

Regular Meeting: Arun Agarwal, President, presiding

Present: Arun Agarwal, President; Daniel Wood, Vice-President; Harrison Blair, Calvert Collins-Bratton, Lane Conner, Timothy W. Dickey, Maria Hasbany, Estanislao “JR” Huerta, Rudy Karimi, Jeff Kitner, Fonya Mondell, Ernest “Bo” Slaughter, Robb Stewart, Lorena Tule-Romain – 14

Absent: NONE

Vacant: District 3

This was a virtual meeting held via Cisco Webex and in person in the 6FS conference room. The public were able to view the Open Session meeting on the internet. The public were also able to attend in person.

President Agarwal called the meeting to order at 10:00 a.m.

Agenda Item 1. Speakers – The following people registered to speak. Some of the speakers might no longer have been available or connected when it was their turn to speak.

Alex Stein – Sexually oriented businesses

John Rio – New lights at Lakeland Hills Park

Agenda Item 2. Minutes - A motion by Bo Slaughter, seconded by Harrison Blair, to approve the minutes of the January 13, 2022 Park and Recreation Board meeting was carried by unanimous vote.

### **SPECIAL RECOGNITION**

- Special recognition of former Park Board member Barbara Barbee for her service to the Park and Recreation Board.

Director Jenkins and President Agarwal presented Ms. Barbee with a plaque and thanked her for her service.

### **CONSENT AGENDA (3-7)**

#### **ADMINISTRATION AND FINANCE**

President Agarwal pulled item number 3 from the consent agenda. Therefore, a motion was made by Maria Hasbany, seconded by Robb Stewart to approve items 4-7 on consent was carried by a unanimous vote.

Agenda Item 3. Mural Policy (All) - A motion by Robb Stewart, seconded by Calvert Collins-Bratton, to authorize approval of the Park and Recreation Department Mural Policy - with the following amendment: that this policy does not apply to murals that are public art of the City of Dallas in a location of which in a Dallas park is approved by the Park and Recreation Board – Financing: No cost consideration to the City (committee considered this item on January 13, 2022), was carried by a unanimous vote.

Agenda Item 4. White Rock Boat House (9) – A motion by Maria Hasbany, seconded by Robb Stewart, to authorize a Supplemental Agreement to amend sections 5.1, 5.3, 8.1, 8.15, add section 8.21 regarding Performance Indicators, and amend section 10.16, add section 10.17 and 10.18 of the development agreement between the City of Dallas and White Rock Boathouse, Inc. - Financing: No cost consideration to the City (committee considered this item on January 13, 2022), was carried by a unanimous vote.

Agenda Item 5. Fair Park (7) – A motion by Maria Hasbany, seconded by Robb Stewart, to authorize a five-year lease agreement with one five-year renewal option between Fair Park First and the Dallas Convention and Visitors Bureau dba Dallas Sports Commission, (DSC) to lease and operate a portion of the ground floor office space of the Natural History Building at Fair Park located at 3535 Grand Avenue in Fair Park – Financing: No cost consideration to the City (committee considered this item on January 13, 2022), was carried by a unanimous vote.

Agenda Item 6. Lease Agreement (8) – A motion by Maria Hasbany, seconded by Robb Stewart, to authorize a five-year lease between the City and Groco Specialty Coatings, LLC, for approximately 22,930 square feet of office and warehouse space located at 10818 C F Hawn Freeway to be used as a paint manufacturing company, for the period March 4, 2022 through March 3, 2027 — Estimated Revenue: Capital Gifts Donation & Development Fund \$216,000.00 (committee considered this item on January 13, 2022), was carried by a unanimous vote.

#### **PLANNING AND DESIGN**

Agenda item 7. Fair Park (7) – A motion by Maria Hasbany, seconded by Robb Stewart, to authorize an increase in the construction services contract with Azteca Enterprises, Inc. for additional scope of work for construction of the Fair Park Coliseum Facility Improvements Project including renovations to the first floor (South) offices, locker room and associated restroom and laundry area as well as provisions for accessibility signage, fire alarm devices, motor sheaves and other miscellaneous work, located at 1438 Coliseum Drive in Fair Park - Not to exceed \$600,635.21, from \$11,340,199.99 to \$11,940,835.20 – Financing: Fair Park Improvements (C) Fund (2017 Bond Funds), was carried by a unanimous vote.

#### **ITEMS FOR INDIVIDUAL CONSIDERATION**

Before the item was taken up for consideration Director Jenkins and staff presented information to the board clarifying the lease and license agreements and their locations. Each board member was given an opportunity to speak and ask questions.

President Agarwal requested to take Items 1 and 2 together and item 3 separately.

Agenda Item 8. Lease Agreement (14) – A motion by Rudy Karimi, seconded by Bo Slaughter, to **deny (1)** the termination of lease between the City and Main Street Investors Joint Venture (Lessee), of approximately 3,280 square feet of land located at 1516 and 1518 Main Street (Premises), improved with one commercial building, to be effective upon Lessee's sale of its adjacent property located at 1520 Main Street; **(2)** a forty-year lease between the City and 1520 Main, LLC, a subsidiary of Headington Companies (Lessee's intended successor in interest), with four ten-year renewal options, with each option subject to Park Board and City Council approval, with the lease to be effective only upon Lessee's sale of its adjacent property located at 1520 Main Street to 1520 Main, LL, was carried by a unanimous vote.

A motion by Rudy Karimi Seconded by Maria Hasbany to authorize **(3)** a twenty-year operation and maintenance agreement with one five-year renewal option, subject to Park Board approval, of approximately 1,818 square feet of parkland, with Lessee and/or its successors and assigns for the operation and maintenance of an existing second and third floor balcony and an existing ground level patio area, – Estimated Net Revenue: Capital Gifts Donation & Development Fund ~~\$1,656,000.00~~ \$565,402.00 (**board deferred this item on January 13, 2022**), was carried by a unanimous vote.

#### **BRIEFING**

Agenda Item 9. 2017 Bond Program Update – Christina Turner-Noteware, Assistant Director

Ms. Turner-Noteware presented and was available for questions and feedback from the board.

#### **OTHER/NON-ACTION ITEMS**

Agenda Item 7. The Park and Recreation Board Members liaison reports regarding Audubon Dallas/Cedar Ridge Preserve, Cultural Affairs Commission, Dallas Arboretum and Botanical Society, Dallas Zoological Society, Downtown Dallas, Inc./Downtown Parks, Friends of Fair Park, The Friends of Katy Trail, Friends of Preston Ridge Trail, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, Turtle Creek Conservancy, The Woodall Rodgers Park Foundation/Klyde Warren Park were as follows:

Board announcements:

Tim Dickey announced the Trinity River Audubon Center held a board retreat where they expanded their members and invited all the Park Board Members for a tour.

Rudy Karimi announced Pride Sports USA invited the Park Board Members to form a spring kick ball team. Mr. Karimi also announced a chain link fence has been removed at Willis Winters Park.

Jeff Kitner announced a collaboration with the Office of Cultural Affairs and Fair Park First for the new Carne Y Arena exhibit at the Food and Fiber building in Fair Par.

Lorena Tule-Romain announced a meeting on Saturday January 29,2022 at the Pleasant Grove library regarding the Urban Art Pilot program.

Agenda Item 8. Staff Announcements – Upcoming Park and Recreation Department Events.

NONE.

Agenda Item 9. Next Park Board meeting. The next Park Board meeting will be Thursday, February 10, 2022 at 10:00 a.m.

Agenda Item 10. President Agarwal adjourned the Board meeting at 12:12 pm.



Anthony M. Becker, Secretary  
Park and Recreation Board



Arun Agarwal, President  
Park and Recreation Board

Date: 02/14/22

NOTE: For more information on discussion of any issue heard during this meeting, refer to the tape recording retained in the Park Department's Central File.