DOWNTOWN DALLAS INC

Board of Directors Meeting
May 19, 2026, 12:00 p.m.
Downtown Dallas Inc.

Members Present: Brian Bergersen, Laura Crawford, Susan Harris, Amy Lewis Hofland, Todd Howard, Suzan Kedron, Michael Peterson, Billy Prewitt, Matt Renna, Arthur Santa-Maria, Josh Shane, Sana Sayed (virtual), Gary Tress, Sam Tucker, Bradford Williams and Lindsay Wilson.

Members Absent: Larry Daniels, Charles Elk, Mattia Flabiano III, Chris Kleinert, Michael Tregoning and Ray Washburne.

Guest Present: Danika Mendrygal, Mendrygal Law.

Staff Present: Paulette Cherubin, Micheal Graham, Matt Murrah, Jennifer Scripps, Evan Sheets, and Amy Tharp.

Call to Order
With a quorum present, the meeting was called to order at 11:59 a.m. by Chair Amy Lewis Hofland.

Action Items – Administration (A-E)
Ms. Hofland presented Action Items A–E for consideration, including approval of the March 10, 2026, Board of Directors meeting minutes; acceptance of the April 2026 financial statements; approval of the 2027–2031 PID Preliminary Service Plan; approval of the appointments of Kris Lowe (CBRE, Vice Chair) and Lynn McBee (Dallas Breakfast Group, Executive Director) to the Board of Governors; and ratification of an exception to the Director Qualifications for Michael Tregoning. Ms. Harris moved to approve all action items as presented. Mr. Peterson seconded the motion, and the motion carried unanimously.

Bylaws Updates & Action Items (A-D), Danika Mendrygal, Mendrygal Law, Amy Tharp, COO
A. Ms. Mendrygal and Ms. Tharp presented the proposed Amended and Restated Bylaws for DDI. During the discussion, the Board requested revisions to Sections 1.04 and 2.03 regarding Board composition, Director qualifications, and the Board's authority to approve exceptions to eligibility requirements. The revisions clarified that, to the extent reasonably practicable, at least fifty percent (50%) of the Board of Directors shall be composed of owners of real property, that preference shall be given to individuals located in and around

Downtown Dallas when electing representatives of real property owners to the Board, and that the Board of Directors may, by a two-thirds (2/3) vote, approve exceptions to the

eligibility requirements when deemed to be in the best interests of the Corporation. The Board agreed that, upon incorporation of the requested revisions, the Amended and Restated Bylaws would be deemed approved without further Board action. Ms. Crawford moved to approve the revised Amended and Restated Bylaws, subject to incorporation of the requested revisions. Ms. Harris seconded the motion, and the motion carried unanimously.

B. Ms. Hofland called for a motion to approve the DDI Resolution Regarding Management Discretion for Member and Governor Removal and Dues. Mr. Howard moved to approve the resolution as presented, and Ms. Harris seconded the motion. The motion carried unanimously.

C. Ms. Hofland called for a motion to approve the Amended Bylaws for DDIF. Ms. Harris moved to approve the amended bylaws as presented, and Ms. Kedron seconded the motion. The motion carried unanimously.

D. Ms. Hofland called for a motion to approve the Resolution Ratifying the 2022 DDIF Bylaws and Approving the 2026 DDIF Bylaws. Ms. Harris moved to approve the resolution as presented, and Mr. Bergersen seconded the motion. The motion carried unanimously.

PID Renewal & Approval of Renewal Service Plan (Action Item), Amy Tharp
Ms. Tharp presented an overview of the PID Renewal and Preliminary Service Plan, including the proposed renewal timeline, property valuation trends, revenue projections, service plan priorities, and renewal requirements. She noted that the proposed assessment rate would remain at 12.9 cents per $100 of assessed value and reviewed proposed budget reallocations to better align services and operational needs. Ms. Tharp also discussed the projected service plan budget and explained that the proposed funding levels were based on anticipated service delivery needs for Downtown during the renewal term and would be subject to the City's approval process and applicable funding limitations.
Following discussion, Ms. Hofland called for a motion to approve the Downtown Improvement District Preliminary Service Plan. Ms. Crawford moved to approve the service plan as presented, and Mr. Tress seconded the motion. The motion carried unanimously.

2026 Downtown Dallas Big Moves, Jennifer Scripps,
Evan Sheets, VP, Planning & Policy

Ms. Scripps and Mr. Sheets provided an update on the Downtown Dallas Big Moves initiative. They reported that seven focus groups involving more than 60 stakeholders had been completed, representing residents, property owners, business leaders, community partners, and public agencies. Key themes identified included improving connectivity, coordinating major development opportunities, supporting residential growth, enhancing public safety efforts, and reimagining Downtown services. An update was also provided on the project timeline and upcoming stakeholder engagement activities, including the Big Moves Community Work Session scheduled for June 2.

City Hall Process & Next Steps, Evan Sheets, VP, Planning & Policy

Mr. Sheets provided an update on the City Hall process, noting that the City continues to evaluate both repair and relocation options in response to the March 4 City Council resolution. He reported that consultants have been engaged to develop a phased repair plan; additional analysis is underway regarding potential relocation sites, and the City has received significant public input regarding the future of the current City Hall property. Mr. Sheets also shared that City Council is expected to consider repair and relocation options in June, while interest in a potential Downtown arena site remains active.

President's Report, Jennifer Scripps

Ms. Scripps presented the President's Report and provided an update on Downtown Dallas market activity. She reported continued leasing momentum through May 2026, with increases in both deal volume and leased square footage compared to the prior year. Ms. Scripps also highlighted several significant office leases and announced the return of Ellen's to the West End.

Action Item

Ms. Scripps presented a public safety update and reviewed a resolution supporting DDIF's approval and execution of the lease agreement for the Dallas Police Department Downtown Command Center at Radiance Plaza. Following discussion, Ms. Hofland moved to approve the action item as presented. Mr. Peterson moved to approve the resolution, and Mr. Tucker seconded the motion, and the motion carried unanimously.

Ms. Scripps provided an update on the Safe in the City initiative and announced a May 20 press conference to highlight one-year program successes, FIFA readiness efforts, and the future location of the Downtown Command Center. She also reported continued reductions in both violent and non-violent crime within the Central Business District and highlighted DDI's support of law enforcement efforts.

Ms. Scripps shared an update on homelessness initiatives, noting the success of the Street to Home program and the significant reduction in daily street homelessness counts in Downtown. She also discussed the expansion of the initiative through Street to Home Phase 2 and ongoing efforts to establish long-term funding solutions.
Ms. Scripps provided advocacy and messaging updates regarding Downtown parks, including efforts to strengthen stakeholder engagement, clarify organizational roles, and communicate the value of Downtown Park investments and programming. She also

highlighted upcoming FIFA-related activities and reminded the Board to save the date for the State of Downtown event on September 30.

Executive Session
The Board then entered Executive Session to discuss the fallout from FIFA's painting over the whale mural and review a draft DDI public statement related to the matter.

Adjournment
There being no further business, the meeting was adjourned at 1:36 p.m..

Minutes prepared by Paulette Cherubin.

Next Meeting: Tuesday, July 21, 2026 (VIRTUAL)