



**FORT WORTH PUBLIC IMPROVEMENT DISTRICT (PID) 11  
ADVISORY BOARD MEETING**

Friday January 30, 2026  
10:00 A.M.

Springhill Suits Hotel  
2315 N Main St., Fort Worth, TX 76164

**AGENDA**

- I. **Call to Order** *Paul Paine*
- II. **PID-11 Meeting Summary 10.31.2025**
- III. **Financial Report** *Paul Paine*
- FY25 Tracking Report as of 12.31.2025
  - FY26 Mid-Year Budget Adjustment Proposal
- IV. **Police Reports**
- District Public Safety & Security and Quarterly Crime Reports
- V. **Projects and Updates** *Paul Paine*
- Ongoing PID Projects:**
- E Exchange Ave Trees Pruning and Fertilizing
  - FWSI/PID11 Website Monthly Updates
- Completed PID Projects:**
- Replaced missing wood in sidewalk expansion gaps on W Exchange.
  - Repaired cracked and broken sidewalk sections of W Exchange Ave that were tripping hazards.
  - Purchased and installed Christmas decorations for the W Exchange Ave sign.
  - Installed a monitor on E Exchange near the Cowtown Coliseum ticket booth to display historic stockyards images, promote stockyards events, and display the stockyards App/Website links to promote the stockyards.
- Proposed FY26 Mid-Year PID Projects:**
- Removal and storage of Christmas decorations for the W Exchange Ave Sign.
  - Annual agreement for the installation, removal, and storage of the W Exchange Ave Sign Christmas decorations.
  - Design, build, and install signage at the NE corner of E Exchange & Rodeo Plaza for directing foot traffic to the Rodeo Plaza Museums, Restaurants, Businesses, and Billy Bob's.

**Proposed FY27 PID Project:**

- Create a pedestrian friendly bus stop entrance at N Main and Rodeo Plaza by replacing the existing Hell's Half Acre Arch sign with a New Stockyards Rodeo Plaza arch, building an ADA compliant ramp, and adding pedestrian lighting

**Information Only Updates:**

- City Infrastructure Projects for the Stockyards in FY26
  - o Install bollards on E Exchange Ave prior to FIFA World Cup
  - o Install a new intersection at N Main and 24th Street with a traffic signal, north bound turn lane, and pedestrian crosswalk
  - o Install new fresh water and sanitary sewer lines in W Exchange Ave between N Main and Clinton Ave sometime in 2026 after the FIFA World Cup
  - o City will restripe Ellis Ave to a two lane with center turn lane

**VI. Next Meetings**

- April 24, 2026

**VII. Adjourn**



**FORT WORTH PUBLIC IMPROVEMENT DISTRICT (PID) 11  
ADVISORY BOARD MEETING**

Friday, October 31, 2025  
10:00 A.M.

Springhill Suits Hotel  
2315 N Main St., Fort Worth, TX 76164

**SUMMARY**

**I. Members Present:**

In Person: Mark Dunlap, Katherine Smith, Cheryl West, Paul Paine  
Virtually: Pam Minick, Mayor Pro Tem Carlos Flores, Vicki Cisneros  
Not in Attendance: Kerby Smith, Susan Miller, Crystal Hinojosa  
CFW Staff/Guests: April Ramirez, Dawson French

**Executive Summary:**

The meeting focused on reviewing the End of the Year FY2025 Budget Tracking Report, the CFW approved FY 2026/27 PID11 Five Year Service Agreement (SAP) Budget, Crime Reports, public safety, FWSI website, completed PID projects, upcoming PID projects, and the W. Exchange sign ribbon cutting.

**II. Financial Report**

Paul Paine presented the End of the Year FY2025 Budget Tracking Report and the approved CFW PID11 FY26/27 Five Year Service Agreement (SAP) Budget.

**III. Police Reports**

Paul Paine presented the police's crime quarterly crime statics reports for the Stockyards during 07/01/25-10/30/25 and discussed the areas where crimes were reported, the breakdown of types of offenses, and the number of offenses. Paul also gave an update for the bollards along East and West Exchange Ave, the city funding sources, and possible timeline of implementation.

#### **IV. Projects and Updates**

##### **Ongoing PID Projects**

E. Exchange Ave tree pruning and fertilizing.

##### **Completed PID Projects**

- Replaced missing wood in the expansion gaps on W Exchange Ave sidewalk to mitigate tripping hazards and improve sidewalk safety.
- Removed dying ground cover plants and replaced with decomposed granite on Rodeo Plaza Ave planter boxes to improve the aesthetics and reduce maintenance.

##### **Proposed PID Projects**

- Kiosk sign at the NE corner of E Exchange & Rodeo Plaza to direct foot traffic to the Rodeo Plaza Museums, Restaurants, Businesses, and Billy Bob's.
- Clean up of debris along Marine Creek Saunders Park Area.

##### **Information Only Updates**

An update was presented on the ribbon cutting for the W. Exchange Sign - invitations will be sent soon.

#### **V. Next meeting**

January 30, 2026, at Springhill Suites at 10am - Longhorn Conference Room

#### **VI. Adjourn**

**PID 11 STOCKYARDS FY26 Budget Tracking Report 10.01.2025 - 12.31.2025**

<b>Revenues: PID 11 STOCKYARDS</b>									
	<b>FY 25/26 Budget</b>	<b>YTD Actuals</b>							
PID Assessments	\$ 551,398								
City Payment in-lieu of Services	\$ 14,806								
<b>Budgeted Revenues</b>	<b>\$ 566,204</b>								
Use of Fund Balance	\$ -								
<b>Total Budgeted Revenues</b>	<b>\$ 566,204</b>								
<b>Expense Category</b>	<b>FY2026Budget</b>	<b>2026M01 (Oct) Expense</b>	<b>2026M02 (Nov) Expense</b>	<b>2026M03 (Dec) Expense</b>	<b>Q1 Actuals</b>	<b>% of Budget Spent</b>	<b>YTD Actuals</b>	<b>% of Budget Spent</b>	<b>Remaining Budget</b>
Management Fee	\$ 110,280	\$ 9,190.00	\$ 9,190.00	\$ 9,190.00	\$ 27,570.00	25%	\$27,570.00	25%	\$ 82,710.00
Security	\$ 180,000	\$ 9,912.00	\$ 13,604.00	\$ 5,200.00	\$ 28,716.00	16%	\$28,716.00	16%	\$ 151,284.00
Maintenance & Operations	\$ 148,500	\$ 7,751.59	\$ 23,620.34	\$ 12,920.93	\$ 44,292.86	30%	\$44,292.86	30%	\$ 104,207.14
Public Events	\$ 10,000	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00	100%	\$10,000.00	100%	\$ -
Capital Improvements	\$ -	\$ -	\$ -	\$ -	\$ -		\$0.00		\$ -
Utilities	\$ 8,500	\$ -	\$ -	\$ -	\$ -		\$0.00	0%	\$ 8,500.00
Marketing & Research (Website/Newsletter)	\$ 31,000	\$ -	\$ -	\$ 1,125.00	\$ 1,125.00	4%	\$1,125.00	4%	\$ 29,875.00
City Audit Fee	\$ 3,000	\$ -	\$ -	\$ -	\$ -	0%	\$0.00	0%	\$ 3,000.00
City Administrative Fee	\$ 11,324	\$ -	\$ -	\$ -	\$ -	0%			
<b>Total Budgeted Expenses</b>	<b>\$ 502,604</b>	<b>\$ 26,854</b>	<b>\$ 46,414</b>	<b>\$ 38,436</b>	<b>\$ 111,703.86</b>	<b>22%</b>	<b>\$111,703.86</b>	<b>22%</b>	<b>\$379,576.14</b>
Contribution to Fund Balance	\$ 63,601								
<b>Total Expenses</b>	<b>\$ 566,205</b>								
<b>Net Change in Fund Balance</b>	<b>\$ 63,601</b>								
Fund Balance, Beginning of Year (Estimated Yrs 2-5)	\$ 252,451								
Estimated Fund Balance, End of Year	\$ 316,052								
Reserve Requirement	\$ 85,296								
<b>Over (Under) Reserve</b>	<b>\$ 230,756</b>								

## PID11 Completed Projects:

1. Create PID11 Website
2. Rodeo Plaza Planters
3. W Exchange Sidewalk Expansion Gaps Repairs
4. W Exchange Broken/Cracked Sidewalk Repairs
5. W Exchange Sign Christmas Decorations

## PID11 Ongoing Projects:

1. Monthly updates of PID11 Website
2. E Exchange Ave tree trimming and fertilizing

About Membership Maps

**FORT WORTH STOCKYARDS, INC.**

PID 11: Stockyards Resources Contact

# FORT WORTH PID 11: STOCKYARDS

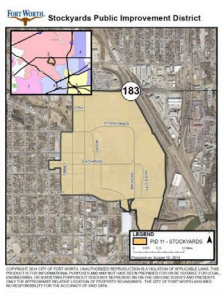
### ABOUT PID 11

Public Improvement Districts (PIDs) are designated areas that fund community improvements and maintenance through property owner assessments. Authorized under Chapter 372 of the Texas Local Government Code, PIDs allow property owners to guide the types and levels of services provided.

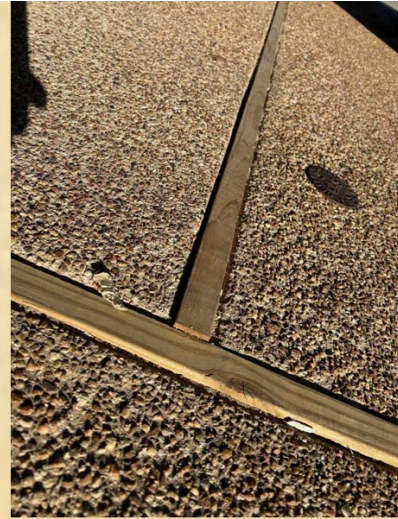
Established in 2003, PID 11 covers commercial properties in the Stockyards area. It operates continuously with an assessment rate of \$0.12 per \$100 of assessed property value.

City of Fort Worth PID Information

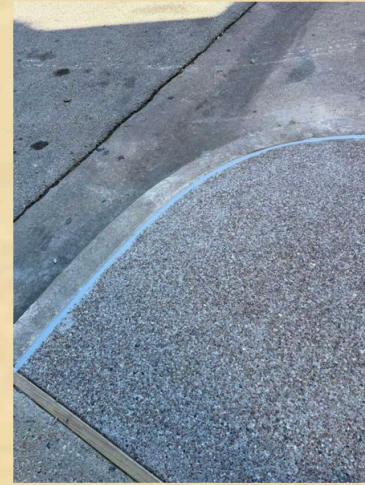
### PID 11 MAP



*Rodeo Plaza- new deconstructed granite.*



*Sidewalk Expansion Gaps Repair*



*Cracked Sidewalk Repair*



# FY26 PID11 Mid-Year Adjustment Projects

## 1. W Exchange Ave Sign Christmas Decorations

- Removal and Storage January 2026 \$ 1,400.00
- Install November & Removal and Storage Nov 26 - Jan 2027 \$ 4,000.00 \$ 5,400.00

## 2. E Exchange Rodeo Plaza Signage

\$ 9,500.00

## 3. Planning for FY27 - N Main Rodeo Plaza Entrance

\$ TBD



# PID11 Mid-Year Adjustment Project

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- \$ 5,400.00**



# PID11 Mid-Year Adjustment Project

## E Exchange Ave Rodeo Plaza Signage

### Proposed sign would be:

- Approximately 11ft tall
- Six two-sided name plates
- Replicates design, materials, and break away base of the pictured existing sign at Stockyards Station.
- Core Drilled into the sidewalk.
- Custom Company Logos Graphics on both sides for 6 establishments.

**Estimate \$9,500.00**

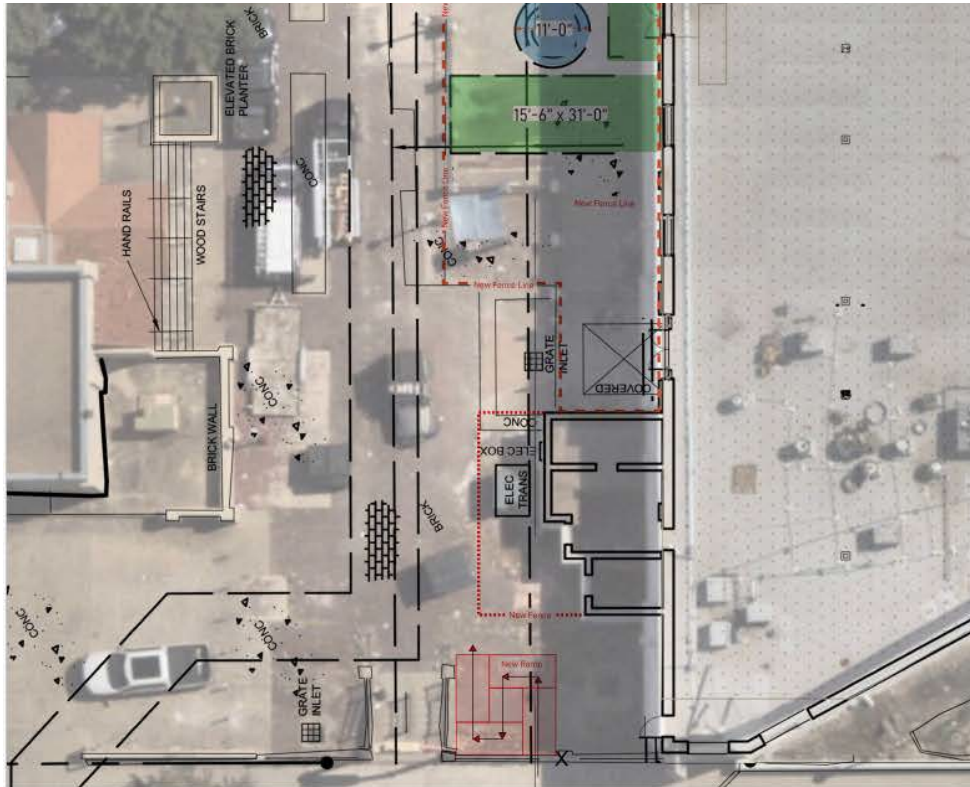


# Planning for FY27

## N Main Rodeo Plaza Entrance

- Construct new ADA compliant ramp
- Replace Hell's Half Acre Arch
- Add pedestrian lighting

Estimated \$95,000.00



These documents may not be used for regulatory approval, permit, or construction.

24116.00

11 September 2024 5

Exhibit C - Rendering Looking South on N Main St.

LOS VAQUEROS - EXHIBITS BUILDING

ARCHITECTURE  
INTERIORS  
PLANNING  
bennett  
partners

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New sign E Exchange & Rodeo Plaza (\$9,500)	\$ 9,500.00
Christmas Decorations Take Down & Storage	\$ 1,364.55
Christmas Decorations Set up & Take Down & Storage (\$3,941)	\$ 3,941.00
R&R Hell's Half Arch Sign with SY Rodeo Plaza Sign with Pedestrian Lighting & ADA Ramp Estimated \$95K	TBD
	<b>\$ 14,805.55</b>