

RPIA Special Meeting Minutes – February 10, 2019

The special meeting of the Ryan Place Improvement Association was held at St. John’s Church on Sunday evening, February 10, 2019, with President Tim Keith presiding and Sarah Geer as secretary. A quorum was established and the meeting was called to order at approximately 7:00 p.m.

Board Members in Attendance: Tim Keith, President; Ryan Scharar, Vice President; Sarah Geer, Secretary; Jen O’Connell, Treasurer; Chris Ebert, Director of Historic Resource; Kipp Baker, Director of Communications; Chip Mansfield, Director of Public Safety; Chris Rogers, Elizabeth Blvd Street Director; Chris Gee, 5th Ave Street Director; Barbara Forshey, Willing Ave Street Director; Ryan O’Connell, Ryan Place Street Director; Joyce Davidson, 8th/James/Stanley Street Director; Josh Gardner, 6th Ave Street Director

Others present included: John Belknap, Lin Parham, Steve Robinson, Judy Robinson, Ann Zadeh (City Councilwoman), Richard Riccetti (Hemphill Corridor Task Force), John Boyd (NuRock)

Report Summary/Notes

Note: Fairmount held an official meeting prior to the Ryan Place meeting and invited Ryan Place to observe their discussion and decision. Fairmount residents voted to write a letter of opposition.

John Boyd, Senior VP at The NuRock Companies gave a presentation about their proposed development and interest in seeking tax credit financing – they plan to apply to the state for this financing and their application will fare better if they have city council and neighborhood endorsement. This financing would bring a few other requirements – NuRock would stay in a management role for at least 15 years and the land use would be restricted to this purpose for at least 45 years. The property in question is on Hemphill between Jessamine and Powell. The proposed development is a three-story apartment complex with 73 units (mixed but up to 3-bedroom in size) and 111 parking spaces. Units would be priced to accommodate different income levels (“workforce housing”), including 10% as “permanent supportive housing” and only 8% considered “at market” units. They have already iterated the design based on feedback from Fairmount during information sessions in December/January. Even if the financing moves forward, NuRock would have to go through additional approval processes for rezoning and permitting.

During the Ryan Place discussion, residents and board members made the following comments:

- There were concerns about scale and density, and there was interest in understanding whether a smaller complex (20-30 units) would ever be feasible on this property.
- There were concerns about the potential for crime/undesirable activity.
- There were concerns about congestion related to increased car volume, regular train traffic, and proximity to Daggett Montessori.
- Residents expressed a desire to support affordable housing and a diverse population of residents in our area.
- Residents expressed a desire to be proactive and collaborative regarding development in our neighborhood – it feels like we are always reacting and getting pitched on things that don’t align

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with our vision for development. How could we articulate better what ideas we are in favor of, including affordable housing? How could we help ensure good partnerships with developers?

Ann Zadeh shared that this process of applying for tax credit financing will happen every year and the City of Fort Worth is considering providing more general education to neighborhoods about the process. There are other properties on the southside of Fort Worth that have secured this financing and our general area continues to be a prime target for this type of development. We need to be prepared for more requests/proposals like this.

Chip Mansfield moved that RPIA remains silent on this matter (does not submit any official comment to the City Council). Josh Gardner seconded. The motion failed.

Chris Ebert moved that RPIA submit a letter of opposition to City Council. Jason Allen seconded. The motion passed.

The meeting was adjourned at 7:26 p.m.

Respectfully submitted,

Sarah Geer
Secretary