



Camp Bowie District, INC - Board of Directors
Wednesday, January 15, 2024
1:00 PM
Frost Bank

Board of Directors

CHAIR
MARY HO
VICE CHAIR
AMANDA WEAR
SECRETARY
EDWARD SCHAEFER
TREASURER
TREVOR ARMSTRONG
AT-LARGE
DAVID CHICOTSKY

DAN CUSTER
BRETT COX
JOSEPH DEWOODY
JONATHAN GENTRY
CHRIS HOLBERT
J.C. JOHNSON
GAYLORD LAMY
KALYN MCKITTRICK
DR. SHELBY NELSON
LEON REED JR
JEFF SIMS
KELLY SMITH
CHARLES "C.B." TEAM
TYLER WALLACH
BENTON WOODRUM

LYDIA GUAJARDO
RICKARD
Executive Director

CAMP BOWIE DISTRICT,
INC
FORT WORTH, TX, 76147
CampBowieDistrict.com

In Attendance:

Mary Ho, David Chicotsky, Tyler Wallach, Kelly Smith, Chris Holbert, CB Team,
Jeff Sims, Leon Reed, JC Johnson, Brett Cox, Benton Woodrum, Dr. Shelby Nelson,
Jonathan Gentry, Kalyn McKittrick

1. **Call to order** Mary Ho
 - a. Special Recognitions (if any)
 - i. **Christy Dull from District 3**

2. **Consent Items** Lydia Guajardo Rickard
 - a. Approval of:
 - i. Minutes – August
 1. **Benton motion, Shelby second, Approval**
 - ii. CBD Balance Sheet & Income Statement (September, October)
 1. **September**
 - a. **Kelly motion, JC Second, Approval**
 2. **October**
 - a. **JC motion, Jeff Second, Approval**
 - iii. PID 19 Balance Sheet & Income Statement (September, October)
 1. **September**
 - a. **David Motion, Shelby Second, Approval**
 2. **October**
 - a. **JC Motion, Leon Second, Approval**

3. **Chair’s Report** Mary Ho
 - a. Board Changes
 - i. **Amanda wear has resigned her position on the board – meetings will be held to discuss succession.**

4. **Committee Reports** Lydia Guajardo Rickard
 - a. Governance
 - i. PID Advisory Board Formation
 - ii. Board Nominations
 1. **Three seats are set aside for nominations. Targeted groups are business owners, commercial property owners and neighborhood representatives. Mary Ho and Jonathan Gentry will roll off at the end of the fiscal year. April, nominations will be accepted for incoming board members.**

 - b. Events & Marketing Alexandra Beck
 - i. Holidays on the Boulevard
 1. **Events & Marketing committee**

 - c. Design Review CB Team
 - i. Form-Based Code update
 1. **Ridglea code is complete and pending at the city for approval by end of first quarter.**

- ii. Lake Como Update
 - 1. MOU with Lake Como
 - 2. Agreement with City of Fort Worth
 - a. Lake Como memorandum was approved at the LDC meeting on January 14. Camp Bowie District has entered a one-year agreement with Como, adding \$35,000 to the financials.

5. Director's Report

Lydia Guajardo Rickard

- a. Main Street America
 - i. Camp Bowie District Inc's goal is to adopt strategies through the MSA workshops to gain input that will influence Form Based Code for The Bricks.
- b. UPSPIRE
 - i. CBDI parted ways with their foreman over the holidays and has entered a contract with UPSPIRE. The group is averaging 6-8 bags of trash daily and working 4 days a week spread across Ridglea and The Bricks.
- c. Bowie Hills
 - i. A Ridglea block has been purchased by a family who will renovate the vacant building (former tire shop/taco bueno) to include a breakfast/lunch concept with a drive through and outdoor seating. The current block tenants will live out the remainder of their lease. The owners are actively looking for tenants to fill the remaining vacant spaces. Concerns exist with Race Trac, who allows vagrants and homeless individuals who use the patio to loiter.
- d. TxDOT
 - i. TxDOT estimates \$40 million to redevelop Camp Bowie Boulevard in Ridglea. TPW is estimating repair and redevelop at \$300 million. Lydia is working closely with Councilman Michael D Crain to add the repairs to the 2026 Bond Election to assist with funding.
- e. PID Expansion
 - i. Lydia is focused on developing a timeline and strategy for reapproaching the PID expansion that was halted due to oppositions from Arlington Heights Neighborhood and the Cultural District Alliance. Discussions have been made with FWSSR, UNTHSC and other organizations and property owners regarding support.
- f. Water & Brick Improvements
 - i. The city is preparing to replace all outdated cast iron piping on Camp Bowie Boulevard and surrounding streets on The Bricks. The construction will begin after FWSSR and will be ongoing for 18 months. CBDI will put together communications to keep the public informed.

6. Adjourn

Mary Ho

- i. **Meeting Adjourned at 2:14PM**

Next Meeting: March 5