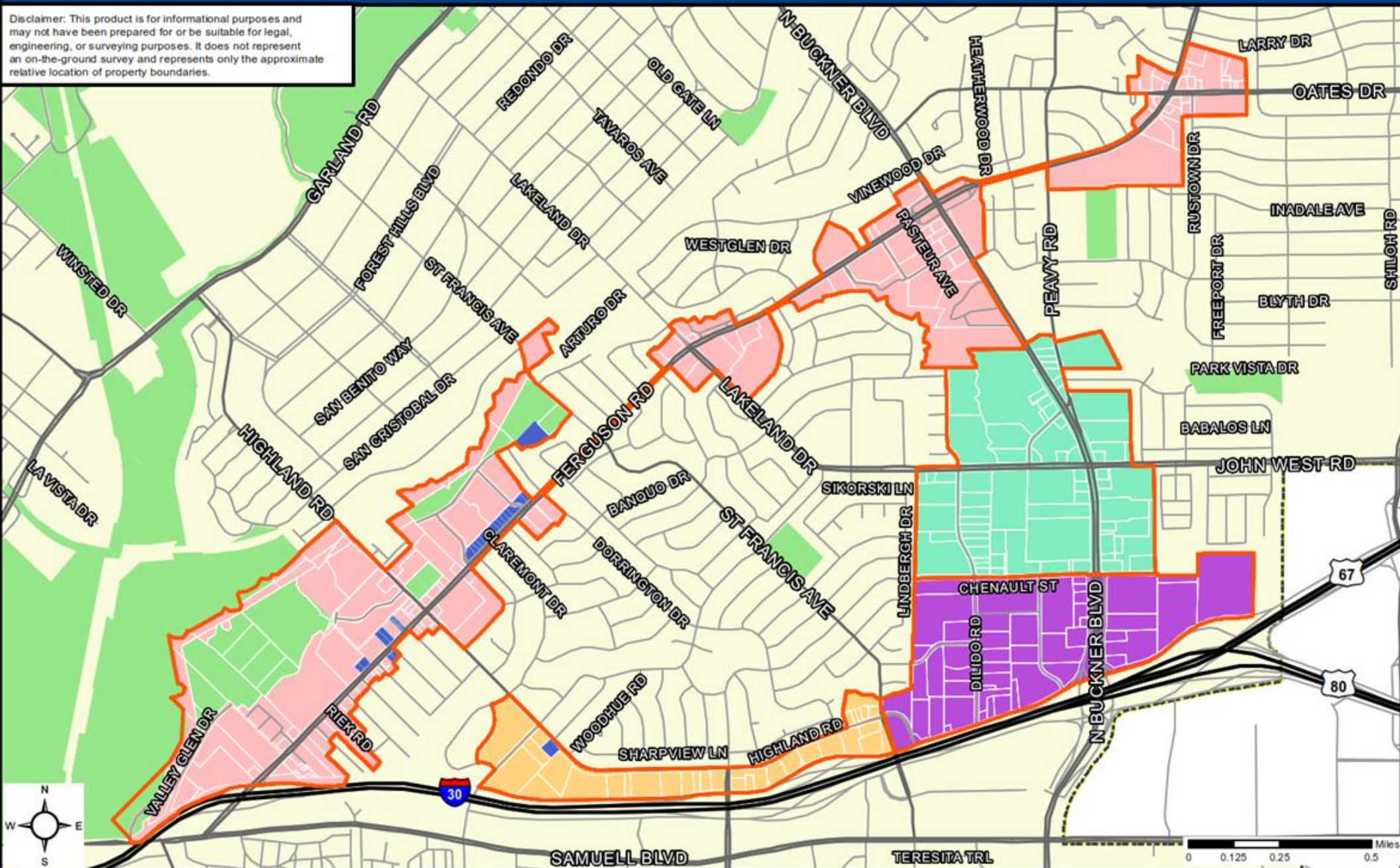
# What a PID cannot do?

- 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**  
 City of Dallas  
 Finance, Compliance and Administration  
 (214) 670-1685  
[www.dallascoddev.org](http://www.dallascoddev.org)  
Created 5/21/2024, Updated 7/30/2024  
 Ferguson\_Rd\_Initiative\_PID.RX

**Legend**

Proposed Ferguson Rd. Initiative PID	Commercial Parcel	Highways
Proposed Ferguson Rd. Initiative PID - Option 1	Residential Parcel	Major Streets
Proposed Ferguson Rd. Initiative PID - Option A	City of Dallas	Streets
Proposed Ferguson Rd. Initiative PID- Option B	Park	



# 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

### Uptown



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

### Prestonwood

**24 Hour  
Dallas Police Patrol**

- 24/7 Dedicated Dallas Police Patrol In Modern Marked DPD Vehicles
- Trained On Duty PID Officer At Your Home In Minutes When Needed
- Ensure Home Safety Every Day; Home Vacation Checks
- Increased Prestonwood Property Value With 24/7 Dedicated Dallas Police Patrols

**24 HOUR SECURITY  
IS AT YOUR FINGERTIPS  
972-333-3441**

- 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"

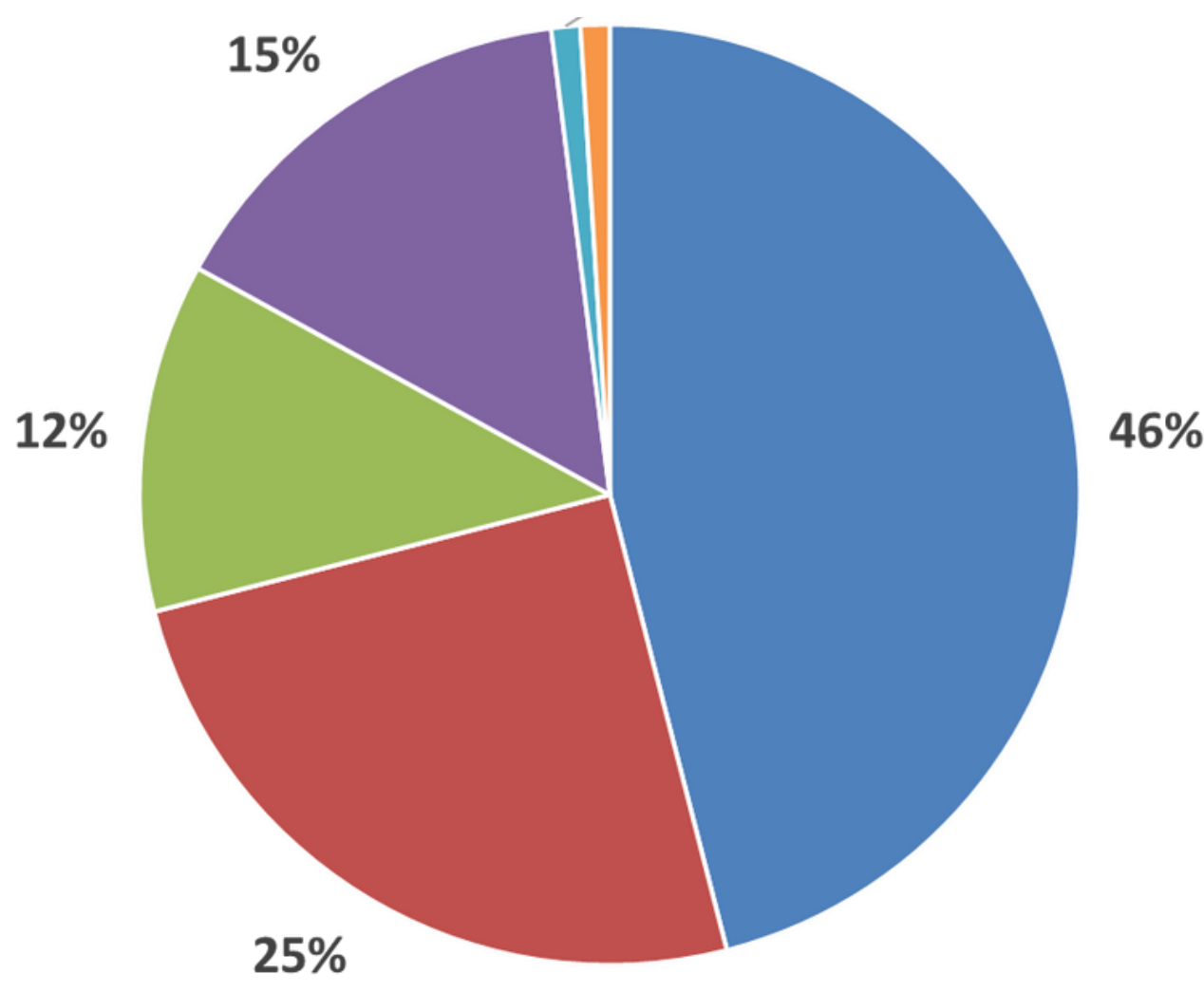
The undersigned ("Petitioner") who owns or are authorized representatives of real property in the "District Name" ("District"), which includes property located within the city limits, respectfully files this petition (the "Petition") requesting the Dallas City Council (the "City Council") renew the "District" 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: _____ <small>(Street address, City, State, Zip code)</small>	
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) <u>(if checked, proceed to Section II A)</u>	
<input type="checkbox"/> B. ENTITY (I.E., CORPORATION, LIMITED LIABILITY COMPANY, ETC.) <u>(if checked, proceed to Section II B)</u>	
SECTION II: PETITION APPROVAL	
A. IF OWNER IS AN <u>INDIVIDUAL(S)</u> , 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 <u>ENTITY</u> , 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

JUNE 2024

JULY 2024

AUGUST 2024

SEPTEMBER 2024

- Research PID
- Create PID Fact Sheet

- Draft PID Map

- Finalize PID Map/Service Plan
- FRI BOD approves PID process
- Hold Public Meeting to Introduce PID
- Seek Support

- Collect Petitions

OCTOBER 2024

NOVEMBER 2024

DECEMBER 2024

JANUARY 2025

FEBRUARY 2025

- Collect Petitions

- Collect Petitions

- Collect Petitions

- Collect Petitions
- Submit Petitions to City

- Verify Petition Signatures

APRIL 2025

MAY 2025

JUNE 2025

AUGUST 2025

JANUARY 2026

- Call for Public Hearing

- City Council Approves PID

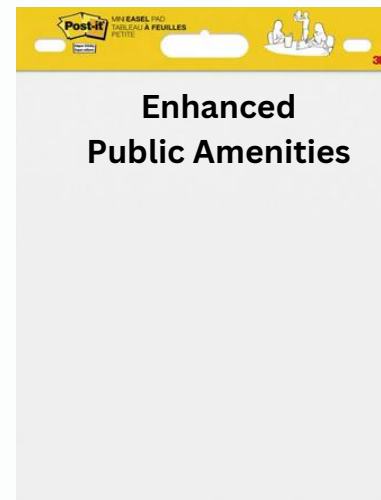
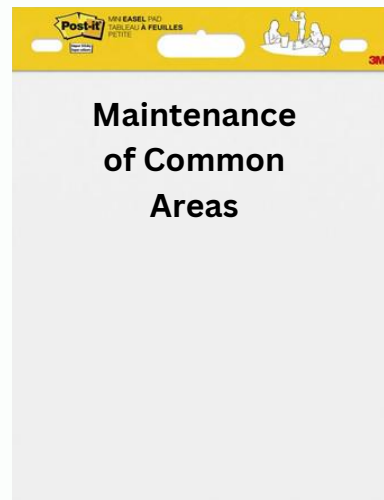
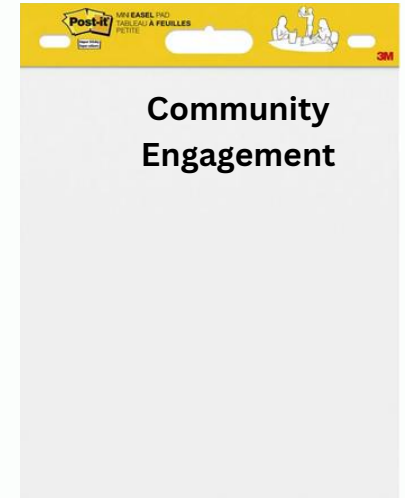
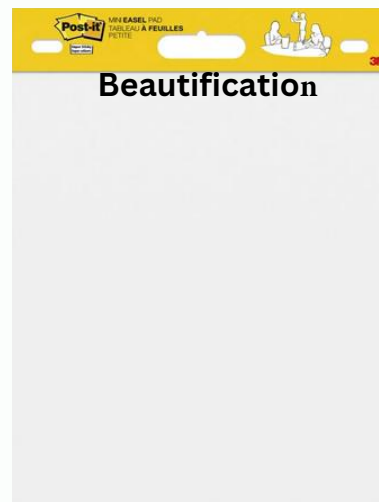
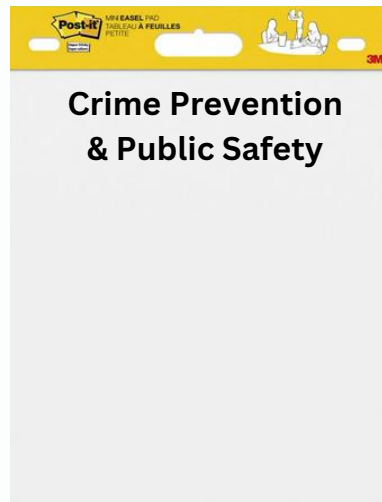
- Create Management Agreement
- Adopt Service Plan

- PID Begins



# How do you want Your PID \$pent?

Please vote and make your preferences  
on the provided wallcharts



**Thank  
You!**

