

RPIA Board Meeting Minutes – March 18, 2019

The board meeting of the Ryan Place Improvement Association was held at St. John’s Church on Monday evening, March 18, with President Tim Keith presiding and Sarah Geer as secretary. A quorum was not established, and the meeting was called to order at 7:12pm.

Board Members in Attendance: Ryan Scharar, Vice President; Jen O’Connell, Treasurer; Kipp Baker, Director of Communication; Tim Keith, President; Sarah Geer, Secretary; Jake Neal, Director of Membership; Chris Gee, Chris Ebert, Director of Historic Resource; Barbara Forshey, Willing Ave Street Director; Josh Gardner, 6th Ave Street Director;

Others present included: John Belknap, Ruth Karbach, Ed Furber

Report Summary/Notes

NPO report – Sergio not present

President’s Report/Update

- Zoning Advisory Committee
 - Tim Keith informed the board that he is forming a Zoning Advisory Committee in response to dialogue re: protecting neighborhood from undesirable development/encroachment. This committee is charged with the objectives outlined below and will report back to the board in July 2019 with a summary of their findings and a proposed recommendation of action. The committee will consist of:
 - Sarah Geer (Chair)
 - Chris Gee
 - Josh Gardner
 - Zoning Committee Objectives
 - Consult with city leaders, city offices, leaders of previously effected neighborhoods such as University West, Pascal Neighborhood association etc., to learn from their experiences and what is the most effective way for RPIA to discourage and prevent that type of construction within and around its borders in regards to stealth dorms.
 - Is there a type of overlay the neighborhood should consider that would discourage this type of development but not unduly infringe upon property owner’s rights?
 - What neighborhoods are covered by the recently implemented “TCU overlay” and what does that actually prevent? What are unintended consequences of this action if any?
 - What steps could Ryan Place take to either be included in that protection or create a similar protection for itself so as an historic overlay?
 - Resident comment: committee should be sure to report on both advantages and disadvantages of different options
 - Resident comment: committee should clearly lay out suggested actions/investment/expected effort related to any recommendations
- Tulips Update
 - Since we heard Jason Suder’s presentation in February, there have been a few developments:

RPIA Board Meeting Minutes – March 18, 2019

- Tulips has support for variance to secure alcohol license from South Hemphill Heights, Hemphill Corridor Task Force, local churches, businesses and neighbors, and NPO
- Tulips has a letter from FWISD Chief of Operations expressing non-opposition
- Paschal Neighborhood Association voted 4-3 to oppose the variance. Their primary concerns are related to the proximity of the venue to Paschal.
- Without quorum present, RPIA cannot vote on any action.
- Resident comment: noticed another event venue nearby (Tulips won't be the first of its kind in this area)
- Resident comment: lots of residential development in that vicinity as well – new apartment complex, new townhomes.
- Resident comment: reiterated concerns about drunk driving and noise

Secretary

- Without quorum, can't take action on minutes. Asked for comments/edits.

Treasurer

- Ad revenue is on better track this year, up to \$5,300 in pursuits
- Responded to board member request to look into options for investing in CD to earn more interest. [Sarah missed the details here and will work with Jen to fill in information about interest rates]
 - Question: any reason not to put it in the CD?
 - Jen: if need to take it out "early" would lose interest and possibly pay penalty. She would recommend only putting funds in there that we expect to sit for a while, and not all our funds, of course
 - Action item: Jen will check on penalties and present options to board in April

Membership

- Email planned soon to request renewal donations
- Six welcome visits completed since Feb 18 meeting. Tracking 20+ properties. Have additional welcome committee member covering Willing.
- Resident question: can we publish donors in newsletter?
 - Kipp, Jen and Jake are coordinating to get back on track
- Resident question: what do new residents fill out as part of welcome visits?
 - Ruth shared that we have a standard form, completed forms go to Ruth, Ruth will make sure we share with Chris
- Resident question: how to use events to promote opportunities to contribute?
 - Crawfish boil is main event focusing on membership drive
- Resident question: how are online donations trending? Could we do a Facebook button?
 - Comment: everyone communicates differently, keep options open
 - Comment: let's think about a Facebook drive for contributions
 - Action item: Jen and Kipp will look into this

RPIA Board Meeting Minutes – March 18, 2019

Communication

- Newsletter on schedule
- Have received requests for online-only version of newsletter (six to-date)
- Two new advertisers secured
- Kipp requested fire truck photos – John will work on this
- Resident question: online member directory doesn't seem very accessible/efficient – lots of effort for Kipp to pull info for Chris' request. What is long-term plan?
 - Tim noted we need more discussion on this
 - Kipp noted the directory still has lots of gaps/outdated info
 - Tim noted we could consider paying for address cleaning service

Activities – Jason not present

- Tim noted BBQ is on Sunday from 2-5pm
- Next events: Cowtown Cleanup on 3/30, Easter Egg Hunt on 4/20
 - Chris Gee shared that Cowtown Cleanup will involve Street Directors helping organize teams – everyone meets at Chris Gee house
 - Action Item: Chris will work with Kipp to do an eblast via Constant Contact.

Historic Resource

- Chris reminded about Croquet Tournament date (May 25)
- Resident question: can we pull pics from last year to help promote?

General Discussion

- Article on millennial residents in Fairmount
 - Tim noted we have a few residential construction companies based in our neighborhood
 - Fairmount does have guidelines, so does RPIA
 - Resident comment: we may be more vulnerable since we don't have historic overlay
 - Tim commented that he spoke w/ Paschal Neighborhood Association re: stealth dorms – TCU overlay is good in theory but hard to enforce number of unrelated residents
 - Resident comment: Development happens and residents left to fight battles on the backend (after built)
 - Resident question: is this relevant to the new zoning committee?
 - Tim recommended that committee should speak with Rick Garcia and other neighborhood associations that have TCU overlay
 - Resident comment: approvals process not connected enough to public forum/neighborhood association discussions. Also, developers can be denied but then do it anyway – lacking meaningful enforcement by the city (not enough capacity).

RPIA Board Meeting Minutes – March 18, 2019

- Resident question: what can neighborhoods do proactively? This is a relevant question for the new zoning committee.
- Kipp asked if anyone has original artwork of RP gates.
 - Tim will follow up.

The meeting was adjourned at 8:04 pm.

Respectfully submitted,

Sarah Geer
Secretary