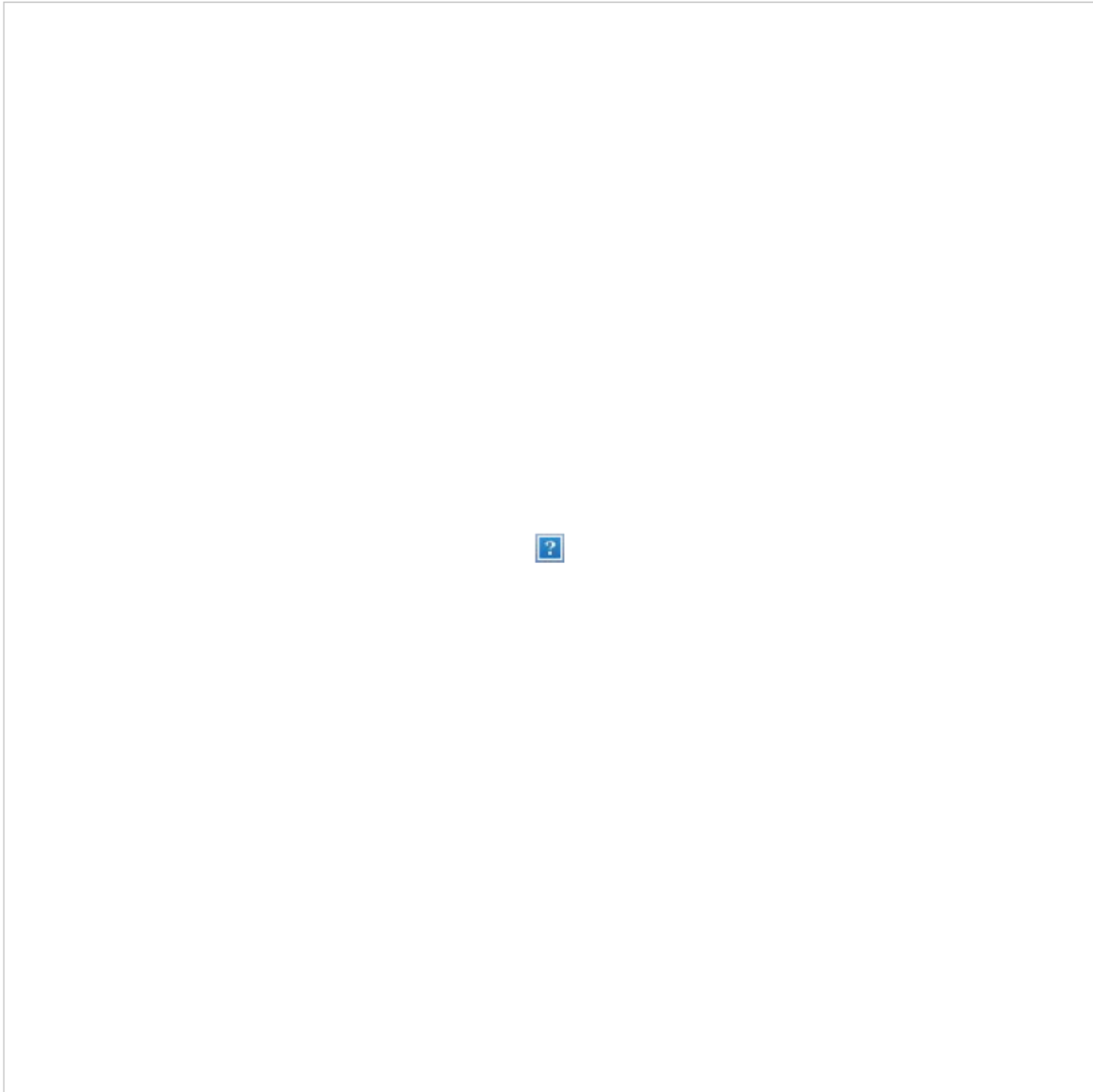


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To: [Tolbert, Kimberly](#)
Subject: Meetings of Interest: Officer Uptick ♀ ♂
Date: Sunday, October 12, 2025 9:37:24 PM

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Meetings of Interest: Officer Uptick ♀ ♂

The Dallas Police Department is growing. Here's how they plan to keep it that way.

[Scott Goldstein](#)



Estimated Reading Time: 18 minutes



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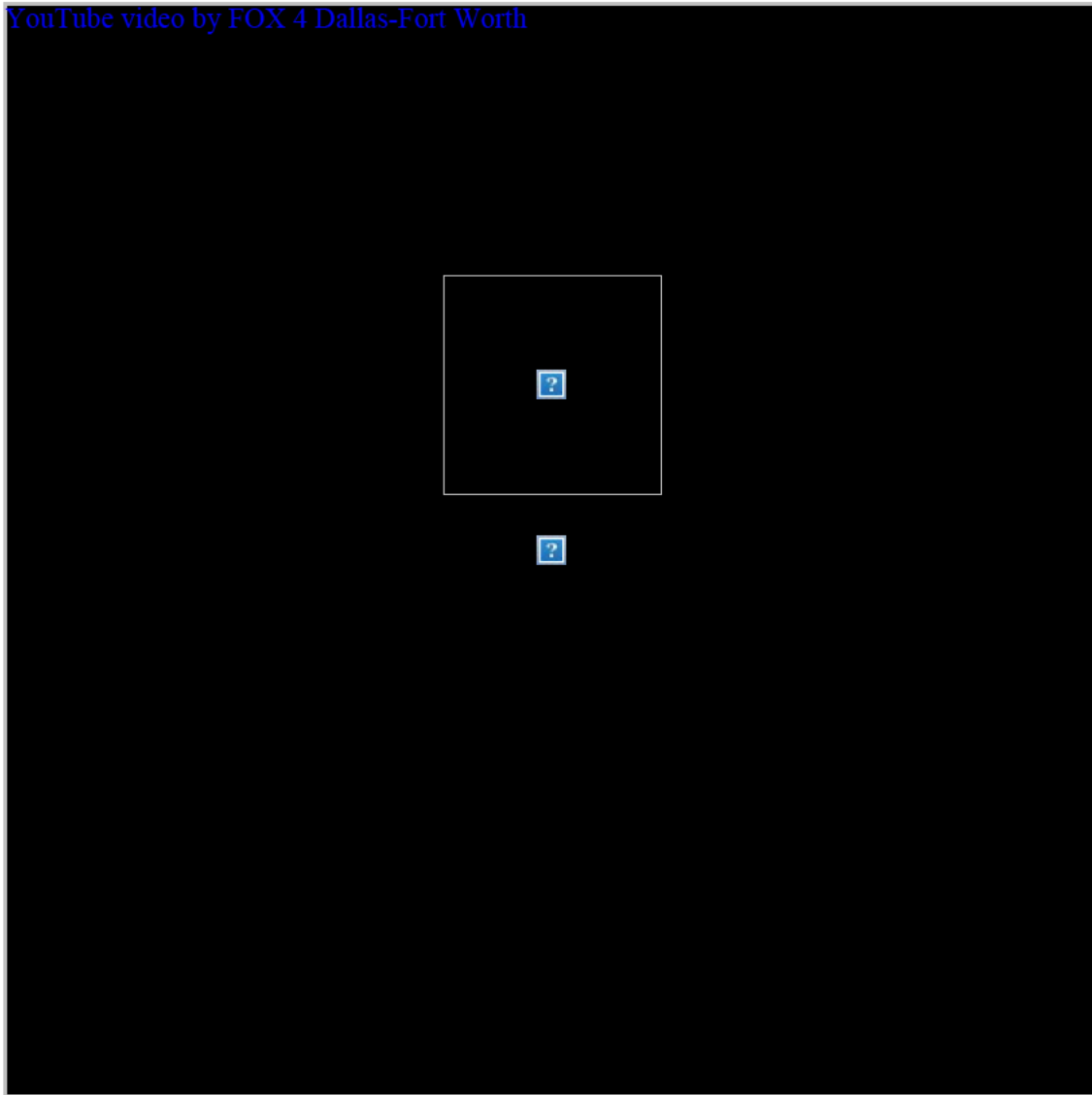
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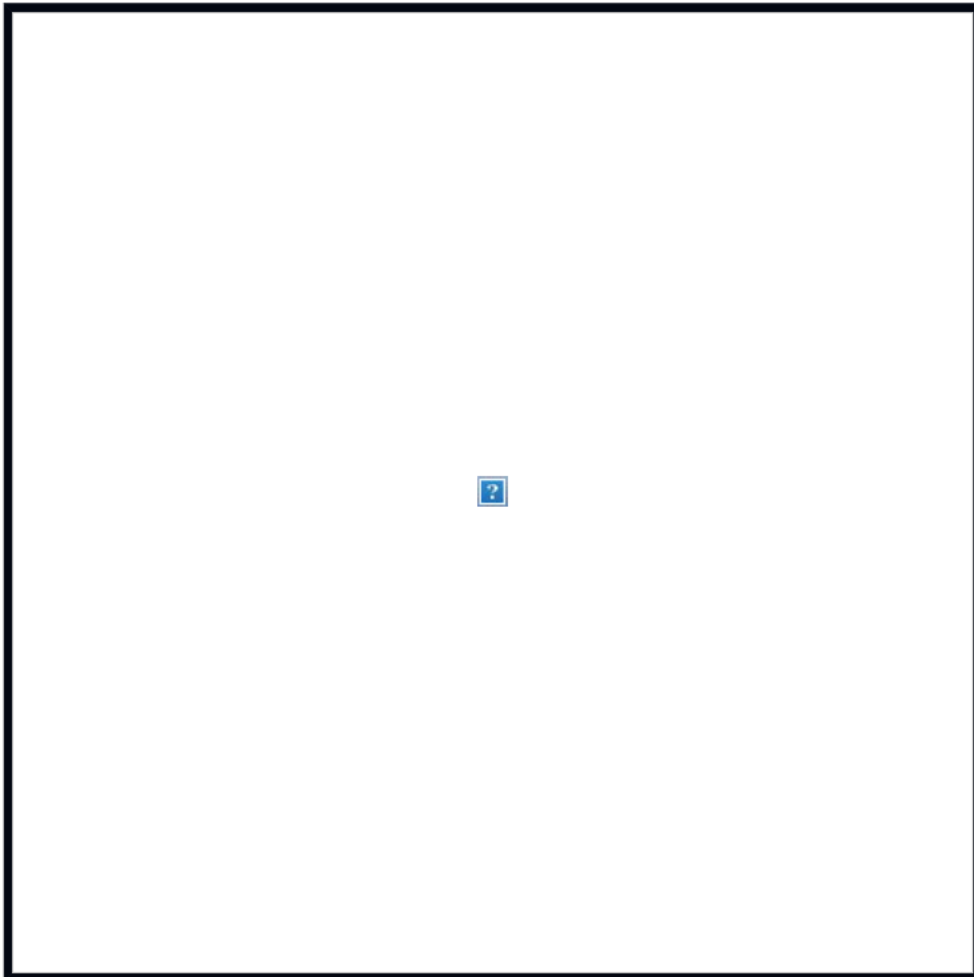
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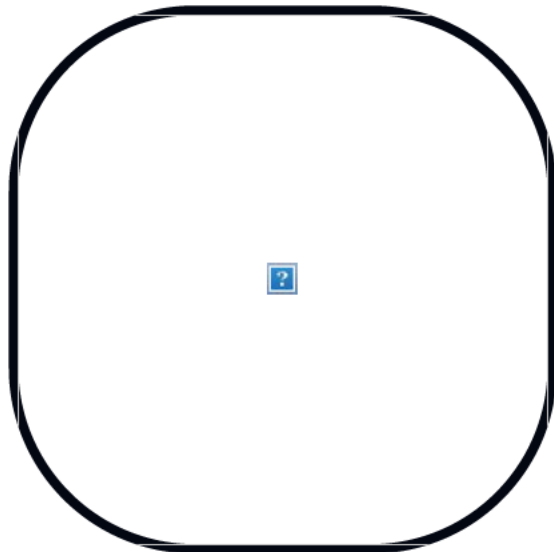
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Best,

Scott Goldstein

Publisher

Meetings of Interest



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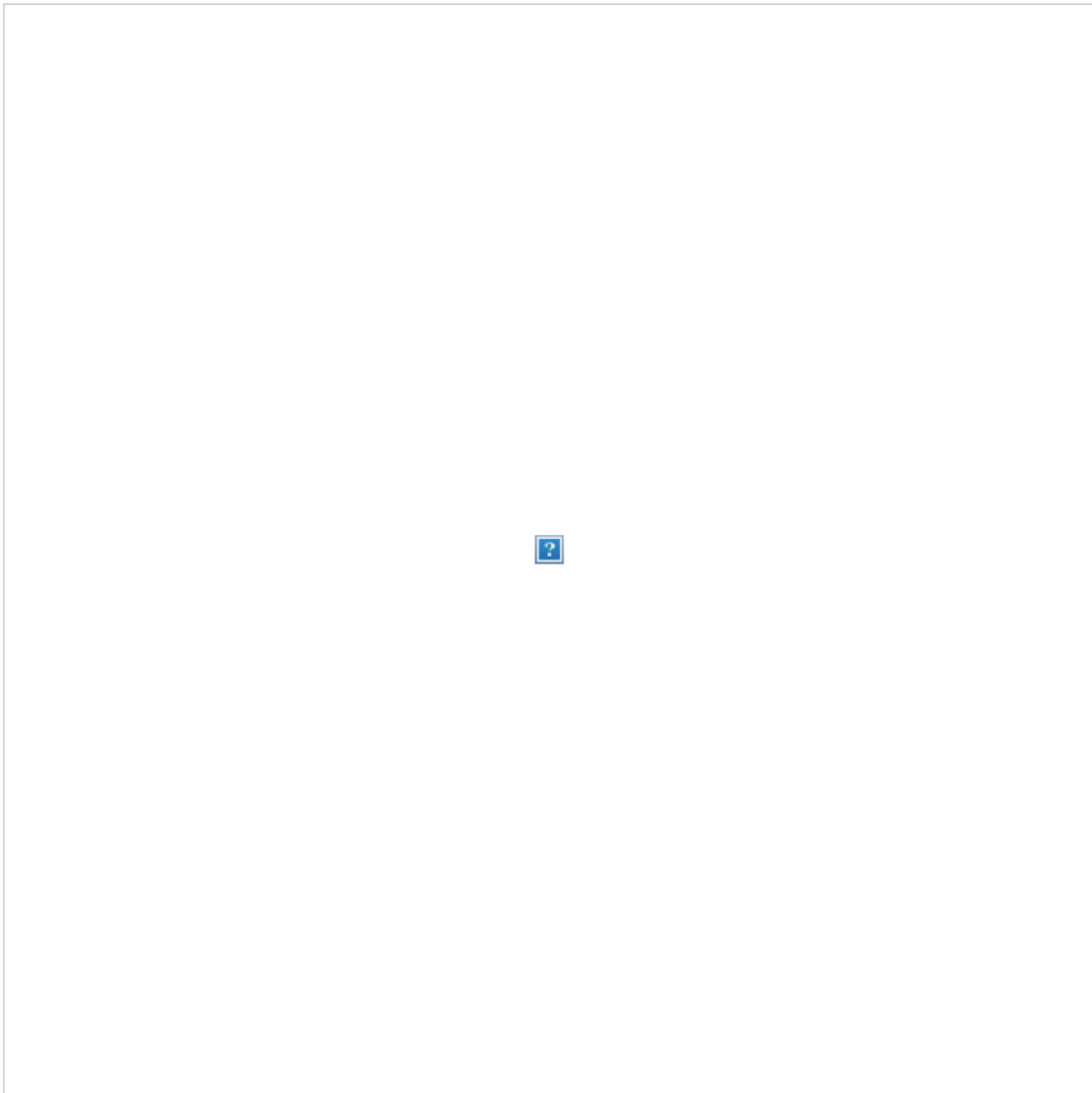
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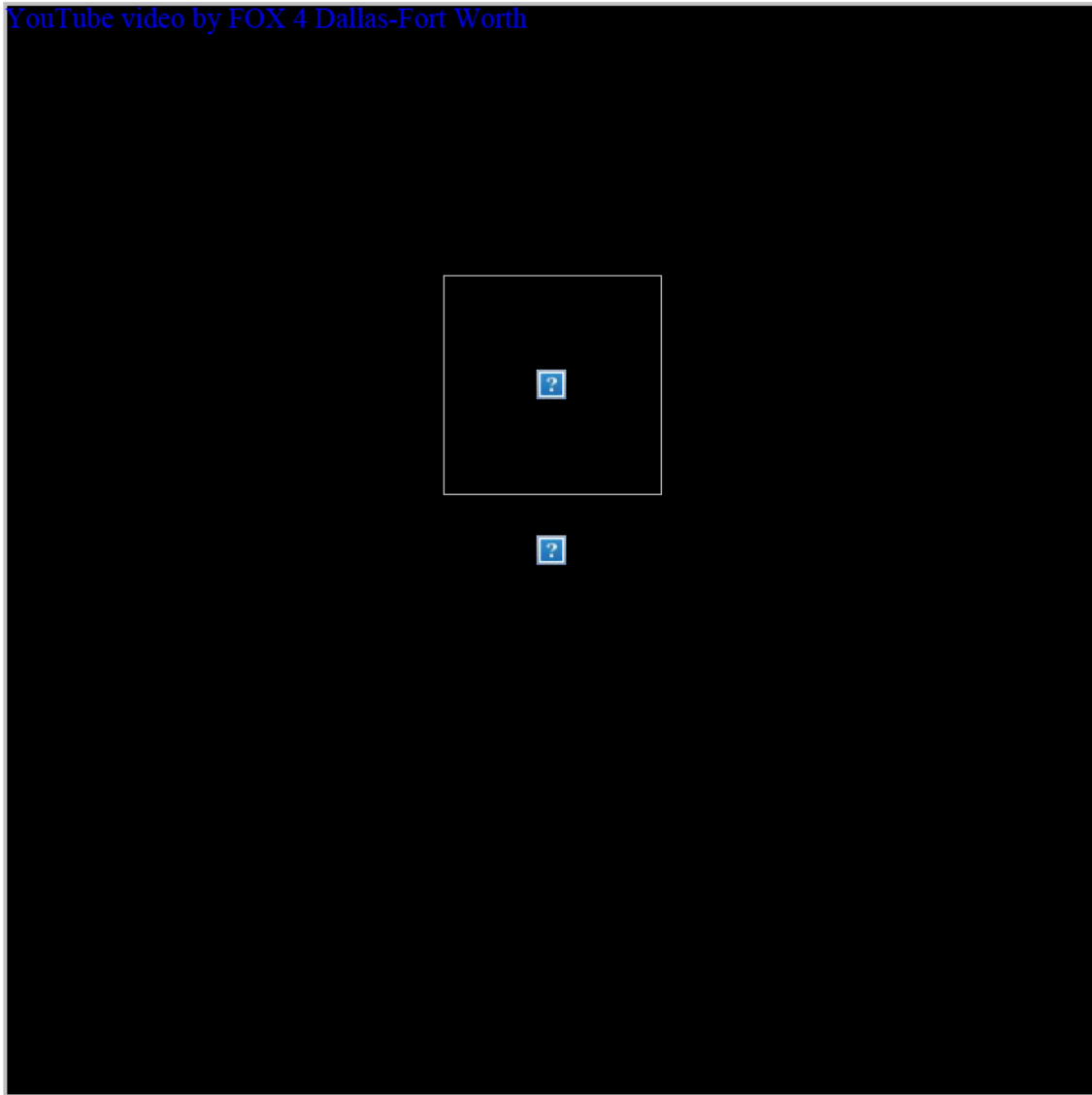
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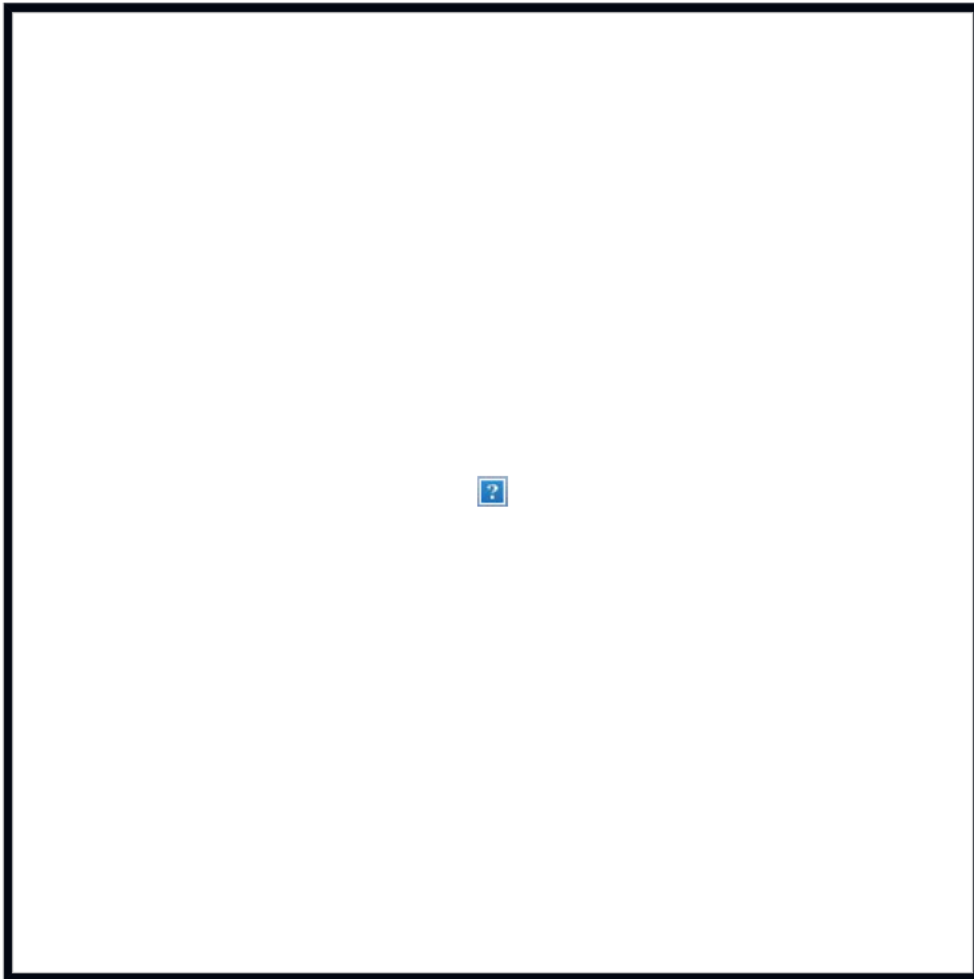
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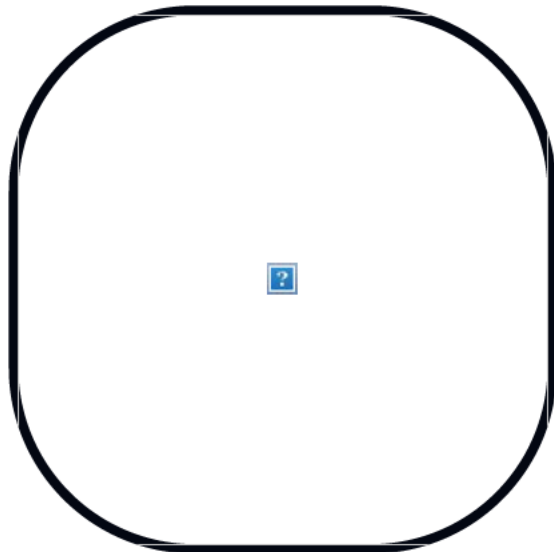
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Meetings of Interest: Sunday Spending Scaries

You think your Sunday scaries are bad tonight? Try being the Dallas

city manager.



Scott Goldstein

Estimated Reading Time: 14 minutes



Good evening:

For those of us with kids in grade school, tonight may bring a crippling case of “Sunday scaries.”

You may be fresh off a final summer vacation. You are living partially out of suitcases strewn about the house. You are digging out from under hundreds (thousands?) of unread emails about work, gymnastics practices, the rapidly approaching first day of school.

It is all causing enough anxiety to consider trying that magical sleepy mushroom hot cocoa that keeps sliding into your Instagram feed.

It could be much worse.

You could be Dallas City Manager Kimberly Bizer Tolbert.

Tolbert spent most of her summer penciling out a fiscal 2025-26 budget that must wipe out [a \\$36.5 million shortfall](#), meet the requirements of a voter-approved City Charter amendment requiring Dallas to hire hundreds of well-paid cops, and prepare for next summer’s FIFA 2026 World Cup festivities.

Tonight is her last sleep before she kicks off 1×1s with each of her 15 bosses to preview her proposed budget ahead of a public release on Friday and a City Council workshop the following Tuesday. That’s according to [a timeline Chief Financial Officer Jack Ireland sent to City Council members](#) in late July.

What follows will be weeks of [budget town halls](#), City Council debates about proposed amendments, and plenty of organized advocacy from various interest groups most impacted by the spending plan.

The City Council is expected to take final votes on the budget on September 17. The new fiscal year starts October 1.

By then, hopefully, we'll all be able to sleep a little easier.

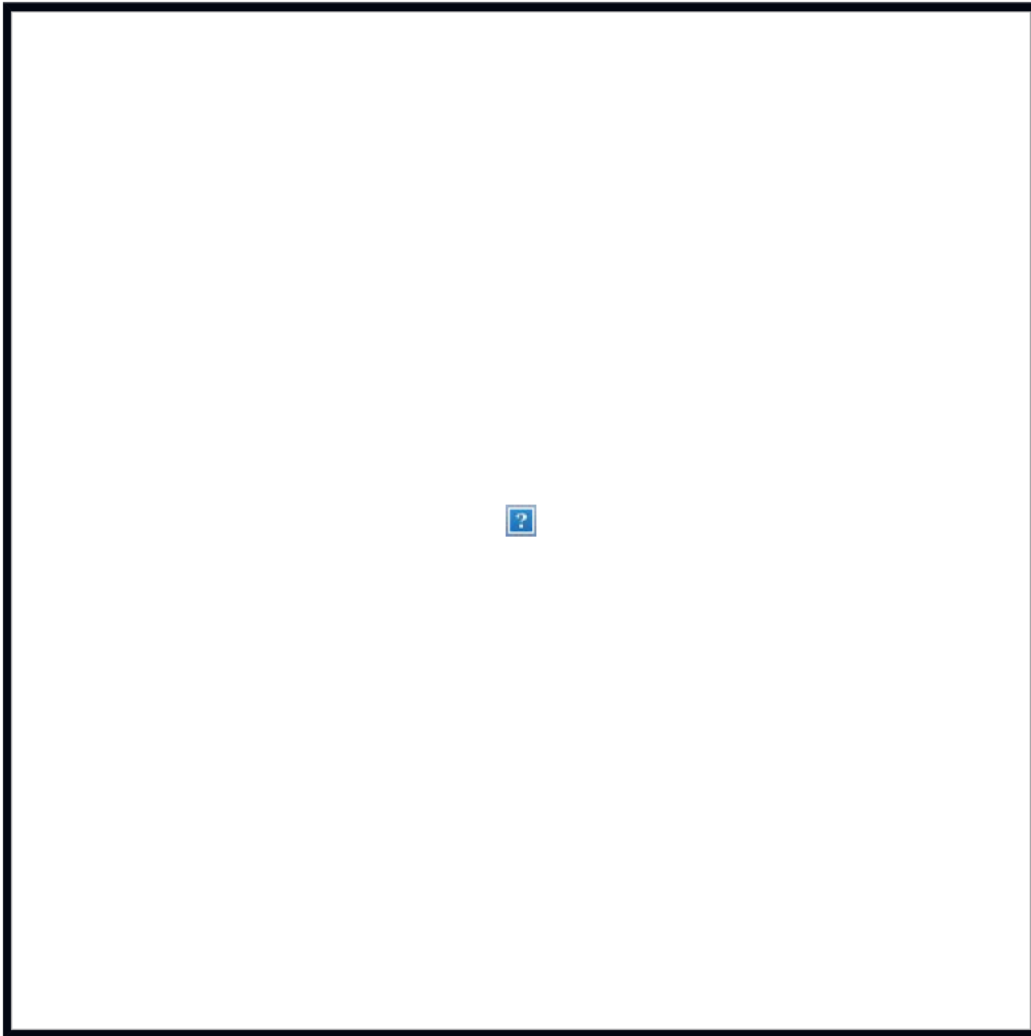
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- [*Dallas City Council Briefing*](#)
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-

Highlights From Last Month's Meetings of Interest



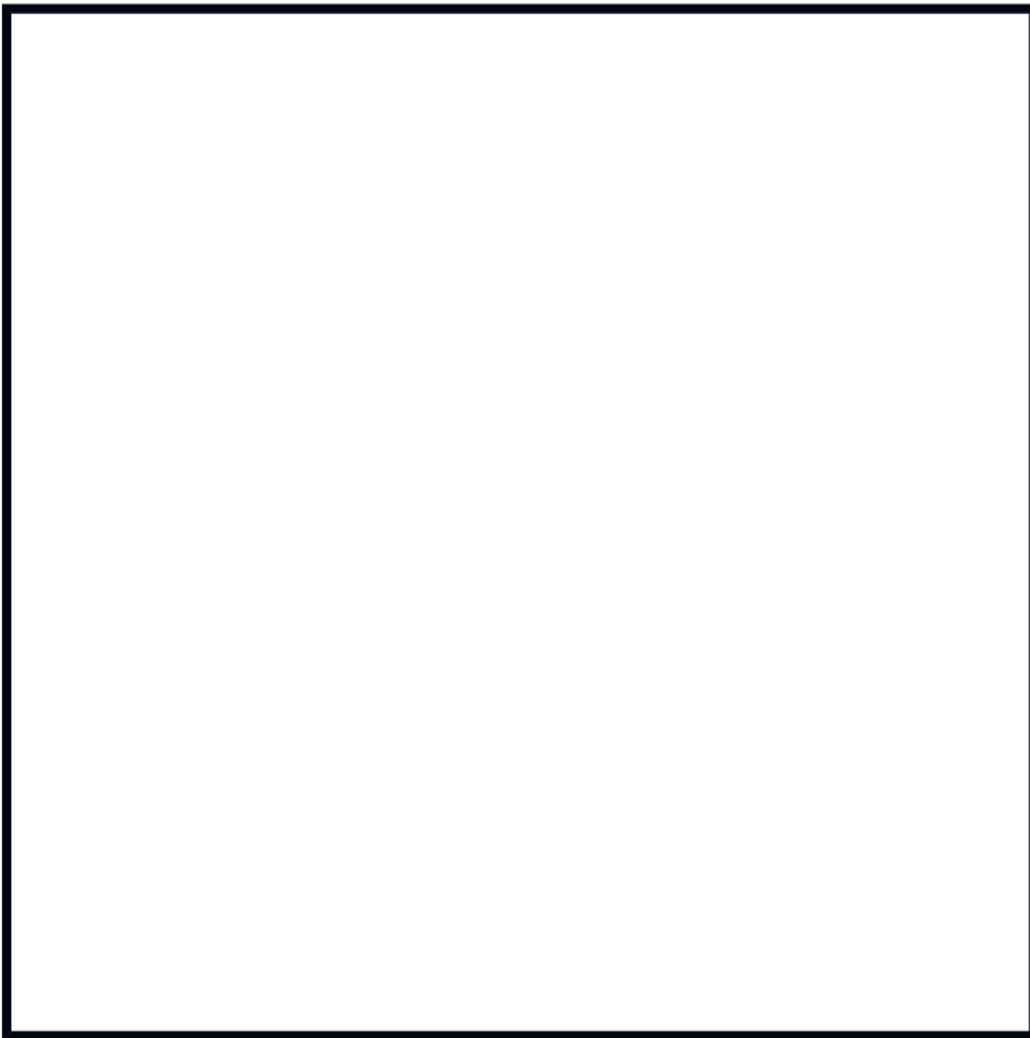
Conceptual rendering of a redeveloped Comerica Bank Tower.

- Members of a Dallas advisory design panel have some concerns about [a much-needed redo plan](#) for one of Downtown's iconic high-rises, Comerica Bank Tower, [The Dallas Morning News reports](#). Not to be outdone, *News* architecture critic Mark Lamster—author of a biography on the building's

architect titled “The Man in the Glass House”—[*threw a fistful of stones at a key piece of the plan*](#), which would replace a landscaped plaza and banking hall on Ervay Street. “It would be a wasteful travesty to lose this space, especially for a parking garage,” Lamster writes. What should come of what he calls a “three-dimensional realization of 1980s Reaganomics?” Perhaps “some kind of mall or food court,” Lamster suggests... Sure, as there could not be a better tribute to the 1980s.

- Hundreds of Dallas Area Rapid Transit (DART) riders and supporters voiced fierce opposition to proposed historic agency cuts at a public hearing in early July, [*The Dallas Morning News reports*](#).

Memos of Interest



Certified property values for FY 2025-26 budget for Dallas properties across four appraisal districts.

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Meetings of Interest: August 4 - 8

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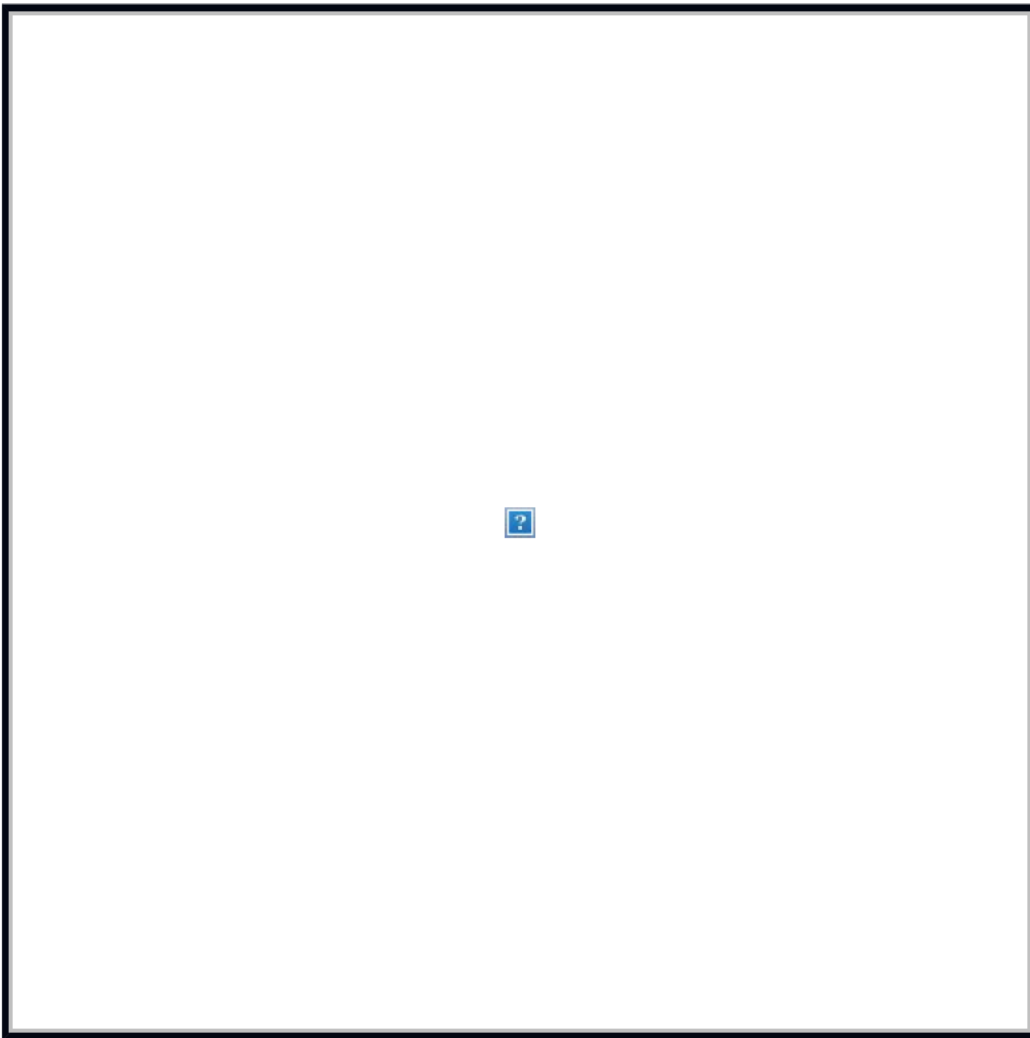
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- A recap of transportation actions from the 89th Texas Legislature is also on this agenda.

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Dallas resident and prolific 311 app user Adam Sharkey, profiled by the Dallas Observer for his mission to fix our "pothole hellscape." [Read more.](#)

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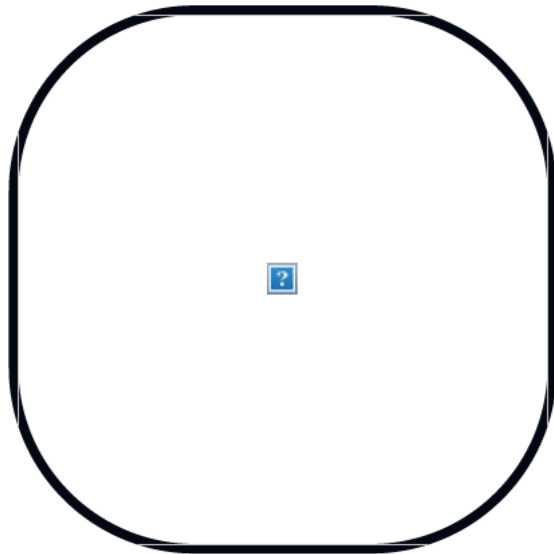
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Best,

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Meetings of Interest: Sunday Spending Scaries

You think your Sunday scaries are bad tonight? Try being the Dallas

city manager.



Scott Goldstein

Estimated Reading Time: 14 minutes



Good evening:

For those of us with kids in grade school, tonight may bring a crippling case of “Sunday scaries.”

You may be fresh off a final summer vacation. You are living partially out of suitcases strewn about the house. You are digging out from under hundreds (thousands?) of unread emails about work, gymnastics practices, the rapidly approaching first day of school.

It is all causing enough anxiety to consider trying that magical sleepy mushroom hot cocoa that keeps sliding into your Instagram feed.

It could be much worse.

You could be Dallas City Manager Kimberly Bizer Tolbert.

Tolbert spent most of her summer penciling out a fiscal 2025-26 budget that must wipe out [a \\$36.5 million shortfall](#), meet the requirements of a voter-approved City Charter amendment requiring Dallas to hire hundreds of well-paid cops, and prepare for next summer’s FIFA 2026 World Cup festivities.

Tonight is her last sleep before she kicks off 1×1s with each of her 15 bosses to preview her proposed budget ahead of a public release on Friday and a City Council workshop the following Tuesday. That’s according to [a timeline Chief Financial Officer Jack Ireland sent to City Council members](#) in late July.

What follows will be weeks of [budget town halls](#), City Council debates about proposed amendments, and plenty of organized advocacy from various interest groups most impacted by the spending plan.

The City Council is expected to take final votes on the budget on September 17. The new fiscal year starts October 1.

By then, hopefully, we'll all be able to sleep a little easier.

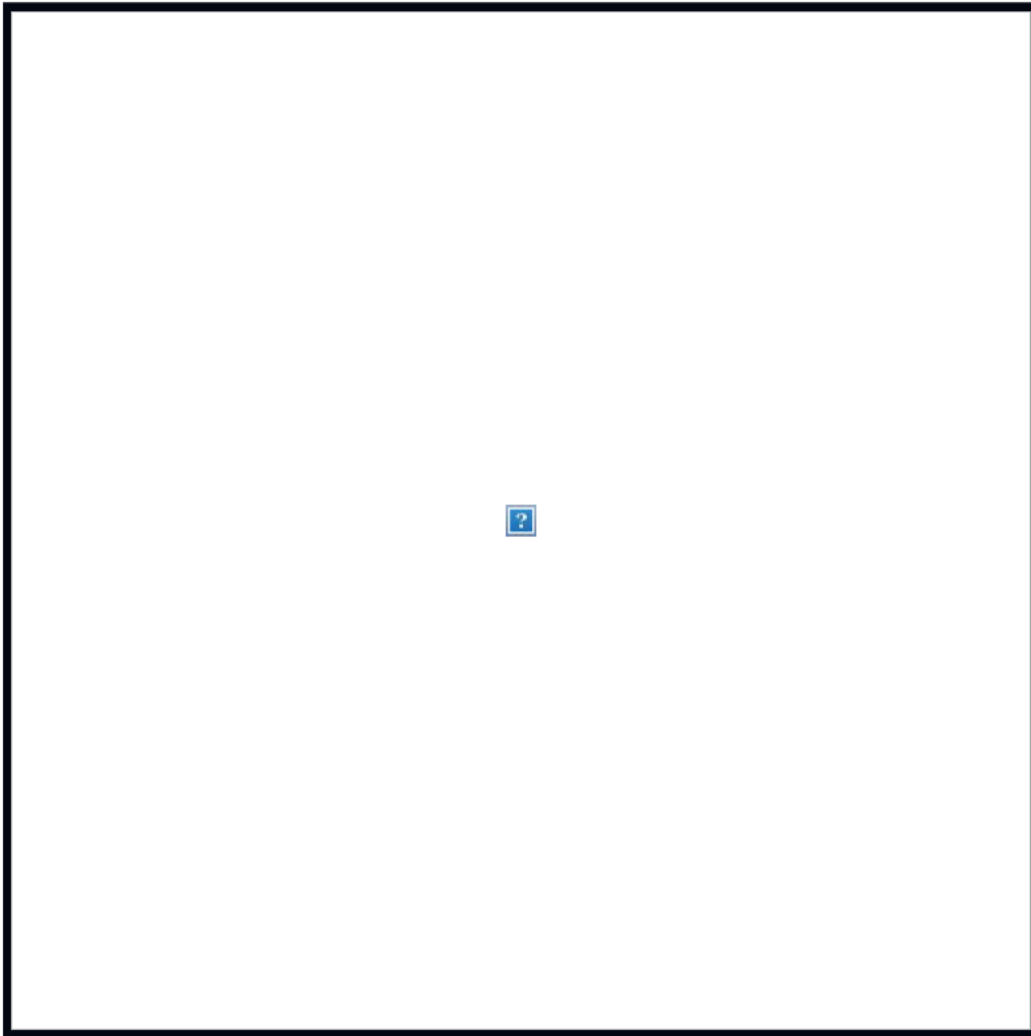
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Highlights From Last Month's Meetings of Interest



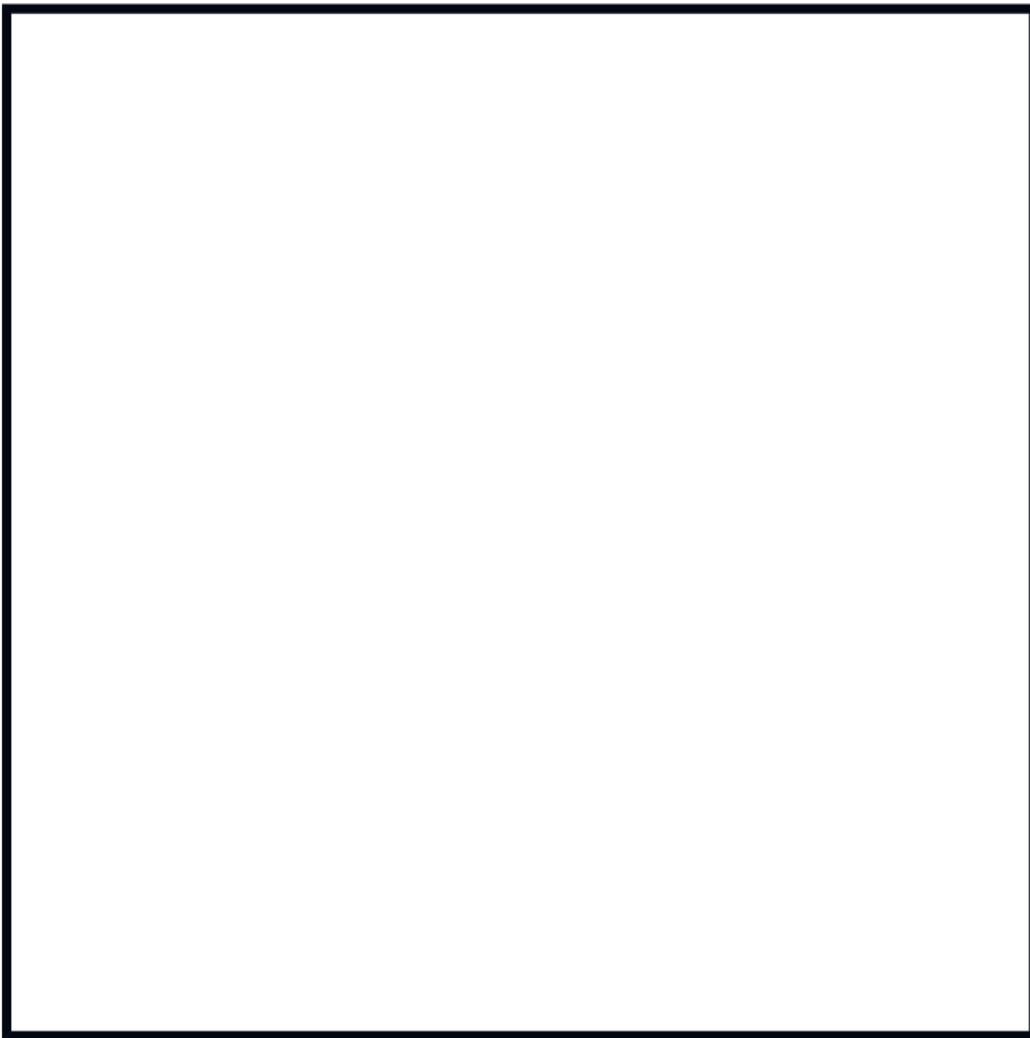
Conceptual rendering of a redeveloped Comerica Bank Tower.

- Members of a Dallas advisory design panel have some concerns about [a much-needed redo plan](#) for one of Downtown's iconic high-rises, Comerica Bank Tower, [The Dallas Morning News reports](#). Not to be outdone, *News* architecture critic Mark Lamster—author of a biography on the building's

architect titled “The Man in the Glass House”—[*threw a fistful of stones at a key piece of the plan*](#), which would replace a landscaped plaza and banking hall on Ervay Street. “It would be a wasteful travesty to lose this space, especially for a parking garage,” Lamster writes. What should come of what he calls a “three-dimensional realization of 1980s Reaganomics?” Perhaps “some kind of mall or food court,” Lamster suggests... Sure, as there could not be a better tribute to the 1980s.

- Hundreds of Dallas Area Rapid Transit (DART) riders and supporters voiced fierce opposition to proposed historic agency cuts at a public hearing in early July, [*The Dallas Morning News reports*](#).

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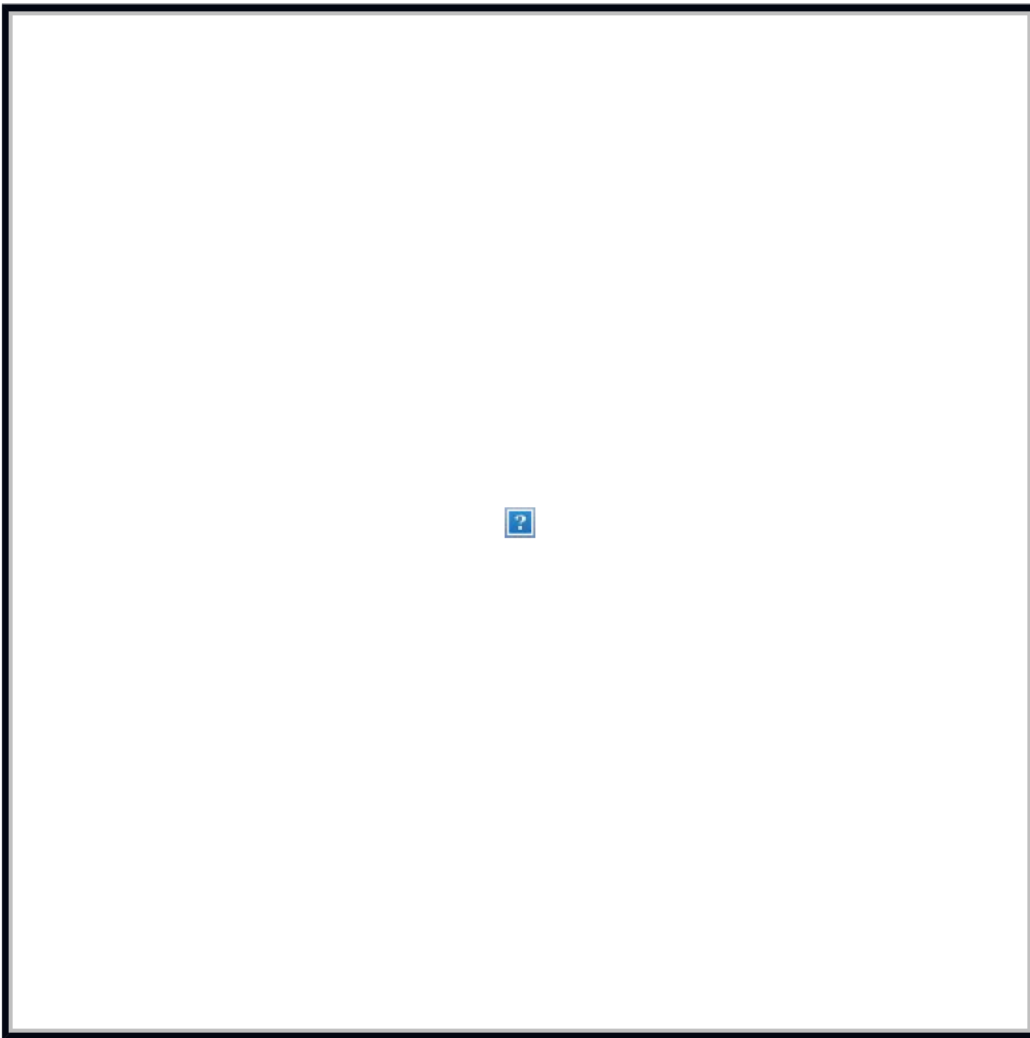
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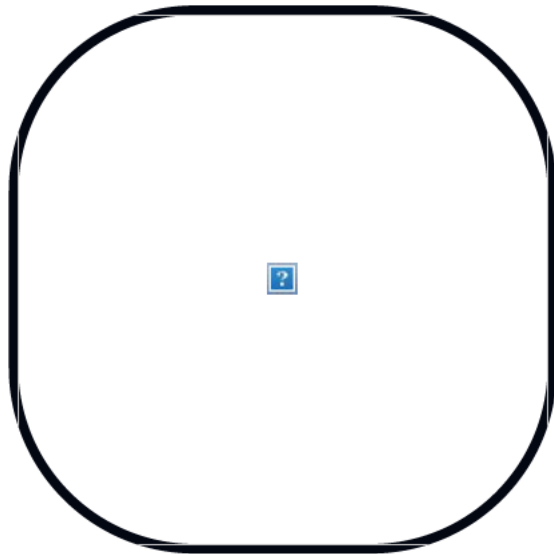
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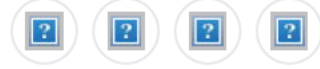


Meetings of Interest: Tipping Points ⌵

The future of Fair Park, DART, regional water planning, and more.

[Scott Goldstein](#)

Estimated Reading Time: 12 minutes



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2.18 MB • PDF File

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[Dallas Landmark Commission](#), 9 a.m. Briefing, 1 p.m. Public Hearing, 6ES Briefing Room, Dallas City Hall, 1500 Marilla St.

- Commissioners are expected to discuss extending the City's Historic Preservation Tax Exemption Program, originally adopted in 1993 and set to sunset at the end of this year. The incentive spurs rehabilitation of historic properties by exempting City property taxes for a set period of time. The program ultimately generates substantially more revenue than it defers, [according to this memo](#).



Landmark Commission: Fair Park's Carona Plaza

Commissioners will discuss a plan to rehab the Carona Plaza — named for former State Senator John Carona and his wife, Helen — leading to the Cotton Bowl entrance at Fair Park. The plan includes the installation of new trees, replacement of existing pavement, and removal and installation of flagpoles.

11.54 MB • PDF File

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[City Council Economic Development Committee](#), 1 p.m., Council Chambers, 6th Floor, Dallas City Hall, 1500 Marilla St.

- Extension of the Historic Preservation Tax Exemption Program — noted on the above Landmark Commission agenda — is also on this agenda for possible discussion. Full City Council is expected to vote on extending the program on Dec. 10.
- “Authorized Hearings” are City-initiated rezoning cases “that typically consider land use, development standards, and other regulations and align the zoning with future land use/placetypes.” [This briefing](#), requested by two council members, explains more about what they are and which cases were initiated this way over the past five years.
- Committee members may also go into closed session to discuss “Project X,” which is [tied to negotiations to keep the Dallas Mavericks and Stars](#) playing in Dallas.

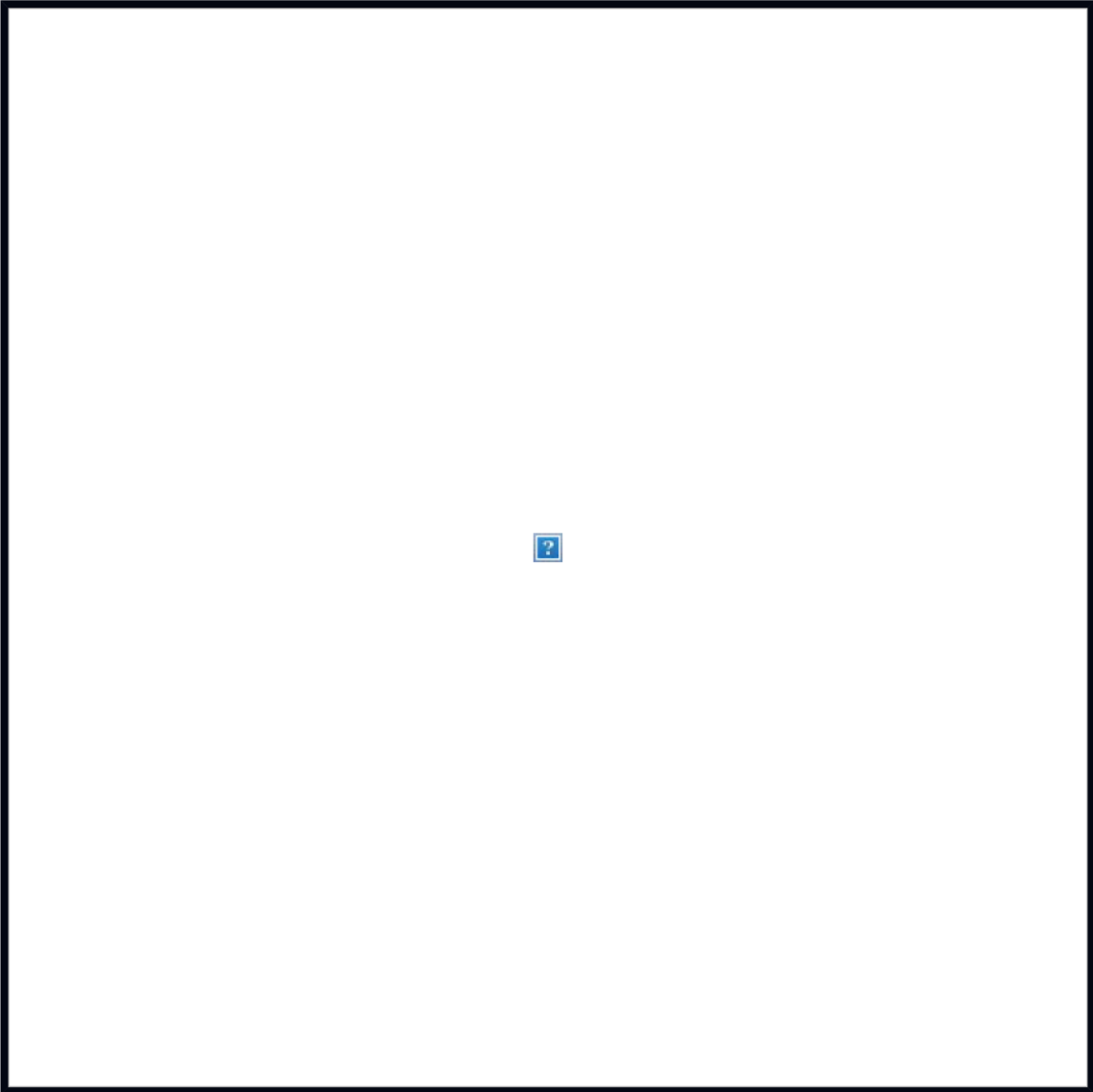
Tuesday, December 2

[Dallas Economic Development Corporation \(EDC\) Board](#), 9 a.m., Cotton Bowl - Press Box, 3750 The Midway, Dallas, TX 75215

- The EDC, led by Linda McMahon, is expected to help the City evaluate real estate and economic development opportunities tied to [a possible relocation of Dallas City Hall](#). EDC board members will consider signing off on an

agreement with the City to take on this high stakes assignment.

[Special Called Joint Meeting of the City Council Transportation and Infrastructure Committee and the Dallas Area Rapid Transit \(DART\) Board, 1 p.m., Council Chambers, 6th Floor, Dallas City Hall, 1500 Marilla St.](#)



A slide from the DART quarterly update briefing (linked below).



Briefing: DART Quarterly Update

Policing is up, crime is down, and DART ridership is growing, according to this quarterly update. The briefing comes as four DART cities have called May elections to let voters decide whether to leave the 42-year-old transit agency.

4.74 MB • PDF File

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- Imagine a Dallas with a single connected streetcar line running through Downtown and south to Fair Park and Oak Cliff's soon-to-open Halperin Park. The concept is a long time coming, and it's gaining new momentum backed by a planned Downtown streetcar study to be undertaken next year. [Read more.](#)

[City Council Transportation and Infrastructure Committee](#), 2:30 p.m., Council Chambers, 6th Floor, Dallas City Hall, 1500 Marilla St.

- Committee members are expected to discuss how the City is spending \$80 million in DART funds reprogrammed in 2023 for City of Dallas transportation projects. [Read more.](#)

Wednesday, December 3

[Dallas City Council Briefing](#), 9 a.m., Council Chambers, 6th Floor, Dallas City Hall, 1500 Marilla St.



Briefing: Long-Range Water Supply Plan

The population of the 16-county water planning region that includes Dallas is expected to double by 2080. This briefing dives into strategies to ensure we have enough water supply to meet the growing demand — including more limits on when you can water your lawn.

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Thursday, December 4

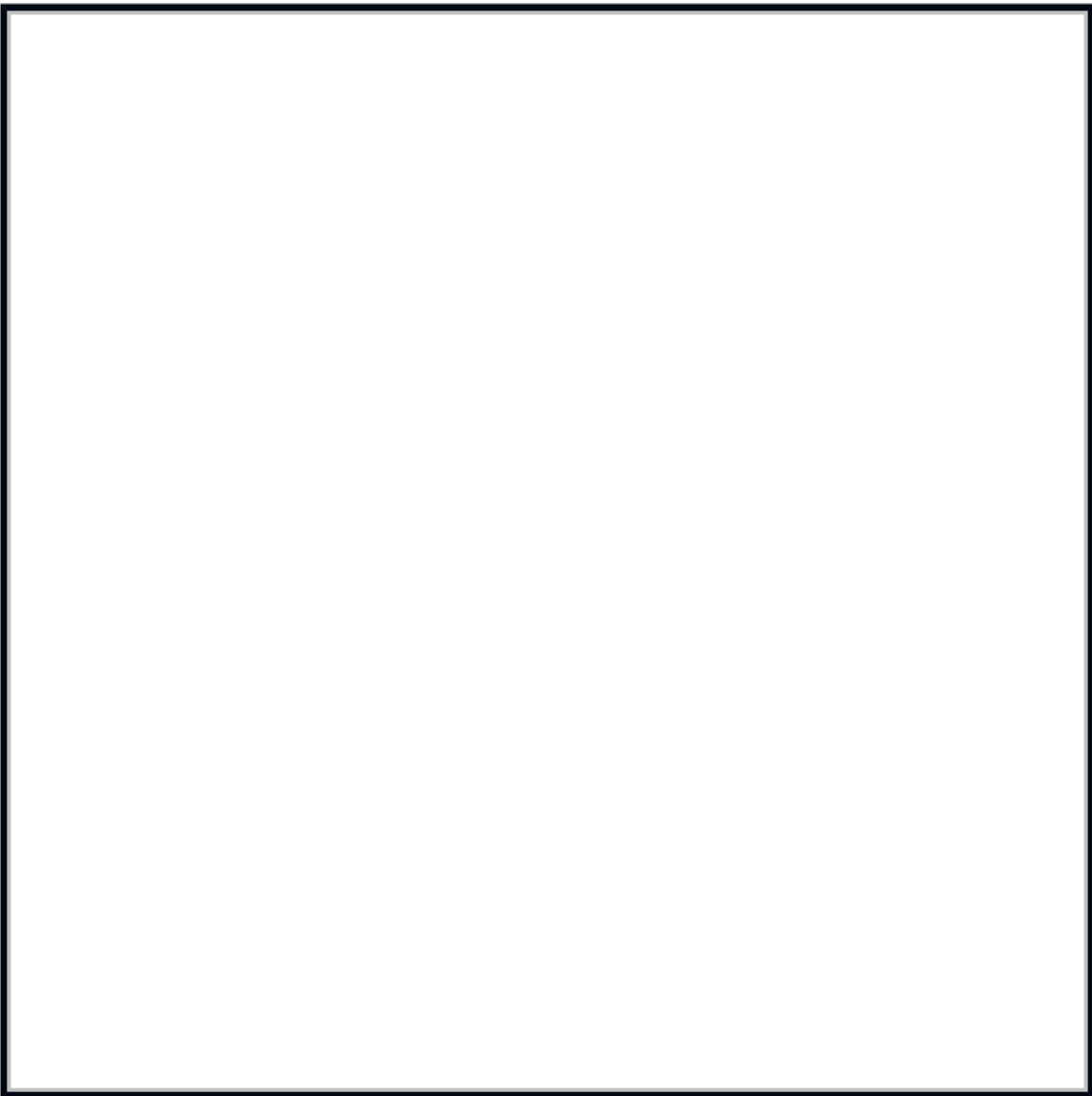
[Dallas Fort Worth International Airport Board](#), 8:30 a.m., 2400 Aviation Drive,
Board Room - DFW Airport HQ, DFW Airport, TX 75261

- Terminal F contracts and the CEO's performance evaluation and salary adjustment are among the items on this agenda.

[Dallas Park and Recreation Board Meeting](#), 9 a.m., Cotton Bowl, 3750 The
Midway, Dallas, TX 75215

- Park Board members (including me) will vote on an amended \$122 million funding agreement for [an expansion of Klyde Warren Park](#). The project is funded with a mix of sources including state, federal, private, and 2024 voter-approved bond funds. This item was originally set for a Park Board vote earlier this month but was delayed by staff.

[Dallas City Plan Commission \(CPC\)](#), 10 a.m. Briefing, 12:30 p.m. Public Hearing,
Council Chambers, 6th Floor, Dallas City Hall, 1500 Marilla St.



A breakdown of fiscal 2024-25 zoning cases by City Council district.

- The [CPC Annual Report](#) offers insights into what keeps this board and the City's Planning and Development Department busy — and what they have planned for 2026. [Read the briefing.](#)

Quote of Interest

“We’re the only city that built an arm — to McKinney — and a leg — to Oak Cliff — but no spine through Downtown. If you could get on a streetcar at whatever hotel you’re staying in and know that you could get to the Arts District or Klyde Warren or Uptown over to Lower Greenville or Fair Park on a trolley, that would be a game changer.”

Downtown Dallas, Inc. (DDI) President & CEO Jennifer Scripps on renewed attempts to connect two Dallas streetcar lines. [Read more](#) from Dallas Morning News columnist Robert Wilonsky.

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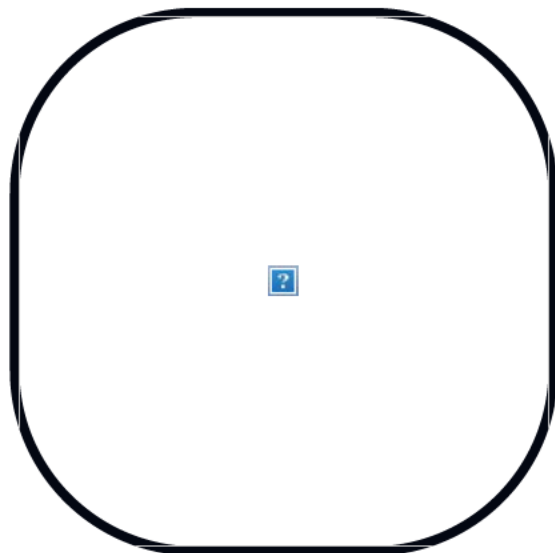
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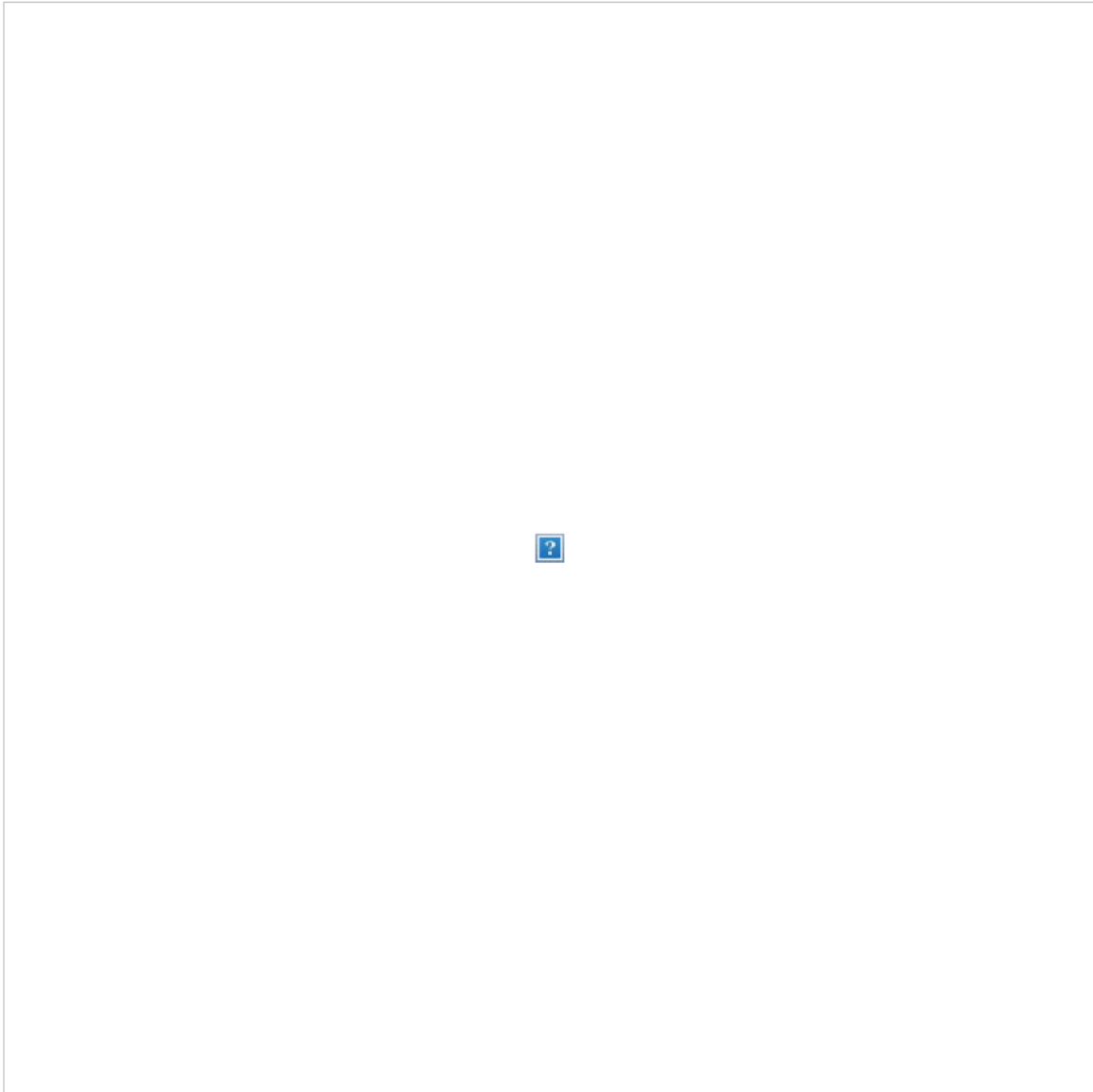
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[Dallas Landmark Commission](#), 9 a.m. Briefing, 1 p.m. Public Hearing, 6ES Briefing Room, Dallas City Hall, 1500 Marilla St.

- Commissioners are expected to discuss extending the City's Historic Preservation Tax Exemption Program, originally adopted in 1993 and set to sunset at the end of this year. The incentive spurs rehabilitation of historic properties by exempting City property taxes for a set period of time. The program ultimately generates substantially more revenue than it defers, [according to this memo](#).



Landmark Commission: Fair Park's Carona Plaza

Commissioners will discuss a plan to rehab the Carona Plaza — named for former State Senator John Carona and his wife, Helen — leading to the Cotton Bowl entrance at Fair Park. The plan includes the installation of new trees, replacement of existing pavement, and removal and installation of flagpoles.

11.54 MB • PDF File

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[City Council Economic Development Committee](#), 1 p.m., Council Chambers, 6th Floor, Dallas City Hall, 1500 Marilla St.

- Extension of the Historic Preservation Tax Exemption Program — noted on the above Landmark Commission agenda — is also on this agenda for possible discussion. Full City Council is expected to vote on extending the program on Dec. 10.
- “Authorized Hearings” are City-initiated rezoning cases “that typically consider land use, development standards, and other regulations and align the zoning with future land use/placetypes.” [This briefing](#), requested by two council members, explains more about what they are and which cases were initiated this way over the past five years.
- Committee members may also go into closed session to discuss “Project X,” which is [tied to negotiations to keep the Dallas Mavericks and Stars](#) playing in Dallas.

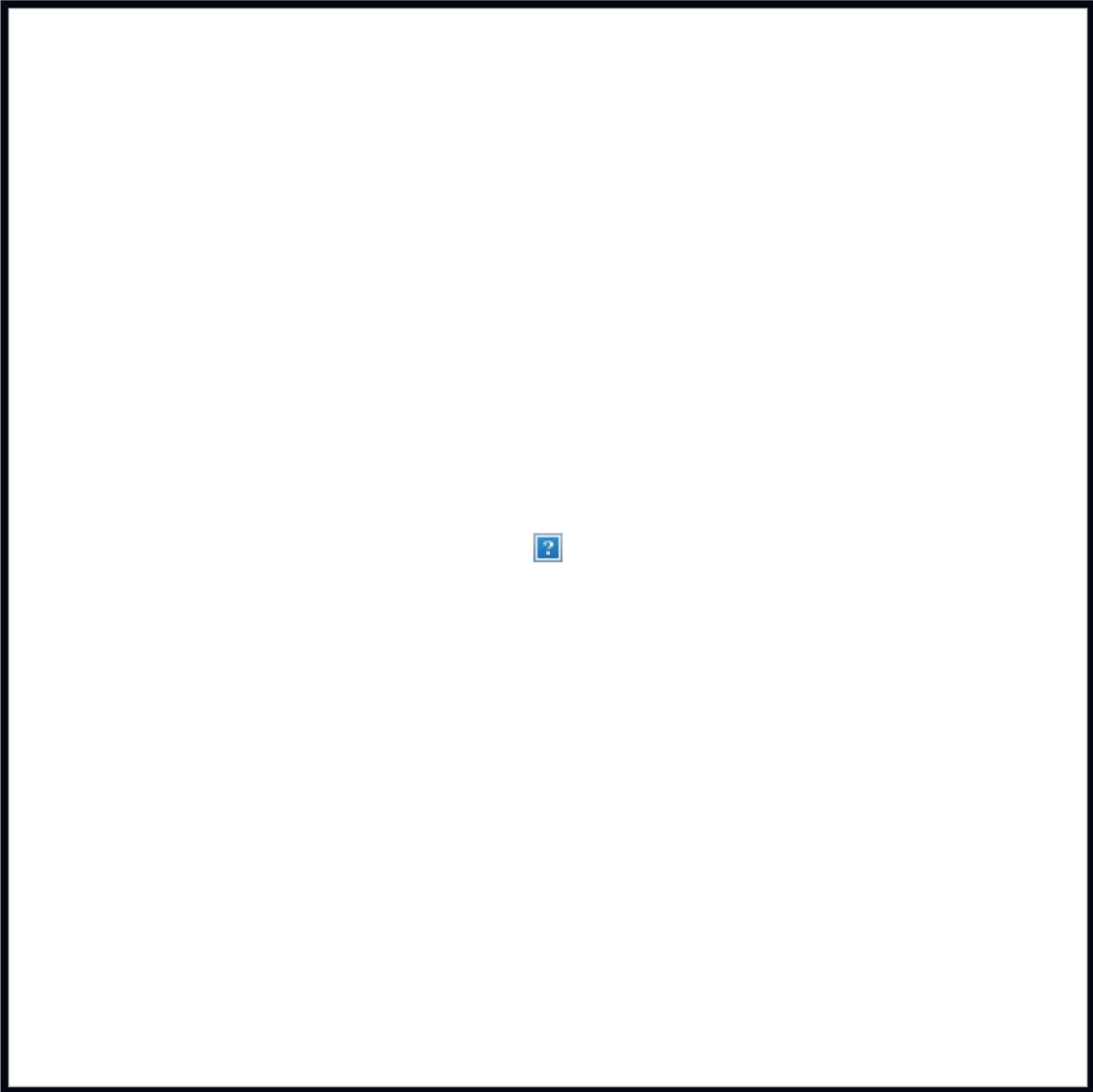
Tuesday, December 2

[Dallas Economic Development Corporation \(EDC\) Board](#), 9 a.m., Cotton Bowl - Press Box, 3750 The Midway, Dallas, TX 75215

- The EDC, led by Linda McMahon, is expected to help the City evaluate real estate and economic development opportunities tied to [a possible relocation of Dallas City Hall](#). EDC board members will consider signing off on an

agreement with the City to take on this high stakes assignment.

[Special Called Joint Meeting of the City Council Transportation and Infrastructure Committee and the Dallas Area Rapid Transit \(DART\) Board, 1 p.m., Council Chambers, 6th Floor, Dallas City Hall, 1500 Marilla St.](#)



A slide from the DART quarterly update briefing (linked below).



Briefing: DART Quarterly Update

Policing is up, crime is down, and DART ridership is growing, according to this quarterly update. The briefing comes as four DART cities have called May elections to let voters decide whether to leave the 42-year-old transit agency.

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- Imagine a Dallas with a single connected streetcar line running through Downtown and south to Fair Park and Oak Cliff's soon-to-open Halperin Park. The concept is a long time coming, and it's gaining new momentum backed by a planned Downtown streetcar study to be undertaken next year. [Read more.](#)

[City Council Transportation and Infrastructure Committee](#), 2:30 p.m., Council Chambers, 6th Floor, Dallas City Hall, 1500 Marilla St.

- Committee members are expected to discuss how the City is spending \$80 million in DART funds reprogrammed in 2023 for City of Dallas transportation projects. [Read more.](#)

Wednesday, December 3

[Dallas City Council Briefing](#), 9 a.m., Council Chambers, 6th Floor, Dallas City Hall, 1500 Marilla St.



Briefing: Long-Range Water Supply Plan

The population of the 16-county water planning region that includes Dallas is expected to double by 2080. This briefing dives into strategies to ensure we have enough water supply to meet the growing demand — including more limits on when you can water your lawn.

1.47 MB • PDF File

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Thursday, December 4

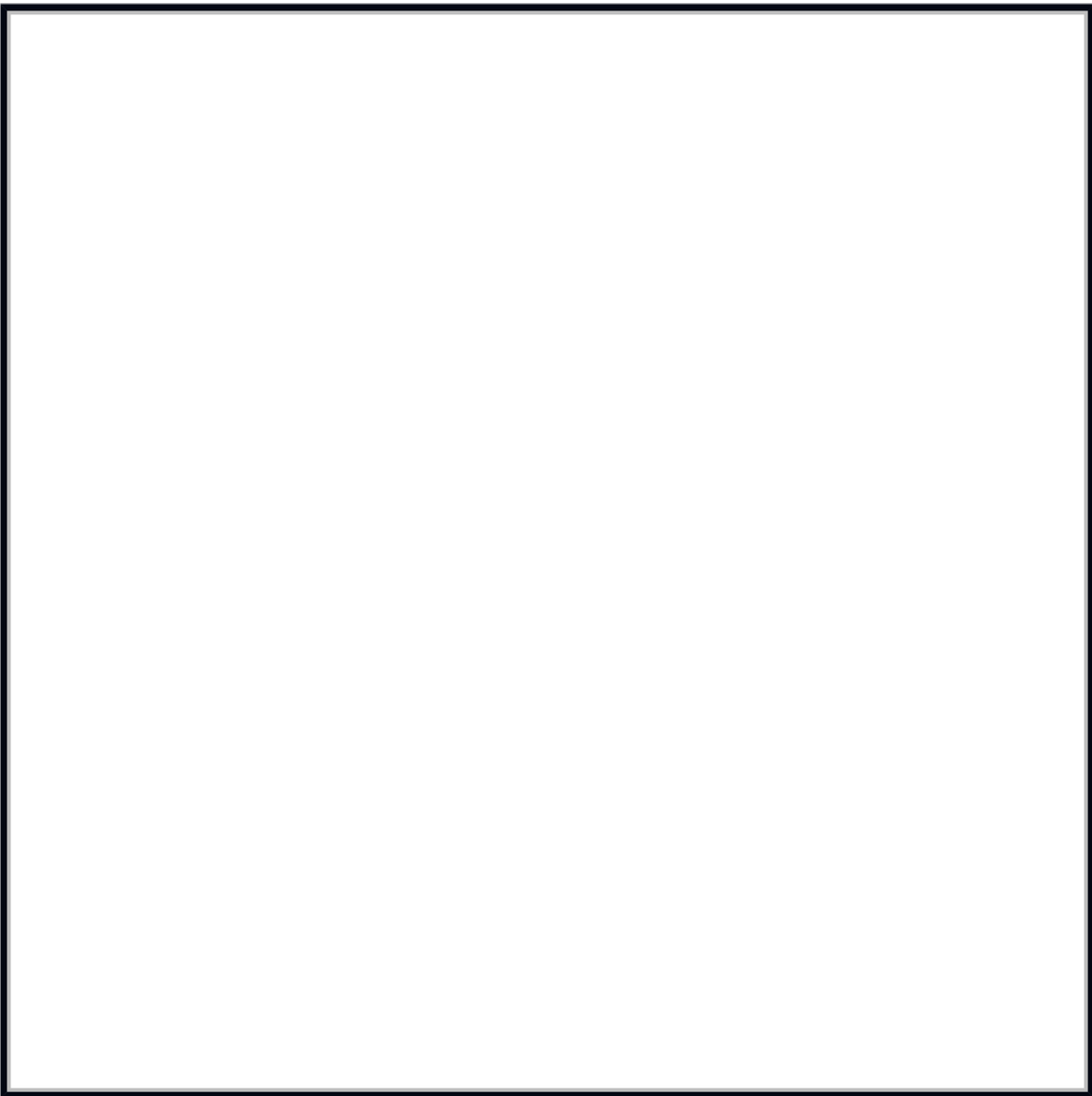
[Dallas Fort Worth International Airport Board](#), 8:30 a.m., 2400 Aviation Drive,
Board Room - DFW Airport HQ, DFW Airport, TX 75261

- Terminal F contracts and the CEO's performance evaluation and salary adjustment are among the items on this agenda.

[Dallas Park and Recreation Board Meeting](#), 9 a.m., Cotton Bowl, 3750 The
Midway, Dallas, TX 75215

- Park Board members (including me) will vote on an amended \$122 million funding agreement for [an expansion of Klyde Warren Park](#). The project is funded with a mix of sources including state, federal, private, and 2024 voter-approved bond funds. This item was originally set for a Park Board vote earlier this month but was delayed by staff.

[Dallas City Plan Commission \(CPC\)](#), 10 a.m. Briefing, 12:30 p.m. Public Hearing,
Council Chambers, 6th Floor, Dallas City Hall, 1500 Marilla St.



A breakdown of fiscal 2024-25 zoning cases by City Council district.

- The [CPC Annual Report](#) offers insights into what keeps this board and the City's Planning and Development Department busy — and what they have planned for 2026. [Read the briefing.](#)

Quote of Interest

“We’re the only city that built an arm — to McKinney — and a leg — to Oak Cliff — but no spine through Downtown. If you could get on a streetcar at whatever hotel you’re staying in and know that you could get to the Arts District or Klyde Warren or Uptown over to Lower Greenville or Fair Park on a trolley, that would be a game changer.”

Downtown Dallas, Inc. (DDI) President & CEO Jennifer Scripps on renewed attempts to connect two Dallas streetcar lines. [Read more](#) from Dallas Morning News columnist Robert Wilonsky.

Did I miss anything? Do you have any questions? Just want to talk about meetings and memos and other fun stuff? [Hit me up](#).

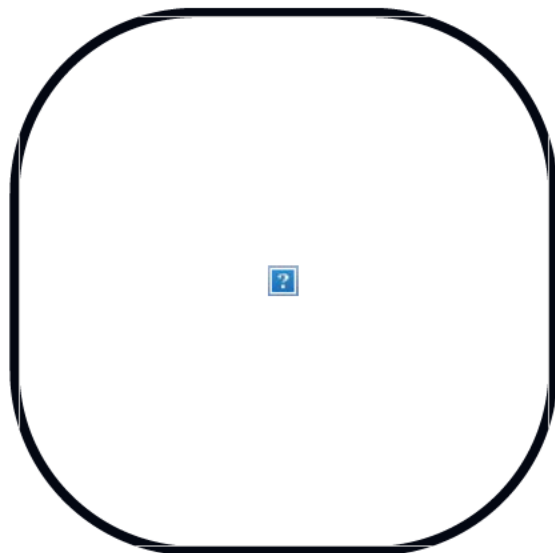
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Best,

Scott Goldstein

Managing Partner



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Meetings of Interest: 'Tis the Feud

A North Dallas neighborhood in turmoil over "extraordinary" Christmas lights display. Plus, progress on affordable housing, funding for a new deck park, and the latest on flying taxis.



Scott Goldstein

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Good evening:

Neighborhood conflict can look very different depending on where in Dallas you live.

In many corners of our city, safety, code, or development concerns are at the root of the angst.

Recently in areas of North Dallas, we've seen [a bruising fight against a mixed-use development plan that includes multi-family housing](#) and a wave of opposition to [what will be the first H-E-B store in Dallas proper.](#)

Neither of those dustups triggered the social media algorithms and outrage machinery quite like [a controversial Christmas lighting display in the 6200 block of Deloache Avenue in Preston Hollow.](#)

The house in question has a history of over-the-top Halloween and Christmas displays intended to draw crowds. Some neighbors on the street are not so keen on what has become a weeks-long attraction, with what they say is excessive noise, lighting, trash, and other quality of life concerns.

Deputy Mayor Pro Tem Gay Donnell Willis is the council member for District 13, which includes this street. She's been working with Dallas police, code, attorneys, and her council colleagues for more than a year to address what [the bureaucrats call an example of an "Extraordinary Neighborhood Event."](#)

I asked Willis to be my featured subject in the first installment of a new series of interviews I'll be doing this year called "People of Interest." Through these Q&As, we'll try to dig a little deeper on local government issues in the headlines — or matters that ought to be in the headlines.



Read The Interview

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State Fair of Texas dollars reinvested for Fair Park upkeep and historic preservation since 2015.

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[Watch City of Dallas Meetings Live](#)

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recommends approval, while a commission task force says the rainbow steps do not comply with the development code and should not be allowed.

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Howdy, Dallas City Council! This State Fair 2025 review highlights attendance, public safety initiatives, community engagement, and philanthropic efforts by the nonprofit that runs Fair Park's signature event.

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[Dallas Fort Worth International Airport Board](#), 8:30 a.m., Board Room, DFW Airport Headquarters, DFW Airport, TX 75261

- This agenda includes an expanded scope and updated \$1.7 billion design-build agreement with Innovation Next+ of Irving for a portion of the future Terminal F project. The total project cost has been estimated at \$4 billion, with the first phase expected to open next year.

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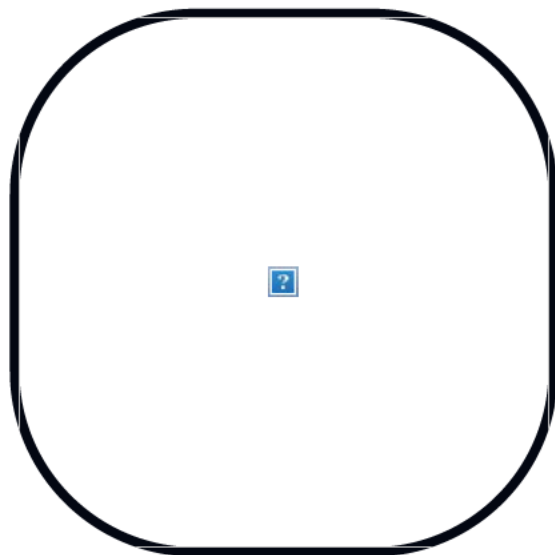
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Best,

Scott Goldstein

Managing Partner

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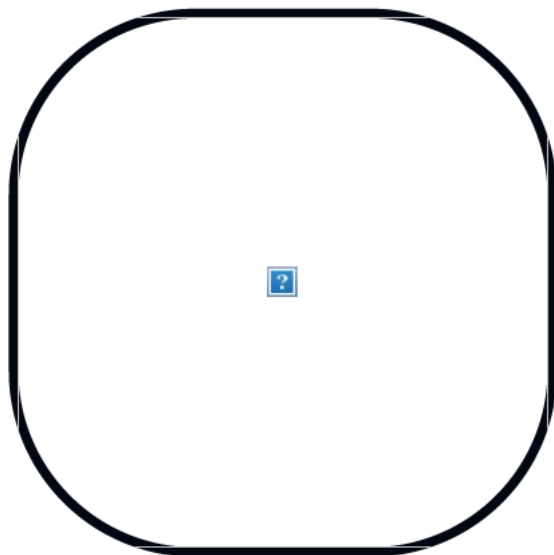
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Best,

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Managing Partner

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Meetings of Interest: Tolbert's Test

After nearly two years running the City, Kimberly Bizer Tolbert faces big challenges — and a looming political reset at Dallas City Hall



Scott Goldstein

Estimated Reading Time: 15 minutes



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Good evening:

Dallas City Manager Kimberly Bizzor Tolbert technically marks one year in the job this week.

In reality, she's been running the day-to-day operations at City Hall for most of the past two years — since her predecessor announced his resignation in February 2024 and the City Council named her the interim boss.

To fairly assess a city manager's performance, one must understand our special form of government. The city manager is the CEO, reporting to a board of 14 City Council members and a mayor whose powers are among the most limited of any major city mayor in America.

Tolbert came to the post with years of experience at City Hall over two stints dating to the 1990s. She convinced the City Council to drop the interim title in part because she never treated the job like it was temporary.

In her first few months in 2024, she ramped up policing and homelessness response in Downtown, consolidated duplicative departments after years of bureaucratic growth, and won unanimous City Council approval for her first annual budget as boss.

As *The Dallas Morning News* [reports today](#), her biggest ticket item to date is the pending City Council decision on whether to leave City Hall for another Downtown location or find a way to fund likely hundreds of millions of dollars in fixes. That decision may have major ramifications for whether a local NBA team stays in the urban core or goes elsewhere.

The City Hall decision comes amid questions about the future of Downtown and the City as a whole, increasing pressure to staff up the police department, and tough budget decisions.

The sense of urgency on these and other issues is growing in part because the clock is winding down for Mayor Eric Johnson and five term-limited council members. Council members Chad West, Jaime Resendez, Adam Bazaldua, Paula Blackmon, and Cara Mendelsohn will all follow Johnson out the door in December 2027. Others could lose elections or opt not to run again.

For Tolbert, that means a major reset with at least six new bosses in less than two years.

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- [*Transportation and Infrastructure Committee*](#)
- [*Ad Hoc Committee on Administrative Affairs*](#)
- [*Wednesday, January 21*](#)
- [*Dallas City Council Briefing*](#)

Landmark Commission Designation Committee

- [Thursday, January 22](#)
 - [Dallas Park & Recreation Board](#)
 - [Friday, January 23](#)
 - [Trinity River Corridor Local Government Committee](#)
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Highlights From Last Week's Meetings and Media

Downtown Policing Up, Crime Down

Backed by the public-private Safe in the City initiative, Dallas Police Chief Daniel Comeaux and his officers drove down violent crime in Downtown by more than 12% in 2025, as compared to 2024. The new Downtown Police Division has roughly 120 officers, a sharp increase over staffing levels under prior police leadership.

- A City Council committee punted to next month discussion of a Park and Recreation Department plan to seek an outside operator for the City-owned Southern Skates Roller Rink. *The Dallas Morning News* [reports](#) on the state of the rink, with a nod to [past attempts](#) to seek outside operators.
- Residents of Dallas Area Rapid Transit (DART) cities that vote to withdraw from the agency in May would lose all services immediately, DART officials say, impacting riders throughout the regional system, *The Dallas Morning News* [reports](#).
- Dallas City Council Members voted on Wednesday to:

- Approve a [\\$10 million development agreement](#) to transform the vacant former Oak Cliff United Methodist Church into flexible workspaces for commercial and retail tenants, and about 45 multi-family residential units. [Learn more about “The Jefferson,”](#) a project estimated to cost \$19.5 million total.
 - Approve [Item 17](#) to authorize a public hearing to be held on January 28 "to receive comments on proposed amendments and updates to the City’s Economic Development Incentive Policy." [Read the proposed changes.](#)
 - [Delay a requested zoning change](#) to allow for a 25-story mixed-use development with hotel, multifamily, and retail uses on Martin Luther King Jr. Boulevard in the heart of South Dallas. Leaders of the church behind the plan said in emails to some area nonprofits that God gave the vision for the project, [Robert Wilonsky reported for The News last year.](#) In October, City Plan Commissioners voted 10-0 to deny the project.
-

Memos of Interest

- Dallas must [do away with](#) a rainbow-colored Oak Lawn crosswalk, state officials said in response to the City’s request for an exception to Gov. Greg Abbott’s [2025 directive](#) on “roadway safety guidelines.” If Dallas does not comply, the state may withhold or deny state and federal transportation funding.
 - Atmos Energy Corporation [wants to increase](#) the average residential monthly gas bill by more than \$11 starting this summer in an effort to increase annual revenues by more than \$38 million. The City has pushed back on rate hikes every year since at least 2019, [The Dallas Morning News reported](#) last year.
 - Dallas is seeking more than \$17 million in [federal community project](#) funding requests, also known as earmarks. [Pending asks](#) touch parks, safety, libraries, and more.
 - Check out the [complete City Manager Memo packet](#) for Friday, Jan. 16, 2026.
-

Number of Interest

12%

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Meetings of Interest: January 20 – 23, 2026

Watch City of Dallas Meetings Live

Tuesday, January 20

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1002.20 KB • PDF File

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Transportation and Infrastructure Committee, 1 p.m., Council Chambers, 6th Floor, Dallas City Hall



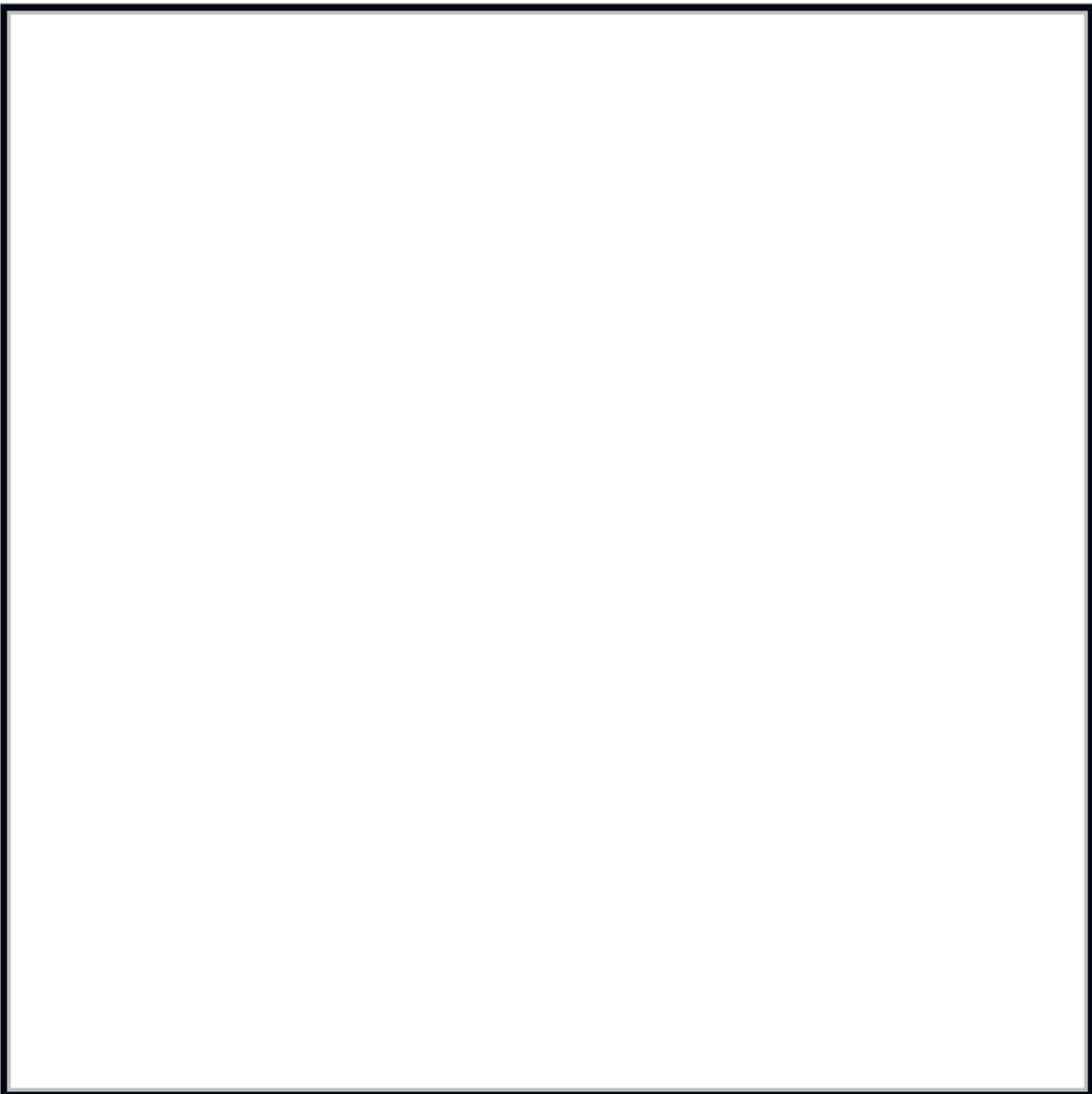
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[Landmark Commission Designation Committee](#), 5:45 p.m., Wilson House, 2922 Swiss Avenue, Dallas TX 75204

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-

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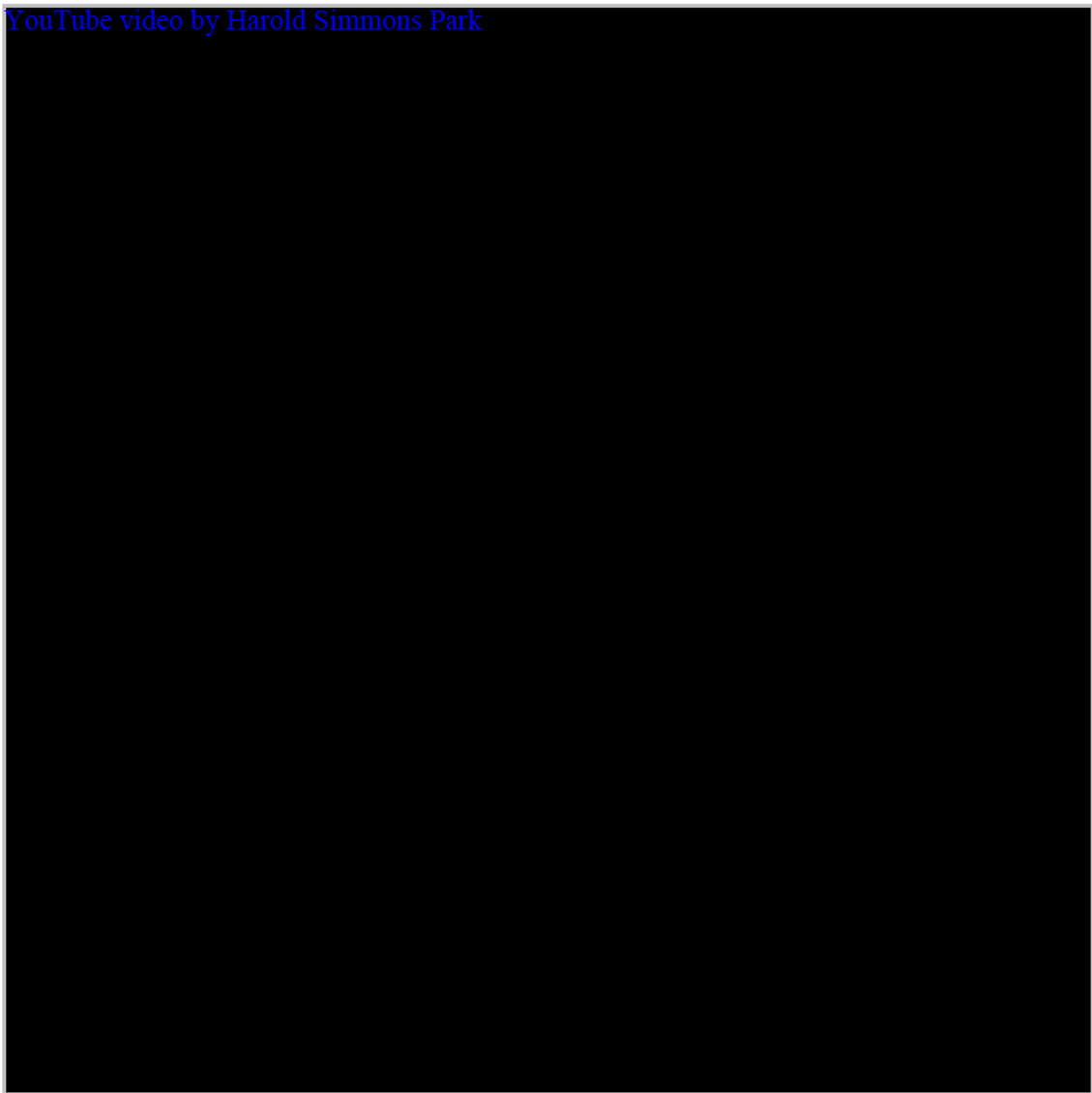
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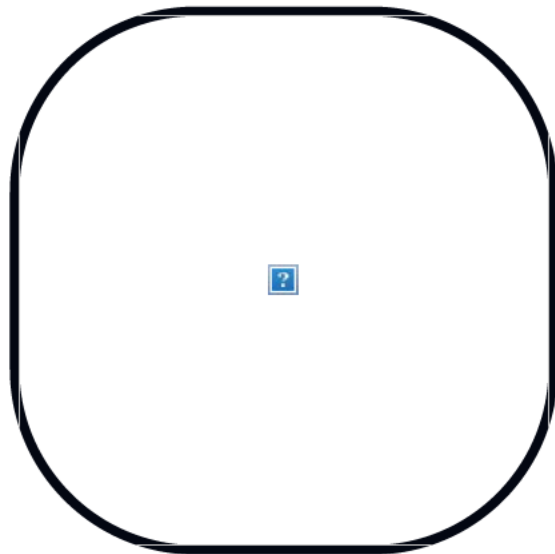
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Meetings of Interest: Tolbert's Test

After nearly two years running the City, Kimberly Bizer Tolbert faces big challenges — and a looming political reset at Dallas City Hall



Scott Goldstein

Estimated Reading Time: 15 minutes



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Good evening:

Dallas City Manager Kimberly Bizzor Tolbert technically marks one year in the job this week.

In reality, she's been running the day-to-day operations at City Hall for most of the past two years — since her predecessor announced his resignation in February 2024 and the City Council named her the interim boss.

To fairly assess a city manager's performance, one must understand our special form of government. The city manager is the CEO, reporting to a board of 14 City Council members and a mayor whose powers are among the most limited of any major city mayor in America.

Tolbert came to the post with years of experience at City Hall over two stints dating to the 1990s. She convinced the City Council to drop the interim title in part because she never treated the job like it was temporary.

In her first few months in 2024, she ramped up policing and homelessness response in Downtown, consolidated duplicative departments after years of bureaucratic growth, and won unanimous City Council approval for her first annual budget as boss.

As *The Dallas Morning News* [reports today](#), her biggest ticket item to date is the pending City Council decision on whether to leave City Hall for another Downtown location or find a way to fund likely hundreds of millions of dollars in fixes. That decision may have major ramifications for whether a local NBA team stays in the urban core or goes elsewhere.

The City Hall decision comes amid questions about the future of Downtown and the City as a whole, increasing pressure to staff up the police department, and tough budget decisions.

The sense of urgency on these and other issues is growing in part because the clock is winding down for Mayor Eric Johnson and five term-limited council members. Council members Chad West, Jaime Resendez, Adam Bazaldua, Paula Blackmon, and Cara Mendelsohn will all follow Johnson out the door in December 2027. Others could lose elections or opt not to run again.

For Tolbert, that means a major reset with at least six new bosses in less than two years.

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Landmark Commission Designation Committee

- [Thursday, January 22](#)
 - [Dallas Park & Recreation Board](#)
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-

Highlights From Last Week's Meetings and Media

Downtown Policing Up, Crime Down

Backed by the public-private Safe in the City initiative, Dallas Police Chief Daniel Comeaux and his officers drove down violent crime in Downtown by more than 12% in 2025, as compared to 2024. The new Downtown Police Division has roughly 120 officers, a sharp increase over staffing levels under prior police leadership.

- A City Council committee punted to next month discussion of a Park and Recreation Department plan to seek an outside operator for the City-owned Southern Skates Roller Rink. *The Dallas Morning News* [reports](#) on the state of the rink, with a nod to [past attempts](#) to seek outside operators.
- Residents of Dallas Area Rapid Transit (DART) cities that vote to withdraw from the agency in May would lose all services immediately, DART officials say, impacting riders throughout the regional system, *The Dallas Morning News* [reports](#).
- Dallas City Council Members voted on Wednesday to:

- Approve a [\\$10 million development agreement](#) to transform the vacant former Oak Cliff United Methodist Church into flexible workspaces for commercial and retail tenants, and about 45 multi-family residential units. [Learn more about "The Jefferson,"](#) a project estimated to cost \$19.5 million total.
 - Approve [Item 17](#) to authorize a public hearing to be held on January 28 "to receive comments on proposed amendments and updates to the City's Economic Development Incentive Policy." [Read the proposed changes.](#)
 - [Delay a requested zoning change](#) to allow for a 25-story mixed-use development with hotel, multifamily, and retail uses on Martin Luther King Jr. Boulevard in the heart of South Dallas. Leaders of the church behind the plan said in emails to some area nonprofits that God gave the vision for the project, [Robert Wilonsky reported for The News last year.](#) In October, City Plan Commissioners voted 10-0 to deny the project.
-

Memos of Interest

- Dallas must [do away with](#) a rainbow-colored Oak Lawn crosswalk, state officials said in response to the City's request for an exception to Gov. Greg Abbott's [2025 directive](#) on "roadway safety guidelines." If Dallas does not comply, the state may withhold or deny state and federal transportation funding.
 - Atmos Energy Corporation [wants to increase](#) the average residential monthly gas bill by more than \$11 starting this summer in an effort to increase annual revenues by more than \$38 million. The City has pushed back on rate hikes every year since at least 2019, [The Dallas Morning News reported](#) last year.
 - Dallas is seeking more than \$17 million in [federal community project](#) funding requests, also known as earmarks. [Pending asks](#) touch parks, safety, libraries, and more.
 - Check out the [complete City Manager Memo packet](#) for Friday, Jan. 16, 2026.
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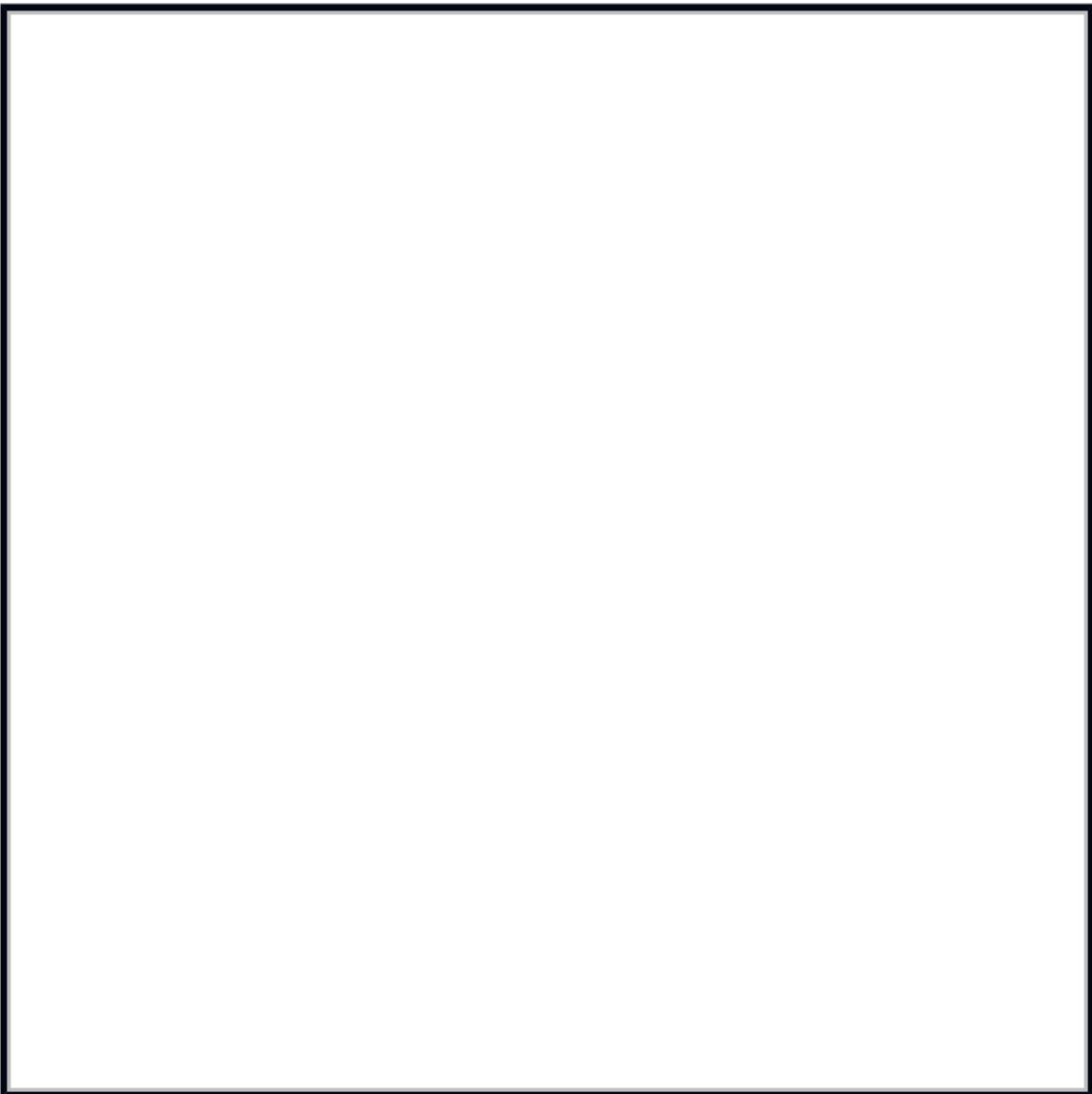
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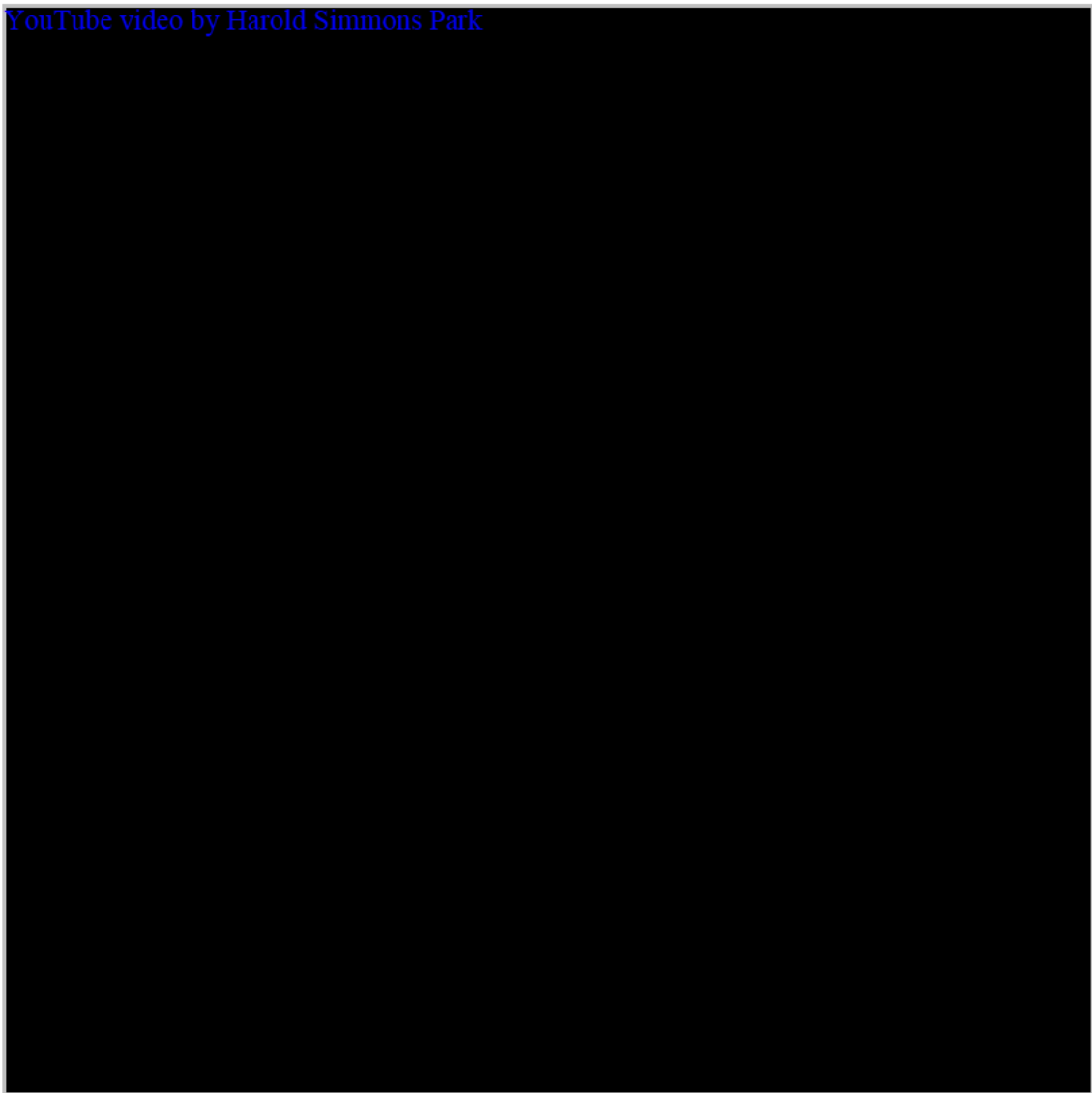
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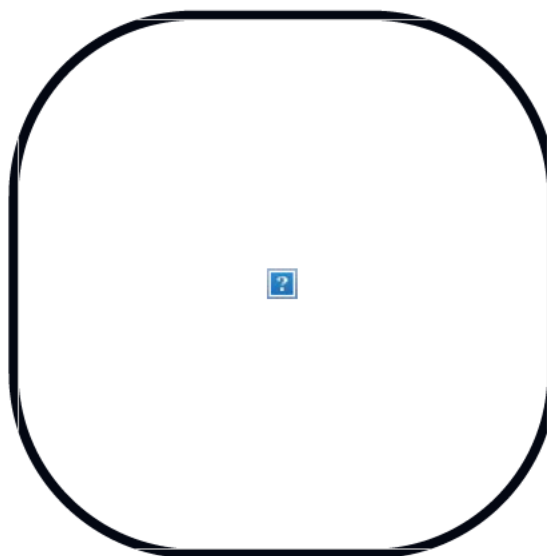
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Date: Sunday, August 17, 2025 9:37:47 PM

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Meetings of Interest: Zoned In

Dallas residents fight off attempt to kill a tool neighborhoods can use to delay controversial zoning cases.

[Scott Goldstein](#)



Estimated Reading Time: 13 minutes



Good evening:

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So when a City Council vote to undo a nearly 40-year-old section of the Dallas Development Code was set with five days' notice and no advance briefings, it was bound to raise some eyebrows, including two of my own.

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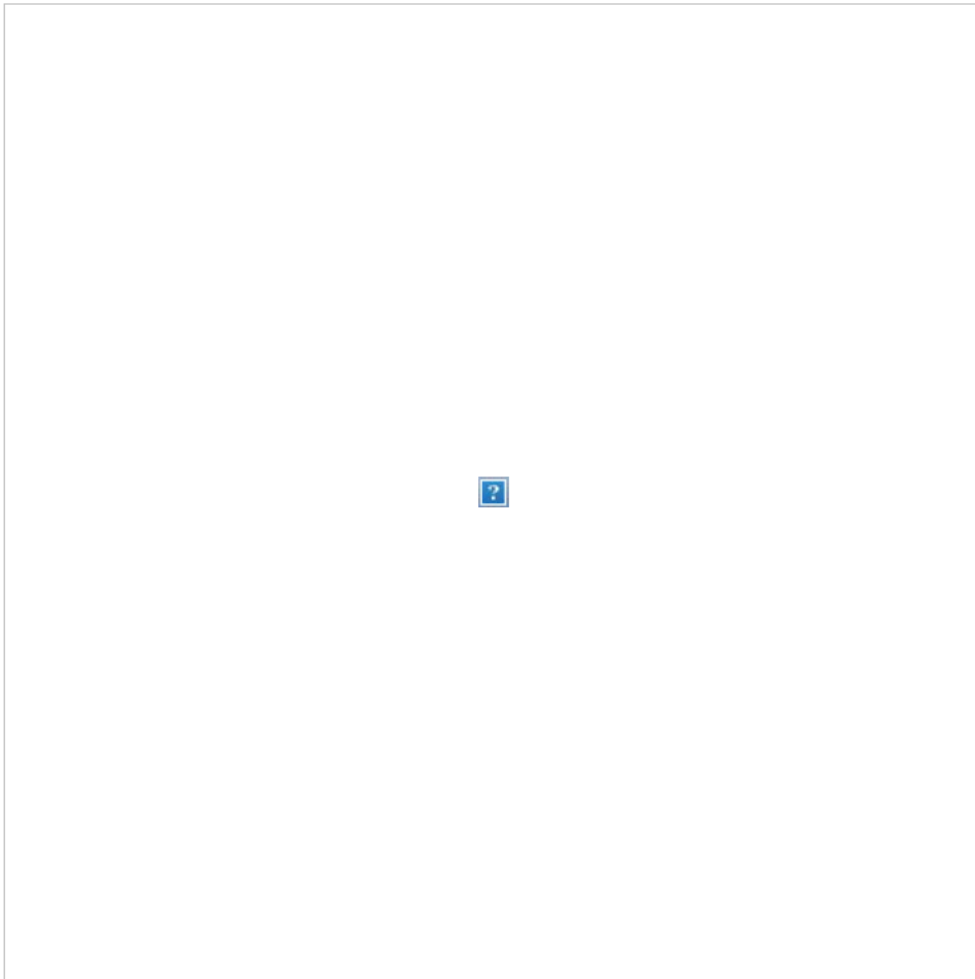
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- On Wednesday, August 13, Dallas City Council members:
- Approved [Items 9 - 23](#) to set the annual required public hearings at the August 27 City Council meeting regarding the 2026 service plans for all Dallas Public Improvement Districts (PIDs), including the Downtown PID managed by Downtown Dallas, Inc. (DDI) for more than 30 years. Property owners within PID areas agree by petition to pay an assessment rate on their properties for enhanced services, including security, cleanliness, and homeless outreach in the case of Downtown's PID.
- Approved [Item 44](#) to allow a 90-day delay for implementation of a proposed Oncor rate hike that would increase the average residential bill using 1,000 kilowatt hours of electricity by \$84 per year. City officials said [via memo to City Council members](#) that they need the additional time "to thoroughly investigate the request and make recommendations to the City Council on appropriate action," including challenging the hike.
- Approved [Item 58](#), a contract up to \$105,000 for security consultant services for the Park & Recreation Department. Guidepost Solutions, LLC, "will evaluate current safety programs and security measures, will conduct threat and vulnerability assessments, and will provide extensive recommendations for improvements to both the safety and security of the Dallas Park System."
- Deferred to September 10 [Item 75](#), a host of edits to and repeals of a long list of ordinances that City staffers say are outdated, unenforceable, or redundant ("[Omnibusted](#)"). The delay was expected so City Council members can discuss the proposals further at a briefing meeting this week.
- Approved [Item 77](#), a \$4 million budget transfer of funds to support the Park Department's management takeover of Fair Park from nonprofit Fair Park First. The City notified Fair Park First earlier this year that [its management contract was being terminated](#).

- Denied the code change outlined in my newsletter intro after holding a [Public Hearing](#) to receive input.

Memos of Interest



Historical minimum wages for City of Dallas general services contractors, as required by a 2015 living wage policy passed by City Council.

- Under the City's 10-year-old living wage policy, all general services contractors (e.g. landscaping, janitorial, and administrative services) must be paid at least \$23.06 per hour beginning October 1, [according to this memo](#). That minimum rate has more than doubled since the policy was implemented by a 14-1 City Council vote in 2015 (then-City Council Member Jennifer Staubach Gates was

the lone vote against the policy, warning it was irresponsible to set government policy without a concrete idea of the cost, [The Dallas Morning News reported at the time](#)). Meanwhile, the proposed minimum wage for City employees for next fiscal year is \$21.50 per hour.

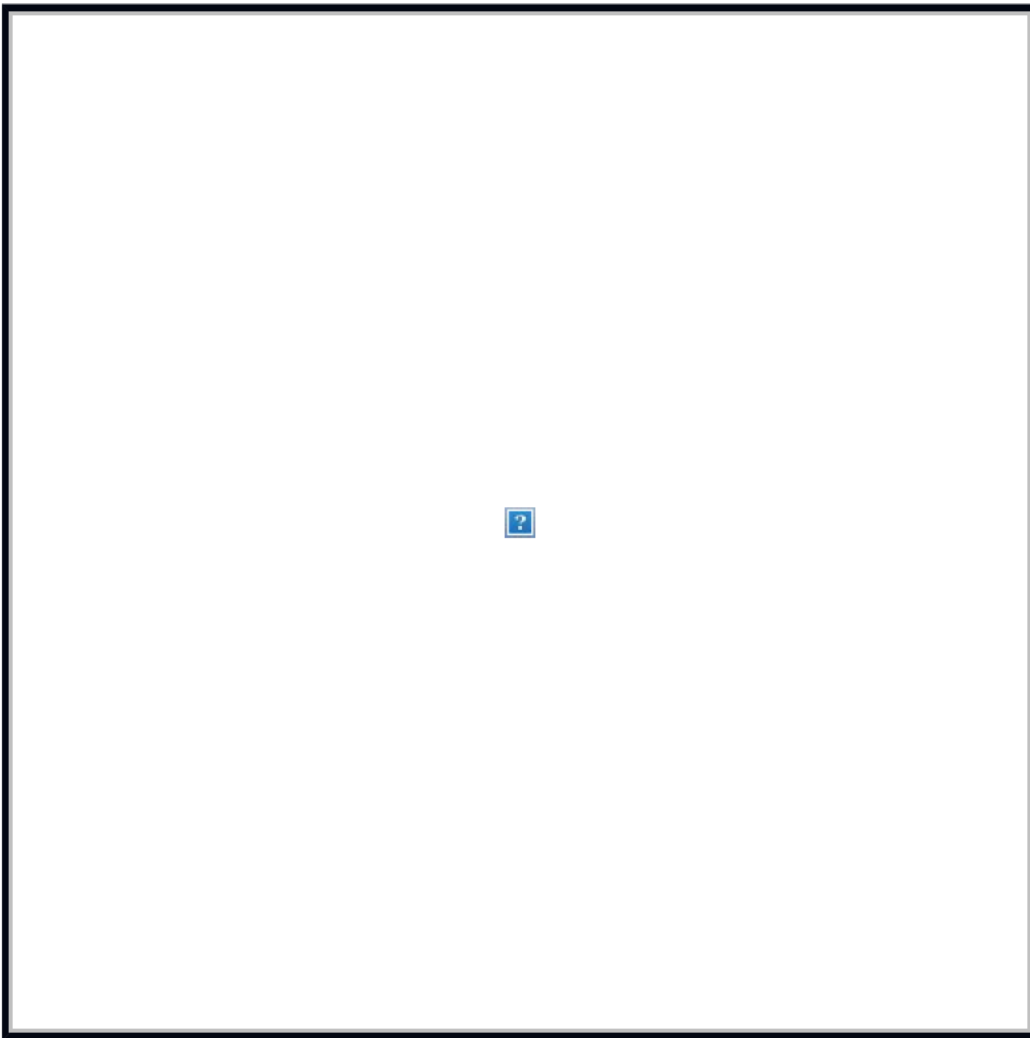
- City officials are holding a series of community input meetings about the Trump White House directive that [forced Dallas, Fort Worth, and other cities](#) across the country to halt all diversity, equity, and inclusion or risk losing hundreds of millions in federal dollars. [Read the memo](#), which includes the meeting schedule.
- [This FIFA World Cup 2026 update memo](#) includes details on upcoming ticket sales, the fan festival at Fair Park, the International Broadcast Center at Downtown's convention center, and volunteer opportunities.
- There are a couple updates to the budget town hall schedule published a few weeks ago. [Check out the updated schedule here](#).
- The City is [folding the Dallas City Marshal's Office back under Municipal Courts & Detention Services](#), one of the latest of many org chart consolidations since City Manager Kimberly Bizer Tolbert took over last year.
- Here's the complete City Manager [memo packet for Friday, August 15, 2025](#).

Meetings of Interest: August 18 - 22

Watch City of Dallas Meetings Live

Wednesday, August 20

[Dallas City Council Briefing & Budget Workshop](#), 9 a.m., Council Chambers, 6th Floor, Dallas City Hall, 1500 Marilla St.



- Imagine a Dallas with a simplified and user-friendly zoning process. That could be the Dallas of our future, perhaps as soon as winter 2026, [according to this briefing](#). Read the full Development Code Diagnostic Report [here](#).
- Budget briefings on transportation (not yet posted) and [parks](#) are also on this agenda. Former Park Board president Robert Abtahi [writes in today's Dallas Morning News](#) of his support for the plan to close legacy community pools that “are no longer serving the public interest.”

[Landmark Commission Designation Committee](#), 5:45 p.m., Wilson House, 2922 Swiss Avenue, Dallas, TX

- If the beloved Belmont Motor Hotel is to come to life once more, it must first make its way through this committee. Stop by and you might even get to hang with Mary McDermott Cook or *Dallas Morning News* editorial columnist Robert

Wilonsky, who [writes of the latest turns in the West Dallas hotel's journey.](#)

Thursday, August 21

[Dallas City Plan Commission](#), 10 a.m. Briefing, 12:30 p.m. Public Hearing, Council Chambers, 6th Floor, Dallas City Hall

[Dallas Park & Recreation Board](#), 10 a.m., 6FN Conference Room, Dallas City Hall, 1500 Marilla St.

- The Park Board will be briefed on the [White Rock Lake water activities plan](#), which was [in the news last week](#). I represent District 10 on this board.
-

Quote of Interest

This is disenfranchising neighbors and residents, and it is not achieving any great savings of time in the zoning or development process.

Dallas City Council Member Paul E. Ridley, successfully advocating against a staff proposal to eliminate a section of Development Code that allows residents to pay a \$150 fee to delay controversial zoning cases. City Council members voted 14-0 to deny the change.

Did I miss anything? Do you have any questions? Just want to talk about meetings and memos and other fun stuff? [Hit me up.](#)

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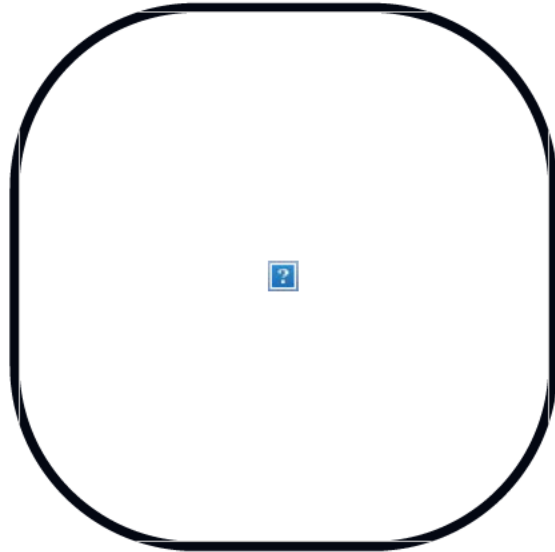
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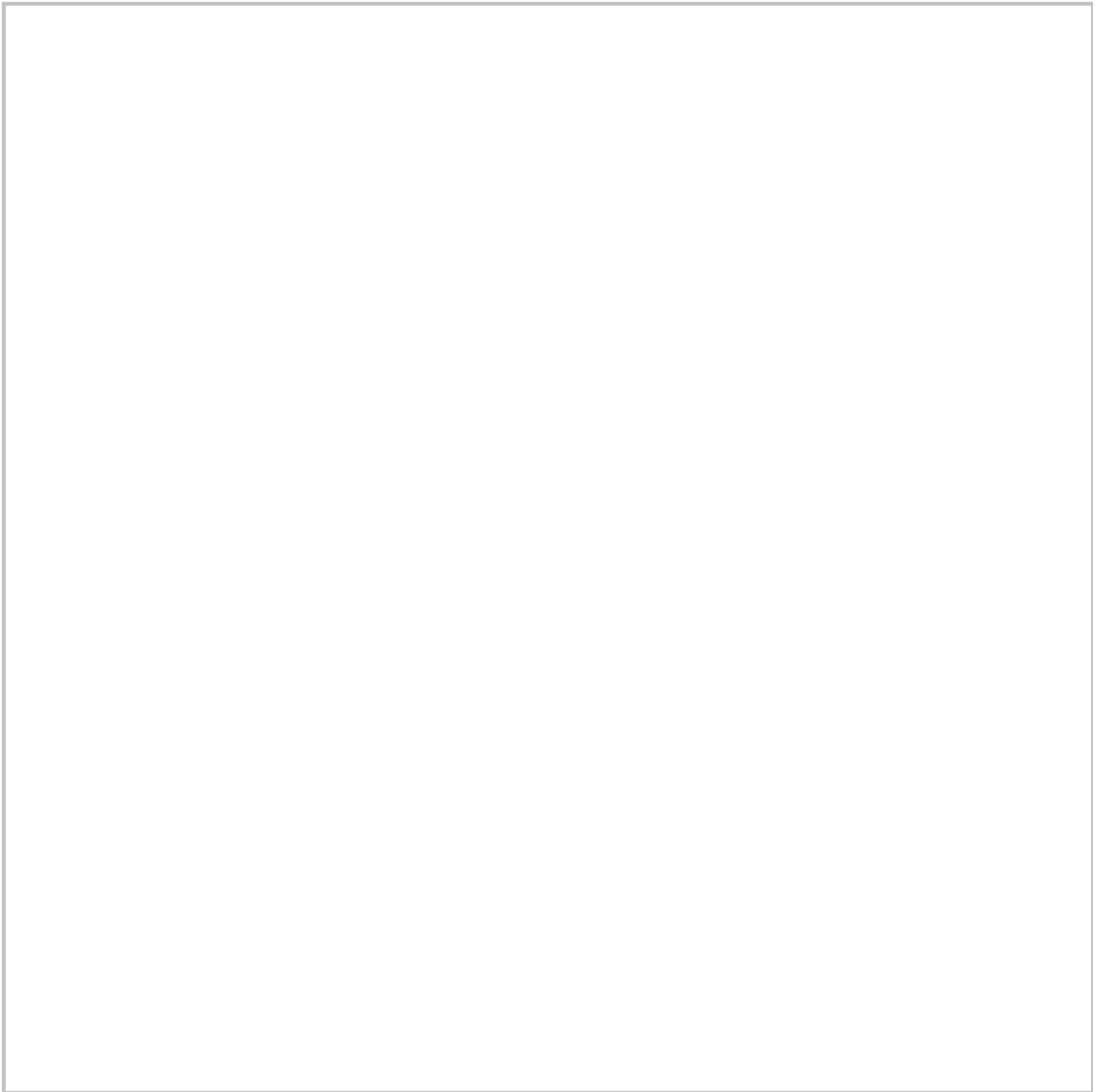
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Publisher

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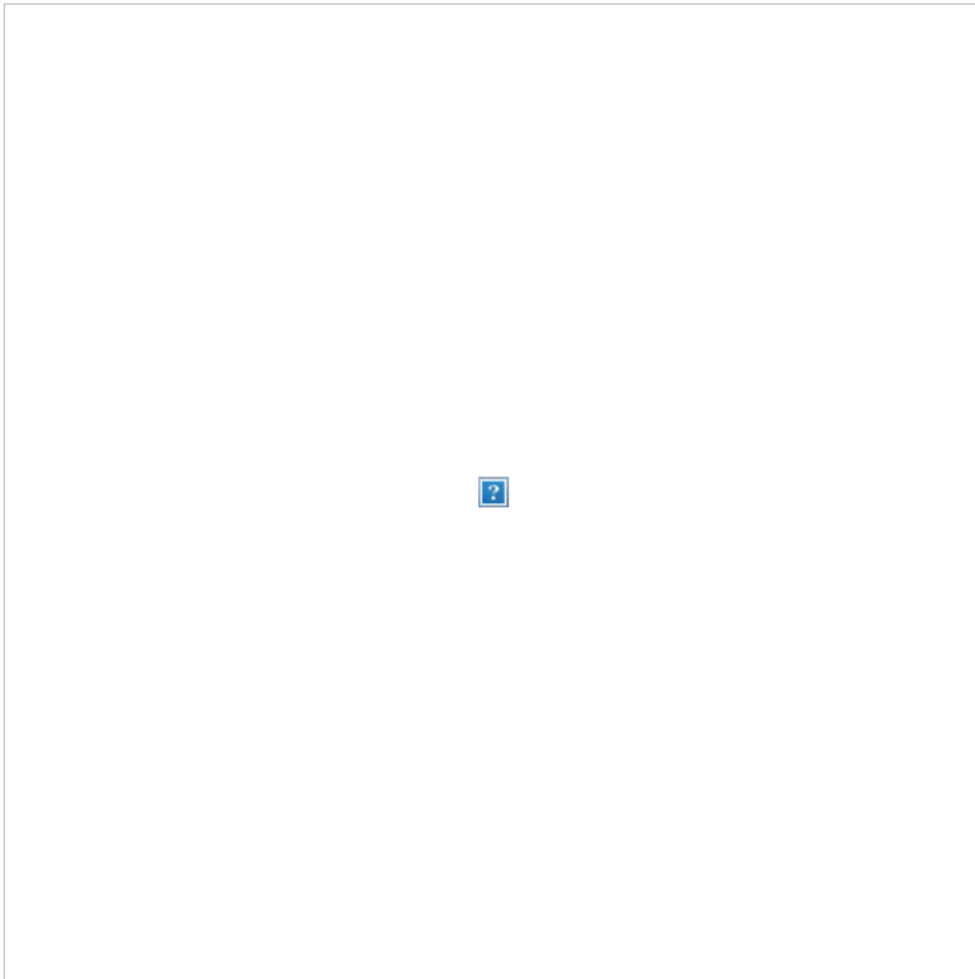
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Highlights From Last Week's Meetings of Interest

- Dallas Area Rapid Transit (DART) may avoid some of the most controversial proposed service changes, including cuts to paratransit, [KERA News reports](#). Cuts are necessary because of a Board-approved General Mobility Program that directs 5% of annual sales tax revenues back to some service area cities.
- On Wednesday, August 13, Dallas City Council members:
- Approved [Items 9 - 23](#) to set the annual required public hearings at the August 27 City Council meeting regarding the 2026 service plans for all Dallas Public Improvement Districts (PIDs), including the Downtown PID managed by Downtown Dallas, Inc. (DDI) for more than 30 years. Property owners within PID areas agree by petition to pay an assessment rate on their properties for enhanced services, including security, cleanliness, and homeless outreach in the case of Downtown's PID.
- Approved [Item 44](#) to allow a 90-day delay for implementation of a proposed Oncor rate hike that would increase the average residential bill using 1,000 kilowatt hours of electricity by \$84 per year. City officials said [via memo to City Council members](#) that they need the additional time "to thoroughly investigate the request and make recommendations to the City Council on appropriate action," including challenging the hike.
- Approved [Item 58](#), a contract up to \$105,000 for security consultant services for the Park & Recreation Department. Guidepost Solutions, LLC, "will evaluate current safety programs and security measures, will conduct threat and vulnerability assessments, and will provide extensive recommendations for improvements to both the safety and security of the Dallas Park System."
- Deferred to September 10 [Item 75](#), a host of edits to and repeals of a long list of ordinances that City staffers say are outdated, unenforceable, or redundant ("[Omnibusted](#)"). The delay was expected so City Council members can discuss the proposals further at a briefing meeting this week.
- Approved [Item 77](#), a \$4 million budget transfer of funds to support the Park Department's management takeover of Fair Park from nonprofit Fair Park First. The City notified Fair Park First earlier this year that [its management contract was being terminated](#).

- Denied the code change outlined in my newsletter intro after holding a [Public Hearing](#) to receive input.

Memos of Interest



Historical minimum wages for City of Dallas general services contractors, as required by a 2015 living wage policy passed by City Council.

- Under the City's 10-year-old living wage policy, all general services contractors (e.g. landscaping, janitorial, and administrative services) must be paid at least \$23.06 per hour beginning October 1, [according to this memo](#). That minimum rate has more than doubled since the policy was implemented by a 14-1 City Council vote in 2015 (then-City Council Member Jennifer Staubach Gates was

the lone vote against the policy, warning it was irresponsible to set government policy without a concrete idea of the cost, [The Dallas Morning News reported at the time](#)). Meanwhile, the proposed minimum wage for City employees for next fiscal year is \$21.50 per hour.

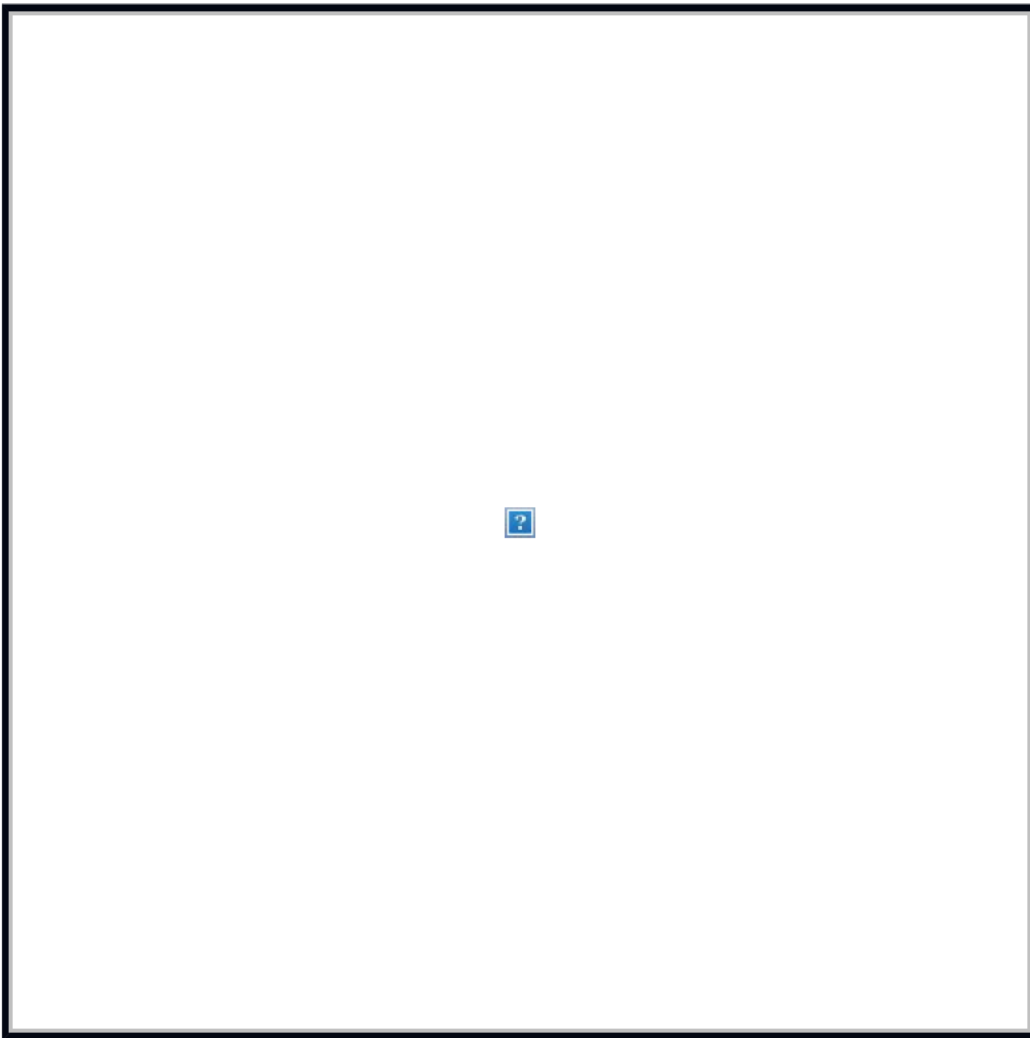
- City officials are holding a series of community input meetings about the Trump White House directive that [forced Dallas, Fort Worth, and other cities](#) across the country to halt all diversity, equity, and inclusion or risk losing hundreds of millions in federal dollars. [Read the memo](#), which includes the meeting schedule.
- [This FIFA World Cup 2026 update memo](#) includes details on upcoming ticket sales, the fan festival at Fair Park, the International Broadcast Center at Downtown's convention center, and volunteer opportunities.
- There are a couple updates to the budget town hall schedule published a few weeks ago. [Check out the updated schedule here](#).
- The City is [folding the Dallas City Marshal's Office back under Municipal Courts & Detention Services](#), one of the latest of many org chart consolidations since City Manager Kimberly Bizer Tolbert took over last year.
- Here's the complete City Manager [memo packet for Friday, August 15, 2025](#).

Meetings of Interest: August 18 - 22

Watch City of Dallas Meetings Live

Wednesday, August 20

[Dallas City Council Briefing & Budget Workshop](#), 9 a.m., Council Chambers, 6th Floor, Dallas City Hall, 1500 Marilla St.



- Imagine a Dallas with a simplified and user-friendly zoning process. That could be the Dallas of our future, perhaps as soon as winter 2026, [according to this briefing](#). Read the full Development Code Diagnostic Report [here](#).
- Budget briefings on transportation (not yet posted) and [parks](#) are also on this agenda. Former Park Board president Robert Abtahi [writes in today's Dallas Morning News](#) of his support for the plan to close legacy community pools that “are no longer serving the public interest.”

[Landmark Commission Designation Committee](#), 5:45 p.m., Wilson House, 2922 Swiss Avenue, Dallas, TX

- If the beloved Belmont Motor Hotel is to come to life once more, it must first make its way through this committee. Stop by and you might even get to hang with Mary McDermott Cook or *Dallas Morning News* editorial columnist Robert

Wilonsky, who [writes of the latest turns in the West Dallas hotel's journey.](#)

Thursday, August 21

[Dallas City Plan Commission](#), 10 a.m. Briefing, 12:30 p.m. Public Hearing, Council Chambers, 6th Floor, Dallas City Hall

[Dallas Park & Recreation Board](#), 10 a.m., 6FN Conference Room, Dallas City Hall, 1500 Marilla St.

- The Park Board will be briefed on the [White Rock Lake water activities plan](#), which was [in the news last week](#). I represent District 10 on this board.
-

Quote of Interest

This is disenfranchising neighbors and residents, and it is not achieving any great savings of time in the zoning or development process.

Dallas City Council Member Paul E. Ridley, successfully advocating against a staff proposal to eliminate a section of Development Code that allows residents to pay a \$150 fee to delay controversial zoning cases. City Council members voted 14-0 to deny the change.

Did I miss anything? Do you have any questions? Just want to talk about meetings and memos and other fun stuff? [Hit me up.](#)

Were you forwarded this newsletter?
[Subscribe here.](#)

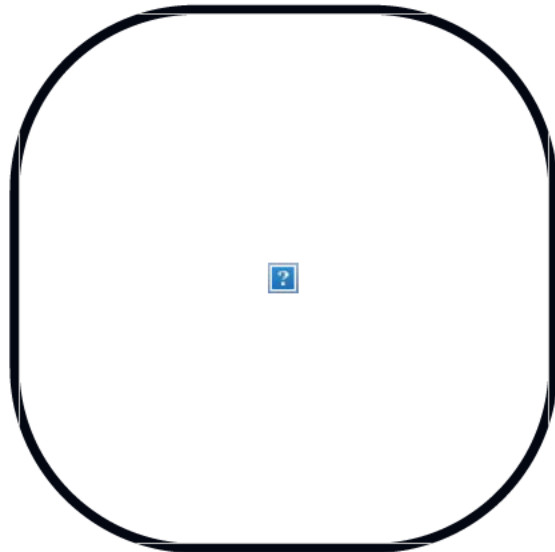
Have a great week.

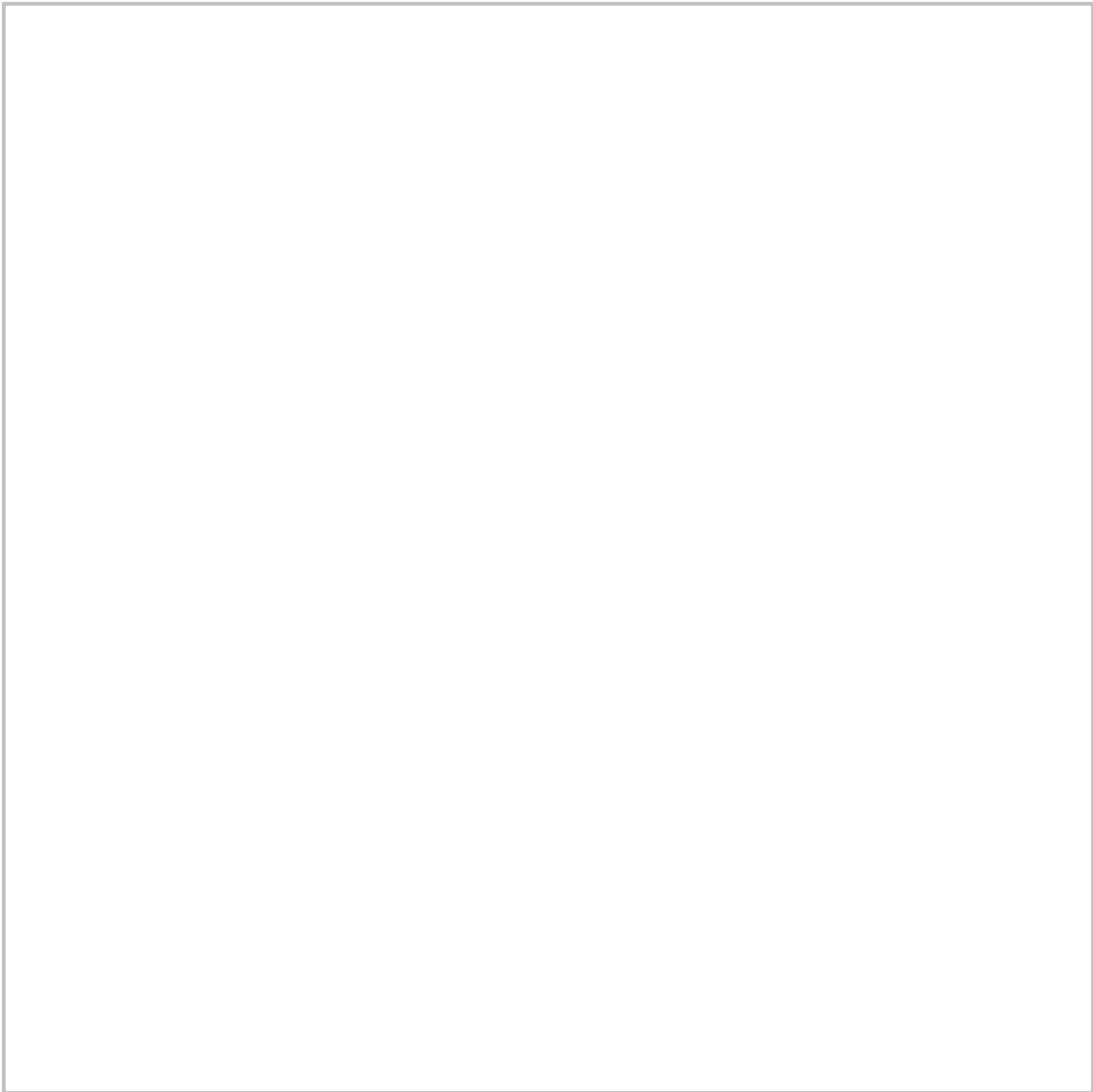
Best,

Scott Goldstein

Publisher

Meetings of Interest





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228 Park Ave S, #29976, New York, New York 10003, United States

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From: [REDACTED]
To: [Tolbert, Kimberly](#)
Subject: Message Recall Report for message: "Thank You, AECOM"
Date: Friday, July 25, 2025 4:57:42 PM

External Email!

Your message recall request

You tried to recall the message described below. Click this link to view the recall results in your browser:

[View Message Recall Report](#)

Recalled Message

Subject: Thank You, AECOM
To: [REDACTED]
Cc: [REDACTED] dev.rastogi@dallas.gov;
ahmad.goree@dallas.gov
Bcc: k.bizortolbert@dallas.gov

More information

- If prompted, login with your email address and password.
- The recall status might show "Pending" for up to several minutes. The more recipients there are, the longer it can take. We'll continue trying to recall for up to 24 hours.
- Access to this report will expire after 7 days.

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From: [Linda McMahon](#)
To: [Marvin Singleton](#)
Cc: [Walters, Robert C.](#); [Tolbert, Kimberly](#); [Bentley, Robin](#); [Gipson, Donzell](#)
Subject: Op Ed Volunteer
Date: Monday, December 8, 2025 9:34:03 AM
Attachments: [image002.png](#)

External Email!

I saw Ken Hersh over the weekend and he volunteered to do an Op Ed and would also definitely write a letter to the editor. He would like talking points to do the Op Ed. If someone can send those to me – I will send to him for him to get it done.

He is passionate about the subject and it would be great to his endorsement. This is the second time he has mentioned it to me.

Please advise.
Linda



Linda McMahon

CEO

📞 214.851.8687



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From: [Linda McMahon](#)
To: [David A. Schmidt](#); [REDACTED]; [Jansen, Peter @ Austin](#); [Jennifer Scripps](#); [Evan Sheets](#); [Gipson, Donzell](#); [Goree, Ahmad](#); [Bentley, Robin](#); [Johnson, John](#); [Ireland, Jack](#); [Spath, Kevin](#); [REDACTED]; [Shawn Todd](#); [REDACTED]; [Ciocan, Alina](#); [Phil Puckett](#); [Lawrence Gardner](#)
Cc: [Lindsay Wilson](#); [Tolbert, Kimberly](#); [Maria Loza](#); [Hayley Groves](#)
Subject: RE: City Hall Project Team Meeting-Kick Off
Date: Friday, November 21, 2025 5:03:14 PM
Attachments: [image001.png](#)

External Email!

Team
I misspoke – we are not using the project name since this is public – we will refer to this going forward as the City Hall Project. Thanks and enjoy your weekend.

Linda



Visit our Website @ <https://dallasedc.com/>

From: Linda McMahon
Sent: Friday, November 21, 2025 3:03 PM
To: David A. Schmidt <[REDACTED]> [REDACTED]; Jansen, Peter @ Austin <[REDACTED]> Jennifer Scripps <[REDACTED]> Evan Sheets <[REDACTED]> Gipson, Donzell <donzell.gipson@dallas.gov>; Goree, Ahmad <ahmad.goree@dallas.gov>; Bentley, Robin <robin.bentley@dallas.gov>; Johnson, John <john.johnson2@dallas.gov>; Ireland, Jack <jack.ireland@dallas.gov>; Spath, Kevin <kevin.spath@dallas.gov>; [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]> [REDACTED] <[REDACTED]> Shawn Todd ([REDACTED]) <[REDACTED]> Ciocan, Alina <alina.ciocan@dallas.gov>; Phil Puckett ([REDACTED]) <[REDACTED]> Lawrence Gardner <[REDACTED]> [REDACTED] <[REDACTED]>
Cc: Lindsay Wilson <[REDACTED]> k.bizortolbert@dallas.gov; Maria Loza <[REDACTED]> 'Hayley Groves' <[REDACTED]>
Subject: City Hall Project Team Meeting-Kick Off

Team Project Legacy

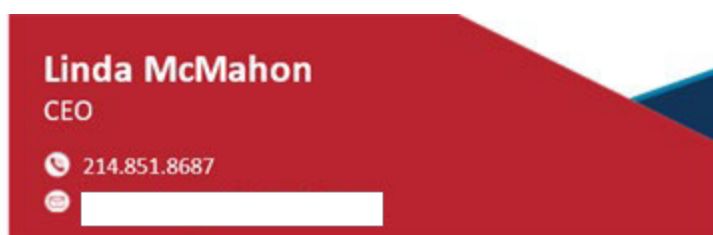
Please see the attached documents for our kick off meeting on Monday at 9am. These are initial drafts to help guide our work and subject to revision and refinement as we get started. I just wanted to provide some framework in advance.

Attached is an Agenda
Projected Timeline and Goals
Project Team List – we will be filling in all contact information as we gather it.
Organization Chart and Initial Project Outline from the City Manager

Please let me know if you have any questions. Have a great weekend.

Regards,

Linda



Visit our Website @ <https://dallasedc.com/>

-----Original Appointment-----

From: Linda McMahon

Sent: Monday, November 17, 2025 12:06 PM

To: Linda McMahon; David A. Schmidt; [REDACTED] Peter Jansen; Jennifer Scripps; Evan Sheets; Gipson, Donzell; Ahmad Goree; Bentley, Robin; Johnson, John; Ireland, Jack; Spath, Kevin; [REDACTED] [REDACTED] [REDACTED] [REDACTED] Shawn Todd; Ciocan, Alina; Phil Puckett; Lawrence Gardner

Cc: Lindsay Wilson; Kimberly Tolbert; Maria Loza; Hayley Groves

Subject: City Hall Project Team Meeting-Kick Off

When: Monday, November 24, 2025 9:00 AM-10:00 AM (UTC-06:00) Central Time (US & Canada).

Where: Microsoft Teams Meeting

____More people will be added as we get started._____

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 257 526 182 449 5

Passcode: EV7oJ2HZ

For organizers: [Meeting options](#)

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From: [Tolbert, Kimberly](#)
To: [Linda McMahon](#)
Subject: Re:
Date: Tuesday, March 25, 2025 12:04:33 PM

Thank you. Rob and I spoke yesterday evening, and I advised that I will cover the June meeting without his presence.

Service First, Now!

Kimberly Bizer Tolbert
City Manager
City of Dallas, City Manager's Office
Office: 214.670.1399
Work Mobile: 214.263.2271

On Mar 24, 2025, at 9:23 PM, Linda McMahon <[\[REDACTED\]](#)>
wrote:

External Email!

Fyi

Linda McMahon
[Dallas Economic Development Corporation](#)

From: Walters, Robert C. <[\[REDACTED\]](#)>
Sent: Monday, March 24, 2025 8:45:25 PM
To: Linda McMahon <[\[REDACTED\]](#)>
Subject: Re:

Did you catch up with Kim on this? Sounds like you're not on until June. I'll brief him separately on downtown security initiatives in the meantime.

Thanks. Rob

Rob Walters

GIBSON DUNN

Gibson, Dunn & Crutcher LLP
2001 Ross Avenue, Dallas, TX 75201

Tel +1 [REDACTED] • Cell + [REDACTED]
[REDACTED] • www.gibsondunn.com

On Mar 24, 2025, at 10:45 AM, Walters, Robert C.
<[REDACTED]> wrote:

Hey Linda,

Could you let me know when Kim is scheduled to meet with John Stankey? Kim asked me to sit in, one, because John is a good friend, and, two, because I can brief him on the elements of our downtown security initiative which is really coming together).

Many thanks. Rob

Robert C. Walters
Partner

T: [REDACTED] | M: [REDACTED]
[REDACTED]

GIBSON DUNN
Gibson, Dunn & Crutcher LLP
2001 Ross Avenue Suite 2100, Dallas, TX 75201-2923

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From: [Tolbert, Kimberly](#)
To: [Saab, Elizabeth](#)
Cc: [Linda McMahon](#)
Subject: Re:
Date: Tuesday, April 1, 2025 9:04:11 AM

This has been resolved .

Service First, Now!

Kimberly Bizer Tolbert
City Manager
City of Dallas, City Manager's Office
Office: 214.670.1399
Work Mobile: 214.263.2271

On Apr 1, 2025, at 7:06 AM, Saab, Elizabeth <elizabeth.saab@dallas.gov> wrote:

Hi Linda - I'll ask Kim today.

TY!

On Mar 24, 2025, at 11:16 AM, Linda McMahon
<[\[REDACTED\]](#)> wrote:

External Email!

How would you like me to respond?

<image001.png>

Visit our Website @
<https://dallasedc.com/>

From: Walters, Robert C. <[\[REDACTED\]](#)>
Sent: Monday, March 24, 2025 10:45 AM
To: Linda McMahon <[\[REDACTED\]](#)>
Subject:

Hey Linda,

Could you let me know when Kim is scheduled to meet with John Stankey? Kim asked me to sit in, one, because John is a good friend, and, two, because I can brief him on the elements of our downtown security initiative which is really coming together).

Many thanks. Rob

Robert C. Walters
Partner



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Gibson, Dunn & Crutcher LLP
2001 Ross Avenue Suite 2100, Dallas, TX 75201-2923

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<image001.png>

From: [John Creuzot](#)
To: [Dale Petroskey](#); [Moise, Grant](#); [Walters, Robert C.](#); [Kelvin Walker](#); [Jennifer Scripps](#); [Vana Hammond](#); [Pragada, Bob](#); [Chris Kleinert](#); [Clay Jenkins](#); [Tolbert, Kimberly](#); [Willis Johnson](#); [Scott Goldstein](#); [Ray Washburne](#); [Shawn Todd](#); [John Stankey](#); [Farmer, Curtis C](#); [Rick Welts](#); [Amy Meadows](#); [Craig Davis](#); [Eric Fleiss](#); [Jennifer.Chandler](#); [Jack Matthews](#); [Sarah Kahn](#); [Peter Brodsky](#); [Justin Lonon](#); [Linda McMahon](#); [Jonas Woods](#); [Katy Murray](#)
Subject: RE: [External Sender]RE: Downtown Momentum!
Date: Thursday, October 16, 2025 1:58:18 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

External Email!

Fantastic!

John C. Creuzot

Dallas County Criminal District Attorney
133 N. Riverfront L.B. 19
Dallas TX 75207
214-653-3620

From: Dale Petroskey <[REDACTED]>
Sent: Thursday, October 16, 2025 12:10 PM
To: Moise, Grant <[REDACTED]> Walters, Robert C. <[REDACTED]>
Kelvin Walker <[REDACTED]> Jennifer Scripps
<[REDACTED]> Vana Hammond <[REDACTED]> Pragada, Bob
<[REDACTED]> Chris Kleinert <[REDACTED]> Clay Jenkins
<Clay.Jenkins@dallascounty.org>; Kimberly Tolbert <k.bizortolbert@dallas.gov>; Willis Johnson
<[REDACTED]> Scott Goldstein <[REDACTED]> Ray Washburne
<[REDACTED]> Shawn Todd <[REDACTED]> John Stankey
<[REDACTED]> Farmer, Curtis C <[REDACTED]> Rick Welts
<[REDACTED]> Amy Meadows <[REDACTED]>
<[REDACTED]> Craig Davis <[REDACTED]> Eric Fleiss
<[REDACTED]> Frank Mihalopoulos <[REDACTED]>
Jennifer.Chandler <[REDACTED]> Jack Matthews
<[REDACTED]> John Creuzot <John.Creuzot@dallascounty.org>; Sarah Kahn
<[REDACTED]> Peter Brodsky <[REDACTED]> Justin
Lonon <[REDACTED]> Linda McMahon <[REDACTED]> Jonas Woods
<[REDACTED]> Katy Murray <[REDACTED]>
Subject: [External Sender]RE: Downtown Momentum!

This is great news, Grant. Things are certainly headed in the right direction! Thanks for your leadership, Grant, and for all who are helping make downtown safer and more vibrant!

All my best wishes.

Dale
Dale Petroskey
President & CEO
C: 817.781.6124
dallaschamber.org



From: Moise, Grant <[REDACTED]>
Sent: Thursday, October 16, 2025 11:40 AM
To: Walters, Robert C. <[REDACTED]> Kelvin Walker
<[REDACTED]> Jennifer Scripps <[REDACTED]> Vana
Hammond <[REDACTED]> Pragada, Bob <[REDACTED]> Chris Kleinert
<[REDACTED]> Clay Jenkins <Clay.Jenkins@dallascounty.org>; Kimberly
Tolbert <k.bizortolbert@dallas.gov>; Willis Johnson <[REDACTED]> Scott Goldstein
<[REDACTED]> Ray Washburne <[REDACTED]> Shawn Todd
<[REDACTED]> John Stankey <[REDACTED]> Farmer, Curtis C
<[REDACTED]> Rick Welts <[REDACTED]> Amy Meadows
<[REDACTED]> [REDACTED] Craig Davis
<[REDACTED]> Dale Petroskey <[REDACTED]> Eric Fleiss
<[REDACTED]> Frank Mihalopoulos <[REDACTED]>
Jennifer.Chandler <[REDACTED]> Jack Matthews
<[REDACTED]> John Creuzot <John.Creuzot@dallascounty.org>; Sarah Kahn
<[REDACTED]> Peter Brodsky <[REDACTED]> Justin
Lonon <[REDACTED]> Linda McMahon <[REDACTED]> Jonas Woods
<[REDACTED]> Katy Murray <[REDACTED]>
Subject: Downtown Momentum!

Downtown Leaders,

I am sharing some very encouraging news stemming from our collective efforts, and thank you for continuing to lean in to not only make downtown safer and cleaner but also to help it reach its full potential. This group was formed 18 months ago to work collaboratively, and focused on three key areas: 1) Public Safety, 2) Homelessness, and 3) Making Downtown More Vibrant. We needed to improve public safety and address our homeless situation downtown to position ourselves to enhance downtown's vibrancy.

I am pleased to report that the collective efforts of this group are moving things in the right direction, where our

year-to-date statistics have improved in the following key areas:

- Violent crime is down by nearly 20%, including a 40% reduction in aggravated assault (non-family violence)
- Non-violent crime is down 12%
- Homeless-related violations downtown are 35% better than last year

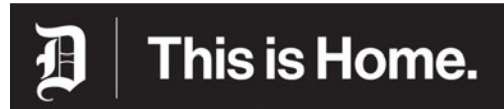
While we are not declaring victory downtown, we do need to celebrate success! Thank you to all our public and private partners who are working tirelessly to strengthen our urban core. We are accomplishing great things with our foundation as we start to turn our attention to activating downtown in a way that builds upon these foundational improvements.

Grant S. Moise

President and Publisher

O: [REDACTED]

The Dallas Morning News



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From: [Willis Johnson](#)
To: [John Creuzot](#)
Cc: [Dale Petroskey](#); [Grant Moise](#); [Robert C. Walters](#); [Kelvin Walker](#); [Jennifer Scripps](#); [Vana Hammond](#); [Bob Pragada](#); [Chris Kleinert](#); [Clay Jenkins](#); [Tolbert, Kimberly](#); [Scott Goldstein](#); [Ray Washburne](#); [Shawn Todd](#); [John Stankey](#); [Curtis C Farmer](#); [Rick Welts](#); [Amy Meadows](#); [REDACTED] [Craig Davis](#); [Eric Fleiss](#); [REDACTED] [Jennifer.Chandler](#); [Jack Matthews](#); [Sarah Kahn](#); [Peter Brodsky](#); [Justin Lonon](#); [Linda McMahon](#); [Jonas Woods](#); [Katy Murray](#)
Subject: Re: [External Sender]RE: Downtown Momentum!
Date: Thursday, October 16, 2025 2:04:04 PM

External Email!

Thanks Grant... good stuff

Willis

On Oct 16, 2025, at 1:58 PM, John Creuzot <John.Creuzot@dallascounty.org> wrote:

Fantastic!

John C. Creuzot

Dallas County Criminal District Attorney
133 N. Riverfront L.B. 19
Dallas TX 75207
214-653-3620

From: Dale Petroskey <[REDACTED]>
Sent: Thursday, October 16, 2025 12:10 PM
To: Moise, Grant <[REDACTED]> Walters, Robert C. <[REDACTED]> Kelvin Walker <[REDACTED]> Jennifer Scripps <[REDACTED]> Vana Hammond <[REDACTED]> Pragada, Bob <[REDACTED]> Chris Kleinert <[REDACTED]> Clay Jenkins <Clay.Jenkins@dallascounty.org>; Kimberly Tolbert <k.bizortolbert@dallas.gov>; Willis Johnson <[REDACTED]> Scott Goldstein <[REDACTED]> Ray Washburne <[REDACTED]> Shawn Todd <[REDACTED]> John Stankey <[REDACTED]> Farmer, Curtis C <[REDACTED]> Rick Welts <[REDACTED]> Amy Meadows <[REDACTED]> Craig Davis <[REDACTED]> Eric Fleiss <[REDACTED]> Frank Mihalopoulos <[REDACTED]> Jennifer.Chandler <[REDACTED]> Jack Matthews <[REDACTED]>

John Creuzot <John.Creuzot@dallascounty.org>; Sarah Kahn
<[REDACTED]> Peter Brodsky
<[REDACTED]> Justin Lonon <[REDACTED]> Linda
McMahon <[REDACTED]> Jonas Woods <[REDACTED]> Katy
Murray <[REDACTED]>
Subject: [External Sender]RE: Downtown Momentum!

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<image001.png>

<image002.png>

Dale Petroskey
President & CEO
[REDACTED]
dallaschamber.org

From: Moise, Grant <[REDACTED]>
Sent: Thursday, October 16, 2025 11:40 AM
To: Walters, Robert C. <[REDACTED]> Kelvin Walker
<[REDACTED]> Jennifer Scripps
<[REDACTED]> Vana Hammond <[REDACTED]>
Pragada, Bob <[REDACTED]> Chris Kleinert
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Kimberly Tolbert <k.bizortolbert@dallas.gov>; Willis Johnson <[REDACTED]>
[REDACTED] Scott Goldstein <[REDACTED]> Ray Washburne
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<[REDACTED]> [REDACTED] Craig Davis
<[REDACTED]> Dale Petroskey <[REDACTED]> Eric
Fleiss <[REDACTED]> Frank Mihalopoulos
<[REDACTED]> Jennifer.Chandler <[REDACTED]>
Jack Matthews <[REDACTED]> John Creuzot
<John.Creuzot@dallascounty.org>; Sarah Kahn <[REDACTED]>
Peter Brodsky <[REDACTED]> Justin Lonon
<[REDACTED]> Linda McMahon <[REDACTED]> Jonas
Woods <[REDACTED]> Katy Murray <[REDACTED]>
Subject: Downtown Momentum!

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Grant S. Moise
President and Publisher



The Dallas Morning News
<image003.png>

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From: [Richard Baker](#)
To: [Tolbert, Kimberly](#)
Cc: [Shawn Todd](#); [Saab, Elizabeth](#); [Jennifer Scripps](#); [Linda McMahon](#); [Ian Putnam](#); [Marc Metrick](#); [Larry Bruce](#); [Preston Bradley](#); [Sharon Sivak](#); [Bentley, Robin](#)
Subject: Re: [EXTERNAL] Letter from City of Dallas
Date: Friday, March 21, 2025 3:23:11 PM
Attachments: [image002.png](#)
[image003.png](#)
[image001.png](#)
[image004.png](#)

External Email!

Kim, we are confirmed.

Preston, please send a list of who will be attending from our side.

Richard A. Baker | Executive Chairman
Saks Global | [REDACTED]
225 Liberty Street, 31st Floor, New York, NY 10281

On Fri, Mar 21, 2025 at 4:13 PM Tolbert, Kimberly <k.bizortolbert@dallas.gov> wrote:

Dear Richard,

We are looking forward to our visit with you on Monday at 10:00 a.m. at the downtown Neiman Marcus store. The following members of my City of Dallas of team and the members that I selected from the Dallas consortium will be attending along with me.

Robin Bentley, Assistant City Manager

Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)

Linda McMahon, CEO, Dallas Economic Development Corporation

Jennifer Scripps, President & CEO, Downtown Dallas, Inc.

Shawn Todd, CEO, Todd Interests

Please advise who will be attending with you. While others are trying to participate, my answer to them is that I want to keep this meeting close so we can have a candid and open conversation without leaks, media attention, or fanfare.

Elizabeth will follow up to confirm where you would like for us to meet you when you arrive.

Thank you,

Kim

From: Baker, Richard <[REDACTED]>
Sent: Monday, March 17, 2025 3:23 PM
To: Tolbert, Kimberly <k.bizortolbert@dallas.gov>
Cc: Shawn Todd <[REDACTED]> Saab, Elizabeth <elizabeth.saab@dallas.gov>; Jennifer Scripps <[REDACTED]> Linda McMahon <[REDACTED]> Ian Putnam <[REDACTED]> Marc Metrick <[REDACTED]> Larry Bruce <[REDACTED]> Preston Bradley <[REDACTED]> Sharon Sivak <[REDACTED]> Bentley, Robin <robin.bentley@dallas.gov>
Subject: Re: [EXTERNAL] Letter from City of Dallas

External Email!

Thank you.

Richard A. Baker | Executive Chairman

Saks Global | [REDACTED]

[225 Liberty Street, 31st Floor, New York, NY 10281](#)

On Mon, Mar 17, 2025 at 1:49 PM Tolbert, Kimberly <k.bizortolbert@dallas.gov> wrote:

Dear Richard,

I take seriously the obligation to maintain the integrity of our conversations and to operate in good faith. Be assured, the city will not be speaking to the press before our meeting on Monday, and any media statement released after the meeting will be jointly approved by the two of us. I have also asked the other members of the Dallas Consortium to stop all media communications and to let you and I take the lead going forward.

Looking forward to connecting on Monday. Make it a great week!

Service First, Now!



**Kimberly Bizer Tolbert, ICMA-
CM**
City Manager

City of Dallas | DallasCityNews.net
City Manager's Office

[1500 Marilla St.](#), 4DN

Dallas, TX 75201
O: 214-670-1399

C: 214-263-2271

F: 214-670-3946
k.bizortolbert@dallas.gov



From: Baker, Richard <[REDACTED]>
Sent: Monday, March 17, 2025 11:54 AM
To: Shawn Todd <[REDACTED]>
Cc: Saab, Elizabeth <elizabeth.saab@dallas.gov>; Tolbert, Kimberly <k.bizortolbert@dallas.gov>; Jennifer Scripps <[REDACTED]> Linda McMahon <[REDACTED]> Ian Putnam <[REDACTED]> Marc Metrick <[REDACTED]> Larry Bruce <[REDACTED]> Preston Bradley <[REDACTED]> Sharon Sivak <[REDACTED]> Bentley,

Robin <robin.bentley@dallas.gov>

Subject: Re: [EXTERNAL] Letter from City of Dallas

External Email!

Gang The New York Post is calling me personally every day saying that Shawn is looking for The New York Post to write an article....

Richard A. Baker | Executive Chairman

Saks Global | [REDACTED]

[225 Liberty Street, 31st Floor, New York, NY 10281](#)

On Mon, Mar 17, 2025 at 12:49 PM Shawn Todd <[REDACTED]> wrote:

Thank you Elizabeth for responding.

Sent from my iPhone

On Mar 17, 2025, at 9:45 AM, Saab, Elizabeth
<elizabeth.saab@dallas.gov> wrote:

Hi Richard -

Hope all is well! The City of Dallas is not actively communicating with the press.

Thank you,

Elizabeth

On Mar 17, 2025, at 8:40 AM, Baker, Richard
<[REDACTED]> wrote:

External Email!

Dear participants of upcoming meeting,

It is not productive or conducive for the Dallas team to communicate with the press in the lead up to our meeting. If you want to have a meeting, I think all parties involved should stop talking to the press. Please confirm.

Richard

Richard A. Baker | Executive Chairman

Saks Global | [REDACTED]

[225 Liberty Street, 31st Floor, New York, NY 10281](https://www.saks.com/locations/new-york)

On Sun, Mar 16, 2025 at 7:26 PM Saab, Elizabeth
<elizabeth.saab@dallas.gov> wrote:

Hi Richard –

Thank you, please advise when you have the additional names / emails from your team so I can add them to the invitation + the location of the conference room, so I can advise CM Tolbert and other members of our team regarding the proper location.

Thank you again,

Elizabeth

Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
City of Dallas | City Manager's Office

Office: 214-670-4549 | Cell: 469-315-0864

From: Baker, Richard <[REDACTED]>
Sent: Sunday, March 16, 2025 12:19 PM
To: Saab, Elizabeth <elizabeth.saab@dallas.gov>
Cc: Tolbert, Kimberly <k.bizortolbert@dallas.gov>; Shawn Todd <[REDACTED]> Jennifer Scripps <[REDACTED]> Linda McMahon <[REDACTED]> Ian Putnam <[REDACTED]> Marc Metrick <[REDACTED]> Larry Bruce <[REDACTED]> Preston Bradley <[REDACTED]> Sharon Sivak <[REDACTED]>
Subject: Re: [EXTERNAL] Letter from City of Dallas

External Email!

Thank you,

I am confirmed to attend the meeting. Marc Metrick will not be attending. I will be bringing a small group of other Saks Global Team Members. We will arrange for a conference room at the store.

Richard A. Baker | Executive Chairman

Saks Global | [REDACTED]

[225 Liberty Street, 31st Floor, New York, NY 10281](https://www.saks.com/locations/new-york)

On Sat, Mar 15, 2025 at 4:58 PM Saab, Elizabeth
<[REDACTED]> wrote:

Hi Richard, yes, the meeting will be at the downtown store. I'll send the calendar invite - for 10a on Monday, March 24.

Thank you,
Elizabeth

On Mar 15, 2025, at 6:25 AM, Baker,
Richard <[REDACTED]> wrote:

External Email!

I assume we will meet at the downtown Neiman Marcus store?

Richard A. Baker | Executive Chairman

Saks Global | [REDACTED]

[225 Liberty Street, 31st Floor, New York, NY 10281](#)

On Sat, Mar 15, 2025 at 7:24 AM Saab,
Elizabeth <elizabeth.saab@dallas.gov>
wrote:

Hi Richard -

10a works. I'll send a calendar invite this morning.

Thank you,

Elizabeth

On Mar 15, 2025, at 6:15 AM,
Baker, Richard

<[REDACTED]>

wrote:

External Email!

Elizabeth coming in from New York that morning is 10 AM possible or if not first thing in the afternoon....

Richard A. Baker | Executive Chairman

Saks Global | [REDACTED]

[225 Liberty Street, 31st Floor, New York, NY 10281](#)

On Sat, Mar 15, 2025 at 7:12 AM Saab, Elizabeth
<elizabeth.saab@dallas.gov>
wrote:

Good morning, Richard.
Thank you for confirming a meeting date. CM Tolbert

appreciates the opportunity to host you here in Dallas on Monday, March 24. Does 9a work for you, or is afternoon better?

Thank you again,

Elizabeth

On Mar 14,
2025, at
9:36 PM, Baker,
Richard
<Richard.Baker@saks.com>
wrote:

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Email!**

I am available and happy to come to Dallas on Monday, March 24 if you like.

Richard A. Baker |
Executive Chairman

Saks Global |



[in](#)

[225 Liberty Street, 31st
Floor, New York, NY
10281](#)

On Fri, Mar 14,
2025 at
7:10 PM Saab,
Elizabeth
<elizabeth.saab@dallas.gov>
wrote:

Hi Richard -

Hope all is well! I am reaching out on behalf of CM Tolbert. Thank you for your reply. I trust that you have received the documents that she sent over.

I am working on CM Tolbert's calendar and have blocked Friday, March 21 and Monday, March 24 for her to travel to New York to meet with you in person. Please advise which day and time works best for you to meet with her - in person.

Thank you,

Elizabeth

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From: [Linda McMahon](#)
To: [Bentley, Robin](#); [Saab, Elizabeth](#); [Tolbert, Kimberly](#)
Subject: RE: [EXTERNAL] Letter from City of Dallas
Date: Tuesday, March 18, 2025 5:16:09 PM
Attachments: [image001.png](#)

External Email!

Robin

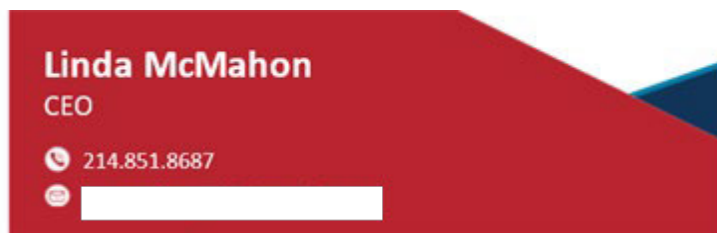
To follow up on the meeting specifics. Given my role in business retention, it would be beneficial for me to sit in on the incentive discussion. I totally acknowledge that I have no input on incentives or will offer any commentary in the meeting but being in the room as they are discussed can assist me with any supportive follow-up that I need to do with this business. I completely understand these negotiations and discussions are completely confidential. And I am experienced in confidential negotiations given my long banking background and other work that I have done with the City in the past, including signing NDAs. In all of the work I have done to date with the EDC – the board and current board leadership are not privy to these types of conversations.

I also acknowledge that once incentives are accepted, OED takes over with a Project Manager, but again, I feel I can be helpful here.

Please advise.

Regards,

Linda



Visit our Website @ <https://dallasedc.com/>

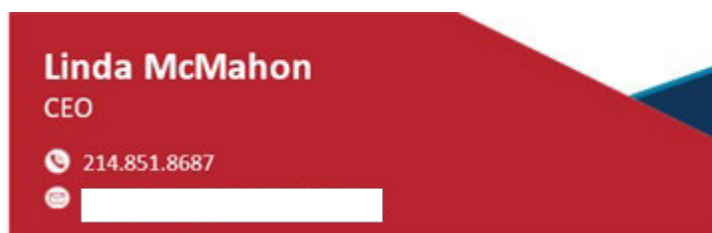
From: Linda McMahon
Sent: Monday, March 17, 2025 12:48 PM
To: Bentley, Robin <robin.bentley@dallas.gov>; Saab, Elizabeth <elizabeth.saab@dallas.gov>; Tolbert, Kimberly <k.bizortolbert@dallas.gov>

Subject: RE: [EXTERNAL] Letter from City of Dallas

Thanks Robin

I do think we need to listen to their expectations first to see if the incentive opportunities that you are presenting are aligned. You may have intel that some of us do not have and if so, my suggestion may not be relevant. I have some alternative ideas on the use of the building and I know Shawn and Jennifer do as well, in the event that they are insistent on closing the store regardless of the City offers. How does the city controlling the Slaughter lease play into the discussions? Probably a lot of this does not need to be discussed via email.

Is there a possibility to have a strategy conversation sometime before Monday?



Visit our Website @ <https://dallasedc.com/>

From: Bentley, Robin <robin.bentley@dallas.gov>

Sent: Monday, March 17, 2025 12:44 PM

To: Shawn Todd <[REDACTED]> Jennifer Scripps <[REDACTED]>
Linda McMahon <[REDACTED]> Saab, Elizabeth <elizabeth.saab@dallas.gov>;
Tolbert, Kimberly <k.bizortolbert@dallas.gov>

Subject: RE: [EXTERNAL] Letter from City of Dallas

Good afternoon, team Dallas. Kim asked that I reach out to make sure we all have clear expectations for Monday's meeting. We will begin the meeting with the entire coalition, and jointly convey all the positive messaging we have discussed about keeping the store open. Once the conversation moves into incentive discussions, Kim asks that the meeting be limited to just the city team. We do not negotiate incentive deals publicly, and this will be no exception. As we build the potential incentive packages, however, I would really appreciate any input or ideas you all have. Please reach out to me directly with your thoughts, and I will make sure they are incorporated into the conversation. I believe you all have my cell, but feel free to call with your input – [REDACTED].

Sincerely,
Robin

Robin Bentley, *Assistant City Manager*
City of Dallas | City Manager's Office
Office: 214.671.9942 | **Cell:** 214.542.1843

From: Shawn Todd <[REDACTED]>

Sent: Monday, March 17, 2025 12:04 PM

To: Richard Baker <[REDACTED]>
Cc: Saab, Elizabeth <elizabeth.saab@dallas.gov>; Tolbert, Kimberly <k.bizortolbert@dallas.gov>;
Jennifer Scripps <[REDACTED]> Linda McMahon <[REDACTED]>
Ian Putnam <[REDACTED]> Marc Metrick <[REDACTED]> Larry Bruce
<[REDACTED]> Preston Bradley <[REDACTED]> Sharon Sivak
<[REDACTED]> Bentley, Robin <robin.bentley@dallas.gov>
Subject: Re: [EXTERNAL] Letter from City of Dallas

External Email!

Richard,
Nice to meet you. I'm in an arbitration meeting and will be all week.
I'm not asking the NY post or any media to write an article .
We look forward to meeting you and your team on the agreed date, time and location.
My best,
Shawn Todd

Sent from my iPhone

On Mar 17, 2025, at 11:54 AM, Baker, Richard <[REDACTED]> wrote:

Gang The New York Post is calling me personally every day saying that Shawn is looking for The New York Post to write an article....

Richard A. Baker | Executive Chairman
Saks Global | [REDACTED]
225 Liberty Street, 31st Floor, New York, NY 10281

On Mon, Mar 17, 2025 at 12:49 PM Shawn Todd <[REDACTED]> wrote:

Thank you Elizabeth for responding.
Sent from my iPhone

On Mar 17, 2025, at 9:45 AM, Saab, Elizabeth
<elizabeth.saab@dallas.gov> wrote:

Hi Richard -

Hope all is well! The City of Dallas is not actively communicating with the press.

Thank you,
Elizabeth

On Mar 17, 2025, at 8:40 AM, Baker, Richard
<[REDACTED]> wrote:

External Email!

Dear participants of upcoming meeting,
It is not productive or conducive for the Dallas team to communicate with the press in the lead up to our meeting. If you want to have a meeting, I think all parties involved should stop talking to the press. Please confirm.
Richard

Richard A. Baker | Executive Chairman
Saks Global | [REDACTED]
[225 Liberty Street, 31st Floor, New York, NY 10281](https://www.saks.com/locations/new-york)

On Sun, Mar 16, 2025 at 7:26 PM Saab, Elizabeth
<elizabeth.saab@dallas.gov> wrote:

Hi Richard –

Thank you, please advise when you have the additional names / emails from your team so I can add them to the invitation + the location of the conference room, so I can advise CM Tolbert and other members of our team regarding the proper location.

Thank you again,
Elizabeth

—
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
City of Dallas | City Manager's Office
Office: 214-670-4549 | **Cell:** 469-315-0864

From: Baker, Richard <[REDACTED]>
Sent: Sunday, March 16, 2025 12:19 PM
To: Saab, Elizabeth <elizabeth.saab@dallas.gov>
Cc: Tolbert, Kimberly <k.bizortolbert@dallas.gov>;
Shawn Todd <[REDACTED]> Jennifer
Scripps <[REDACTED]> Linda
McMahon <[REDACTED]> Ian Putnam
<[REDACTED]> Marc Metrick
<[REDACTED]> Larry Bruce
<[REDACTED]> Preston Bradley
<[REDACTED]> Sharon Sivak
<[REDACTED]>
Subject: Re: [EXTERNAL] Letter from City of Dallas

External Email!

Thank you,
I am confirmed to attend the meeting. Marc Metrick will not be attending. I will be bringing a small group of other Saks Global Team Members. We will arrange for a conference room at the store.

Richard A. Baker | Executive Chairman
Saks Global | [REDACTED]
[225 Liberty Street, 31st Floor, New York, NY 10281](https://www.saks.com/locations/new-york)

On Sat, Mar 15, 2025 at 4:58 PM Saab, Elizabeth <[REDACTED]> wrote:

Hi Richard, yes, the meeting will be at the downtown store. I'll send the calendar invite - for 10a on Monday, March 24.

Thank you,
Elizabeth

On Mar 15, 2025, at 6:25 AM, Baker, Richard <[REDACTED]> wrote:

External Email!

I assume we will meet at the downtown Neiman Marcus store?

Richard A. Baker | Executive Chairman
Saks Global | [REDACTED]
[225 Liberty Street, 31st Floor, New York, NY 10281](#)

On Sat, Mar 15, 2025 at 7:24 AM Saab, Elizabeth <elizabeth.saab@dallas.gov> wrote:

Hi Richard -

10a works. I'll send a calendar invite this morning.

Thank you,
Elizabeth

On Mar 15, 2025, at 6:15 AM, Baker, Richard <[\[REDACTED\]](#)> wrote:

External Email!

Elizabeth coming in from New York that morning is 10 AM possible or if not first thing in the afternoon....

Richard A. Baker | Executive Chairman
Saks Global | [REDACTED]
[225 Liberty Street, 31st Floor, New York, NY 10281](#)

On Sat, Mar 15, 2025 at 7:12 AM Saab, Elizabeth <elizabeth.saab@dallas.gov> wrote:

Good morning, Richard. Thank you for confirming a meeting date. CM Tolbert appreciates the opportunity to host you here in Dallas on Monday, March 24. Does 9a work for you, or is afternoon better?

Thank you again, Elizabeth

On Mar 14, 2025, at 9:36 PM, Baker, Richard

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

wrote:

External Email!

I am available and happy to come to Dallas on Monday, March

24 if you
like.

**Richard A.
Baker** |
Executive
Chairman
**Saks
Global** |



[225 Liberty
Street, 31st
Floor, New
York, NY
10281](#)

On Fri,
Mar 14,
2025 at
7:10 PM
Saab,
Elizabeth
h
<elizabeth.saab@dallas.gov>

wrote:

Hi
Richard -

Hope
all is
well! I
am
reaching
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of CM
Tolbert.

Thank
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1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. This is essential for ensuring transparency and accountability in the organization's operations.

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2. The second part of the document outlines the various methods and techniques used to collect and analyze data. This includes both qualitative and quantitative approaches, as well as the use of advanced statistical tools and software.

3. The third part of the document focuses on the interpretation and application of the results. This involves identifying key trends, patterns, and insights that can inform decision-making and strategic planning.

4. The fourth part of the document discusses the challenges and limitations of the research process. This includes issues such as data quality, sample bias, and the complexity of interpreting results in a real-world context.

5. The fifth part of the document provides a summary of the findings and conclusions. This highlights the main takeaways from the research and offers recommendations for future studies and practice.

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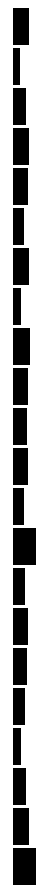
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CAUTION:
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From: [Jennifer Scripps](#)
To: [Shawn Todd](#); [Bentley, Robin](#)
Cc: [Linda McMahon](#); [Saab, Elizabeth](#); [Tolbert, Kimberly](#)
Subject: RE: [EXTERNAL] Letter from City of Dallas
Date: Monday, March 17, 2025 1:23:30 PM
Attachments: [image001.png](#)

External Email!

I am fine with the approach you suggest. I am also available to catch up on Friday – may I suggest 2:30?
And, as I'm back from my trip, I am just catching up but have not/will not speak with media. Many thanks all – and needless to say, I'm thrilled about next Monday and am very much looking forward to it.
Jennifer



Jennifer Scripps
President & CEO



Downtown Dallas, Inc.
Main: 214.744.1270 | Cell: 214.675.3993
1401 Elm Street, Suite 500, Dallas, TX 75202
downtowndallas.com

From: Shawn Todd <[REDACTED]>
Sent: Monday, March 17, 2025 1:01 PM
To: Robin Bentley <robin.bentley@dallas.gov>
Cc: Jennifer Scripps <[REDACTED]> Linda McMahon <[REDACTED]> Elizabeth Saab <elizabeth.saab@dallas.gov>; Kimberly Tolbert <k.bizortolbert@dallas.gov>
Subject: Re: [EXTERNAL] Letter from City of Dallas

Agreed and appropriate Robin.
Will gladly discuss and provide thoughts.
I don't see this first meeting getting to that level of negotiation.
I'm in closed door meetings thru Thursday of this week.
Will call when I can.
Friday would be a great day to connect.

Sent from my iPhone

On Mar 17, 2025, at 12:44 PM, Bentley, Robin <robin.bentley@dallas.gov> wrote:

Good afternoon, team Dallas. Kim asked that I reach out to make sure we all have clear expectations for Monday's meeting. We will begin the meeting with the entire coalition, and jointly convey all the positive messaging we have discussed about keeping the store open. Once the conversation moves into incentive discussions, Kim asks that the meeting be limited to just the city team. We do not negotiate incentive deals publicly, and this will be no exception. As we build the potential incentive packages, however, I would really appreciate any input or ideas you all have. Please reach out to me directly with your thoughts, and I will make sure they are incorporated into the conversation. I believe you all have my cell, but feel free to call with your input – [REDACTED]

Sincerely,
Robin

Robin Bentley, *Assistant City Manager*
City of Dallas | City Manager's Office
Office: 214.671.9942 | **Cell:** 214.542.1843

From: Shawn Todd <[REDACTED]>
Sent: Monday, March 17, 2025 12:04 PM
To: Richard Baker <[REDACTED]>
Cc: Saab, Elizabeth <elizabeth.saab@dallas.gov>; Tolbert, Kimberly <k.bizortolbert@dallas.gov>; Jennifer Scripps <[REDACTED]> Linda McMahon <[REDACTED]> Ian Putnam <[REDACTED]> Marc Metrick <[REDACTED]> Larry Bruce <[REDACTED]> Preston Bradley <[REDACTED]> Sharon Sivak <[REDACTED]> Bentley, Robin <robin.bentley@dallas.gov>
Subject: Re: [EXTERNAL] Letter from City of Dallas

External Email!

Richard,
Nice to meet you. I'm in an arbitration meeting and will be all week.
I'm not asking the NY post or any media to write an article .
We look forward to meeting you and your team on the agreed date, time and location.
My best,
Shawn Todd

Sent from my iPhone

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225 Liberty Street, 31st Floor, New York, NY 10281

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Hi Richard -

Hope all is well! The City of Dallas is not actively
communicating with the press.

Thank you,
Elizabeth

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External Email!

Dear participants of upcoming meeting,
It is not productive or conducive for the
Dallas team to communicate with the
press in the lead up to our meeting. If you
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involved should stop talking to the press.
Please confirm.
Richard

Richard A. Baker | Executive Chairman
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Thank you again,
Elizabeth

—

Elizabeth Saab, Chief of Strategy,
Engagement, and Alignment (I)
City of Dallas | City Manager's Office
Office: 214-670-4549 | **Cell:** 469-315-0864

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<[REDACTED]>
Sent: Sunday, March 16, 2025 12:19 PM
To: Saab, Elizabeth
<elizabeth.saab@dallas.gov>
Cc: Tolbert, Kimberly
<k.bizortolbert@dallas.gov>; Shawn Todd
<[REDACTED]> Jennifer
Scripps <[REDACTED]>
Linda McMahon

<[REDACTED]> Ian Putnam
<[REDACTED]> Marc Metrick
<[REDACTED]> Larry Bruce
<[REDACTED]> Preston Bradley
<[REDACTED]> Sharon
Sivak <[REDACTED]>

Subject: Re: [EXTERNAL] Letter from City of Dallas

External Email!

Thank you,
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Richard A. Baker | Executive Chairman
Saks Global | [REDACTED]
[225 Liberty Street, 31st Floor, New York, NY 10281](https://www.saks.com/locations/new-york)

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Thank you,
Elizabeth

On Mar 15, 2025, at 6:25 AM, Baker, Richard <[REDACTED]> wrote:

External Email!

I assume we will meet at
the downtown Neiman
Marcus store?

Richard A. Baker | Executive
Chairman
Saks Global |
[REDACTED]
[225 Liberty Street, 31st Floor, New
York, NY 10281](https://www.saks.com/locations/new-york)

On Sat, Mar 15, 2025 at
7:24 AM Saab, Elizabeth
<elizabeth.saab@dallas.go
> wrote:

Hi Richard -

10a works. I'll send a
calendar invite this
morning.

Thank you,
Elizabeth

On Mar
15, 2025,
at
6:15 AM,
Baker,
Richard
<[Richard.B
aker@saks
.com](mailto:Richard.Baker@saks.com)>
wrote:

**External
Email!**

Elizabeth
coming in
from New
York that

morning is
10 AM
possible or
if not first
thing in
the
afternoon
....

**Richard A.
Baker** |
Executive
Chairman
Saks Global |


[225 Liberty
Street, 31st
Floor, New
York, NY
10281](#)

On Sat,
Mar 15,
2025 at
7:12 AM
Saab,
Elizabeth
<[elizabeth.
saab@dall
as.gov](mailto:elizabeth.saab@dallas.gov)>
wrote:

Good
morning
,
Richard.
Thank
you for
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From: [Jennifer Scripps](#)
To: [Linda McMahon](#); [Tolbert, Kimberly](#)
Cc: [Shawn Todd](#); [Saab, Elizabeth](#); [Bentley, Robin](#)
Subject: Re: [EXTERNAL] Letter from City of Dallas
Date: Friday, March 14, 2025 4:11:52 PM

External Email!

Agreed! And I will defer to your schedule about when is a good time.
Best,
Jennifer

From: Linda McMahon <[REDACTED]>
Sent: Friday, March 14, 2025 2:31:05 PM
To: Tolbert, Kimberly <k.bizortolbert@dallas.gov>
Cc: Shawn Todd <[REDACTED]> Jennifer Scripps <[REDACTED]>
Saab, Elizabeth <elizabeth.saab@dallas.gov>; robin.bentley@dallas.gov <robin.bentley@dallas.gov>
Subject: Re: [EXTERNAL] Letter from City of Dallas

I agree

Linda McMahon
[Dallas Economic Development Corporation](#)

From: Tolbert, Kimberly <k.bizortolbert@dallas.gov>
Sent: Friday, March 14, 2025 3:13:04 PM
To: Linda McMahon <[REDACTED]>
Cc: Shawn Todd <[REDACTED]> Jennifer Scripps <[REDACTED]>
Saab, Elizabeth <elizabeth.saab@dallas.gov>; robin.bentley@dallas.gov <robin.bentley@dallas.gov>
Subject: Re: [EXTERNAL] Letter from City of Dallas

I have a women's symposium tomorrow and an engagement with my son.

I like face to face discussions on critical matters like this.

What do you all think?

Service First, Now!

Kimberly Bizer Tolbert
City Manager
City of Dallas, City Manager's Office
Office: 214.670.1399
Work Mobile: 214.263.2271

On Mar 14, 2025, at 3:02 PM, Linda McMahon <[REDACTED]> wrote:

External Email!

Please advise as to how you want to handle.

<image001.png>

Visit our Website @ <https://dallasedc.com/>

From: Baker, Richard <[REDACTED]>

Sent: Friday, March 14, 2025 11:30 AM

To: Tolbert, Kimberly <k.bizortolbert@dallas.gov>; Marc Metrick <[REDACTED]>

Cc: [REDACTED] Jennifer Scripps <[REDACTED]>

[REDACTED] Linda McMahon <[REDACTED]>

Subject: Re: [EXTERNAL] Letter from City of Dallas

Kim thank you for sharing!

Maybe we could do a Zoom call tomorrow if you like with Marc Metric, Ian Putnam and myself?

Richard A. Baker | Executive Chairman
Saks Global | [REDACTED]
225 Liberty Street, 31st Floor, New York, NY 10281

On Fri, Mar 14, 2025 at 12:19 PM Tolbert, Kimberly <k.bizortolbert@dallas.gov> wrote:

Hi Richard,

Thank you for your prompt reply. Please see the attached Warranty of Deed and additional documentation from the Slaughter family that is now in City of Dallas' possession.

As time is of the essence, we would like to hold this meeting within the

next week or so. Please advise us of your availability. We will make ourselves available to come to New York, for your convenience.

We look forward to meeting with you.

Thank you,
Kim

From: Baker, Richard <[REDACTED]>

Sent: Thursday, March 13, 2025 10:29 PM

To: Tolbert, Kimberly <k.bizortolbert@dallas.gov>

Cc: [REDACTED] Jennifer Scripps <[REDACTED]>

[REDACTED] Linda McMahon <[REDACTED]>

Subject: Re: [EXTERNAL] Letter from City of Dallas

External Email!

Dear City manager

As we have asked, can you please by return email send us a copy of the confirmation documentation on the status of the slaughter leasehold? Upon receipt of that document, we will be happy to schedule a meeting.

Sincerely Yours,

Richard

Richard A. Baker | Executive Chairman
Saks Global | [REDACTED]
[225 Liberty Street, 31st Floor, New York, NY 10281](https://www.saks.com/locations/new-york)

On Thu, Mar 13, 2025 at 4:53 PM Tolbert, Kimberly

<k.bizortolbert@dallas.gov> wrote:

Dear Mr. Baker,

Please see the attached letter regarding meeting with you and your team about the downtown Dallas Neiman Marcus store.

Thank you,

Kimberly Bizer Tolbert
City Manager
City of Dallas

CAUTION: This email originated from outside of the organization. Please, do not click links or open attachments unless you recognize the sender and know the content is safe.

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CAUTION: This email originated from outside of the organization. Please, do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Linda McMahon](#)
To: [Tolbert, Kimberly](#)
Subject: Re: [EXTERNAL] Letter from City of Dallas
Date: Friday, March 21, 2025 5:59:45 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

External Email!

This is good

Linda McMahon
[Dallas Economic Development Corporation](#)

From: Tolbert, Kimberly <k.bizortolbert@dallas.gov>
Sent: Friday, March 21, 2025 4:58:29 PM
To: 'Bradley, Preston' <[REDACTED]> Richard Baker <[REDACTED]>
Cc: Shawn Todd <[REDACTED]> Saab, Elizabeth <elizabeth.saab@dallas.gov>;
Jennifer Scripps <[REDACTED]> Linda McMahon <[REDACTED]>
Ian Putnam <[REDACTED]> Marc Metrick <[REDACTED]> Larry Bruce
<[REDACTED]> Sharon Sivak <[REDACTED]> robin.bentley@dallas.gov
<robin.bentley@dallas.gov>
Subject: RE: [EXTERNAL] Letter from City of Dallas

Hi Preston,

Thank you for sending over the list. We appreciate Mr. Bennett's dedication to Dallas and know he is a true champion for our great City.

As I have previously shared, we are taking our commitment to keeping this meeting out of the press. As such, Mr. Bennett is the Publisher and owner of a news outlet here in Dallas. Because he is directly associated with the media, it's best that he does not join us.

We appreciate your sensitivity to keeping our meeting on Monday as tight as possible.

Thank you,

Kim

From: Bradley, Preston <[REDACTED]>
Sent: Friday, March 21, 2025 3:38 PM
To: Richard Baker <[REDACTED]>
Cc: Tolbert, Kimberly <k.bizortolbert@dallas.gov>; Shawn Todd <[REDACTED]> Saab,
Elizabeth <elizabeth.saab@dallas.gov>; Jennifer Scripps <[REDACTED]> Linda

McMahon <[REDACTED]> Ian Putnam <[REDACTED]> Marc Metrick
<[REDACTED]> Larry Bruce <[REDACTED]> Sharon Sivak
<[REDACTED]> Bentley, Robin <robin.bentley@dallas.gov>

Subject: Re: [EXTERNAL] Letter from City of Dallas

External Email!

Good Afternoon,

From the Saks side, we will have the following attendees:

Richard Baker, Executive Chairman, Saks Global

Ian Putnam, President & CEO, Properties & Investments

Larry Bruce, President Stores, Saks Fifth Avenue & Neiman Marcus

Roger Duffy, Lead Architecture Team

Gary Esposito, Architect

Preston Bradley, Lead Analyst, Office of the Chairman

Mary McGreevy, Regional Vice President South

Scott Mitchell, Vice President / General Manager NorthPark and Downtown

Richard has invited one additional attendee:

Monty Bennett: Chairman and CEO of Ashford Inc.

Please let me know if I can provide any amplifying information.

Very Respectfully,

Preston Bradley

On Fri, Mar 21, 2025 at 4:23 PM Richard Baker <[REDACTED]> wrote:

Kim, we are confirmed.

Preston, please send a list of who will be attending from our side.

Richard A. Baker | Executive Chairman
Saks Global | [REDACTED]
[225 Liberty Street, 31st Floor, New York, NY 10281](https://www.saks.com/locations/225-Liberty-Street-31st-Floor-New-York-NY-10281)

On Fri, Mar 21, 2025 at 4:13 PM Tolbert, Kimberly <k.bizortolbert@dallas.gov> wrote:

Dear Richard,

We are looking forward to our visit with you on Monday at 10:00 a.m. at the downtown Neiman Marcus store. The following members of my City of Dallas of team and the members that I selected from the Dallas consortium will be attending along with me.

Robin Bentley, Assistant City Manager
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Linda McMahon, CEO, Dallas Economic Development Corporation
Jennifer Scripps, President & CEO, Downtown Dallas, Inc.
Shawn Todd, CEO, Todd Interests

Please advise who will be attending with you. While others are trying to participate, my answer to them is that I want to keep this meeting close so we can have a candid and open conversation without leaks, media attention, or fanfare.

Elizabeth will follow up to confirm where you would like for us to meet you when you arrive.

Thank you,
Kim

From: Baker, Richard <[REDACTED]>
Sent: Monday, March 17, 2025 3:23 PM
To: Tolbert, Kimberly <k.bizortolbert@dallas.gov>
Cc: Shawn Todd <[REDACTED]> Saab, Elizabeth <elizabeth.saab@dallas.gov>; Jennifer Scripps <[REDACTED]> Linda McMahon <[REDACTED]> Ian Putnam <[REDACTED]> Marc Metrick <[REDACTED]> Larry Bruce <[REDACTED]> Preston Bradley <[REDACTED]> Sharon Sivak <[REDACTED]> Bentley, Robin <robin.bentley@dallas.gov>
Subject: Re: [EXTERNAL] Letter from City of Dallas

External Email!

Thank you.

Richard A. Baker | Executive Chairman
Saks Global | [REDACTED]
[225 Liberty Street, 31st Floor, New York, NY 10281](https://www.saks.com/locations/new-york)

On Mon, Mar 17, 2025 at 1:49 PM Tolbert, Kimberly <k.bizortolbert@dallas.gov> wrote:

Dear Richard,

I take seriously the obligation to maintain the integrity of our conversations and to operate in good faith. Be assured, the city will not be speaking to the press before our meeting on Monday, and any media statement released after the meeting will be jointly approved by the two of us. I have also asked the other members of the Dallas Consortium to stop all media communications and to let you and I take the lead going forward.

Looking forward to connecting on Monday. Make it a great week!

Service First, Now!



**Kimberly Bizer Tolbert, ICMA-
CM**

City Manager

City of Dallas |

DallasCityNews.net

City Manager's Office

[1500 Marilla St.](https://www.dallas.gov/1500-Marilla-St), 4DN

Dallas, TX 75201

O: 214-670-1399

C: 214-263-2271

F: 214-670-3946

k.bizortolbert@dallas.gov



From: Baker, Richard <[REDACTED]>

Sent: Monday, March 17, 2025 11:54 AM

To: Shawn Todd <[REDACTED]>

Cc: Saab, Elizabeth <elizabeth.saab@dallas.gov>; Tolbert, Kimberly

<k.bizortolbert@dallas.gov>; Jennifer Scripps <[REDACTED]>

Linda McMahon <[REDACTED]> Ian Putnam

<[REDACTED]> Marc Metrick <[REDACTED]> Larry Bruce

<[REDACTED]> Preston Bradley <[REDACTED]> Sharon

Sivak <[REDACTED]> Bentley, Robin <[REDACTED]>

Subject: Re: [EXTERNAL] Letter from City of Dallas

External Email!

Gang The New York Post is calling me personally every day saying that Shawn is looking for The New York Post to write an article....

Richard A. Baker | Executive Chairman
Saks Global | [REDACTED]
[225 Liberty Street, 31st Floor, New York, NY 10281](https://www.saks.com/locations/new-york)

On Mon, Mar 17, 2025 at 12:49 PM Shawn Todd <[REDACTED]>
wrote:

Thank you Elizabeth for responding.
Sent from my iPhone

On Mar 17, 2025, at 9:45 AM, Saab, Elizabeth
<elizabeth.saab@dallas.gov> wrote:

Hi Richard -

Hope all is well! The City of Dallas is not actively communicating with the press.

Thank you,
Elizabeth

On Mar 17, 2025, at 8:40 AM, Baker, Richard
<[REDACTED]> wrote:

External Email!

Dear participants of upcoming meeting,
It is not productive or conducive for the Dallas team to

communicate with the press in the lead up to our meeting. If you want to have a meeting, I think all parties involved should stop talking to the press. Please confirm.
Richard

Richard A. Baker | Executive Chairman
Saks Global | [REDACTED]
[225 Liberty Street, 31st Floor, New York, NY 10281](https://www.saks.com/locations/new-york)

On Sun, Mar 16, 2025 at 7:26 PM Saab, Elizabeth
<elizabeth.saab@dallas.gov> wrote:

Hi Richard –

Thank you, please advise when you have the additional names / emails from your team so I can add them to the invitation + the location of the conference room, so I can advise CM Tolbert and other members of our team regarding the proper location.

Thank you again,
Elizabeth

Elizabeth Saab, Chief of Strategy, Engagement, and Alignment
(I)
City of Dallas | City Manager's Office
Office: 214-670-4549 | **Cell:** 469-315-0864

From: Baker, Richard <[REDACTED]>
Sent: Sunday, March 16, 2025 12:19 PM
To: Saab, Elizabeth <elizabeth.saab@dallas.gov>
Cc: Tolbert, Kimberly <k.bizortolbert@dallas.gov>;
Shawn Todd <[REDACTED]> Jennifer
Scripps <[REDACTED]> Linda
McMahon <[REDACTED]> Ian Putnam
<[REDACTED]> Marc Metrick
<[REDACTED]> Larry Bruce

<[REDACTED] Preston Bradley
<[REDACTED] Sharon Sivak
<[REDACTED]

Subject: Re: [EXTERNAL] Letter from City of Dallas

External Email!

Thank you,

I am confirmed to attend the meeting. Marc Metrick will not be attending. I will be bringing a small group of other Saks Global Team Members. We will arrange for a conference room at the store.

Richard A. Baker | Executive Chairman
Saks Global | [REDACTED]
[225 Liberty Street, 31st Floor, New York, NY 10281](https://www.saks.com/locations/225-Liberty-Street-31st-Floor-New-York-NY-10281)

On Sat, Mar 15, 2025 at 4:58 PM Saab, Elizabeth
<elizabeth.saab@dallas.gov> wrote:

Hi Richard, yes, the meeting will be at the downtown store. I'll send the calendar invite - for 10a on Monday, March 24.

Thank you,
Elizabeth

On Mar 15, 2025, at 6:25 AM, Baker,
Richard <[REDACTED]>
wrote:

External Email!

I assume we will meet at the downtown Neiman Marcus store?

Richard A. Baker | Executive Chairman

Saks Global | [REDACTED]
[225 Liberty Street, 31st Floor, New York, NY 10281](#)

On Sat, Mar 15, 2025 at 7:24 AM Saab,
Elizabeth <elizabeth.saab@dallas.gov>
wrote:

Hi Richard -

10a works. I'll send a calendar invite
this morning.

Thank you,
Elizabeth

On Mar 15, 2025, at
6:15 AM, Baker, Richard
<[\[REDACTED\]](#)
[m](#)> wrote:

External Email!

Elizabeth coming in from
New York that morning is
10 AM possible or if not
first thing in the
afternoon....

Richard A. Baker | Executive
Chairman
Saks Global | [REDACTED]
[225 Liberty Street, 31st Floor, New
York, NY 10281](#)

On Sat, Mar 15, 2025 at

7:12 AM Saab, Elizabeth
<elizabeth.saab@dallas.gov> wrote:

Good morning, Richard.
Thank you for confirming a meeting date. CM Tolbert appreciates the opportunity to host you here in Dallas on Monday, March 24. Does 9a work for you, or is afternoon better?

Thank you again,
Elizabeth

On Mar 14,
2025, at
9:36 PM,
Baker,
Richard
<Richard.Baker@om> wrote:

**External
Email!**

I am available and happy to come to Dallas on Monday, March 24 if you like.

Richard A. Baker
| Executive
Chairman
Saks Global |



[225 Liberty Street,](#)
[31st Floor, New](#)
[York, NY 10281](#)

On Fri, Mar
14, 2025 at
7:10 PM

Saab,
Elizabeth
<[elizabeth.s
aab@dallas.
gov](mailto:elizabeth.saab@dallas.gov)> wrote:

Hi Richard
-

Hope all is
well! I am
reaching
out on
behalf of
CM
Tolbert.
Thank you
for your
reply. I
trust that
you have
received
the
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sent over.

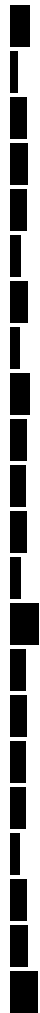
I am

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on CM
Tolbert's
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and have
blocked
Friday,
March 21
and
Monday,
March 24
for her to
travel to
New York
to meet
with you
in person.
Please
advise
which day
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you to
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Thank
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Elizabeth

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From: [Tolbert, Kimberly](#)
To: ["Bradley, Preston"](#); [Richard Baker](#)
Cc: [Shawn Todd](#); [Saab, Elizabeth](#); [Jennifer Scripps](#); [Linda McMahon](#); [Ian Putnam](#); [Marc Metrick](#); [Larry Bruce](#); [Sharon Sivak](#); [Bentley, Robin](#)
Subject: RE: [EXTERNAL] Letter from City of Dallas
Date: Friday, March 21, 2025 4:58:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Preston,

Thank you for sending over the list. We appreciate Mr. Bennett's dedication to Dallas and know he is a true champion for our great City.

As I have previously shared, we are taking our commitment to keeping this meeting out of the press. As such, Mr. Bennett is the Publisher and owner of a news outlet here in Dallas. Because he is directly associated with the media, it's best that he does not join us.

We appreciate your sensitivity to keeping our meeting on Monday as tight as possible.

Thank you,

Kim

From: Bradley, Preston <[REDACTED]>
Sent: Friday, March 21, 2025 3:38 PM
To: Richard Baker <[REDACTED]>
Cc: Tolbert, Kimberly <k.bizortolbert@dallas.gov>; Shawn Todd <[REDACTED]> Saab, Elizabeth <elizabeth.saab@dallas.gov>; Jennifer Scripps <[REDACTED]> Linda McMahon <[REDACTED]> Ian Putnam <[REDACTED]> Marc Metrick <[REDACTED]> Larry Bruce <[REDACTED]> Sharon Sivak <[REDACTED]> Bentley, Robin <robin.bentley@dallas.gov>
Subject: Re: [EXTERNAL] Letter from City of Dallas

External Email!

Good Afternoon,

From the Saks side, we will have the following attendees:

Richard Baker, Executive Chairman, Saks Global

Ian Putnam, President & CEO, Properties & Investments

Larry Bruce, President Stores, Saks Fifth Avenue & Neiman Marcus

Roger Duffy, Lead Architecture Team

Gary Esposito, Architect

Preston Bradley, Lead Analyst, Office of the Chairman
Mary McGreevy, Regional Vice President South
Scott Mitchell, Vice President / General Manager NorthPark and Downtown

Richard has invited one additional attendee:
Monty Bennett: Chairman and CEO of Ashford Inc.

Please let me know if I can provide any amplifying information.

Very Respectfully,
Preston Bradley

On Fri, Mar 21, 2025 at 4:23 PM Richard Baker <[REDACTED]> wrote:

Kim, we are confirmed.

Preston, please send a list of who will be attending from our side.

Richard A. Baker | Executive Chairman
Saks Global | [REDACTED]
[225 Liberty Street, 31st Floor, New York, NY 10281](https://www.saks.com/locations/new-york)

On Fri, Mar 21, 2025 at 4:13 PM Tolbert, Kimberly <k.bizortolbert@dallas.gov> wrote:

Dear Richard,

We are looking forward to our visit with you on Monday at 10:00 a.m. at the downtown Neiman Marcus store. The following members of my City of Dallas of team and the members that I selected from the Dallas consortium will be attending along with me.

Robin Bentley, Assistant City Manager
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Linda McMahon, CEO, Dallas Economic Development Corporation
Jennifer Scripps, President & CEO, Downtown Dallas, Inc.
Shawn Todd, CEO, Todd Interests

Please advise who will be attending with you. While others are trying to participate, my answer to them is that I want to keep this meeting close so we can have a candid and open conversation without leaks, media attention, or fanfare.

Elizabeth will follow up to confirm where you would like for us to meet you when you arrive.

Thank you,
Kim

From: Baker, Richard <[REDACTED]>
Sent: Monday, March 17, 2025 3:23 PM
To: Tolbert, Kimberly <[REDACTED]>
Cc: Shawn Todd <[REDACTED]> Saab, Elizabeth <elizabeth.saab@dallas.gov>; Jennifer Scripps <[REDACTED]> Linda McMahon <[REDACTED]> Ian Putnam <[REDACTED]> Marc Metrick <[REDACTED]> Larry Bruce <[REDACTED]> Preston Bradley <[REDACTED]> Sharon Sivak <[REDACTED]> Bentley, Robin <robin.bentley@dallas.gov>
Subject: Re: [EXTERNAL] Letter from City of Dallas

External Email!

Thank you.

Richard A. Baker | Executive Chairman
Saks Global | [REDACTED]
[225 Liberty Street, 31st Floor, New York, NY 10281](https://www.saks.com)

On Mon, Mar 17, 2025 at 1:49 PM Tolbert, Kimberly <k.bizortolbert@dallas.gov> wrote:

Dear Richard,

I take seriously the obligation to maintain the integrity of our conversations and to operate in good faith. Be assured, the city will not be speaking to the press before our meeting on Monday, and any media statement released after the meeting will be jointly approved by the two of us. I have also asked the other members of the Dallas Consortium to stop all media communications and to let you and I take the lead going forward.

Looking forward to connecting on Monday. Make it a great week!

Service First, Now!

Kimberly Bizer Tolbert, ICMA-



CM

City Manager

City of Dallas |

DallasCityNews.net

City Manager's Office

[1500 Marilla St.](#), 4DN

Dallas, TX 75201

O: 214-670-1399

C: 214-263-2271

F: 214-670-3946

k.bizortolbert@dallas.gov



From: Baker, Richard <[REDACTED]>
Sent: Monday, March 17, 2025 11:54 AM
To: Shawn Todd <[REDACTED]>
Cc: Saab, Elizabeth <elizabeth.saab@dallas.gov>; Tolbert, Kimberly <k.bizortolbert@dallas.gov>; Jennifer Scripps <[REDACTED]>
Linda McMahon <[REDACTED]> Ian Putnam <[REDACTED]>
<[REDACTED]> Marc Metrick <[REDACTED]> Larry Bruce <[REDACTED]>
<[REDACTED]> Preston Bradley <[REDACTED]> Sharon Sivak <[REDACTED]>
Bentley, Robin <robin.bentley@dallas.gov>
Subject: Re: [EXTERNAL] Letter from City of Dallas

External Email!

Gang The New York Post is calling me personally every day saying that Shawn is looking for The New York Post to write an article....

Richard A. Baker | Executive Chairman
Saks Global | [REDACTED]
[225 Liberty Street, 31st Floor, New York, NY 10281](#)

On Mon, Mar 17, 2025 at 12:49 PM Shawn Todd <[REDACTED]> wrote:

Thank you Elizabeth for responding.
Sent from my iPhone

On Mar 17, 2025, at 9:45 AM, Saab, Elizabeth
<elizabeth.saab@dallas.gov> wrote:

Hi Richard -

Hope all is well! The City of Dallas is not actively communicating with the press.

Thank you,
Elizabeth

On Mar 17, 2025, at 8:40 AM, Baker, Richard
<[REDACTED]> wrote:

External Email!

Dear participants of upcoming meeting,
It is not productive or conducive for the Dallas team to communicate with the press in the lead up to our meeting. If you want to have a meeting, I think all parties involved should stop talking to the press. Please confirm.
Richard

Richard A. Baker | Executive Chairman
Saks Global | [REDACTED]
[225 Liberty Street, 31st Floor, New York, NY 10281](https://www.saks.com/locations/new-york)

On Sun, Mar 16, 2025 at 7:26 PM Saab, Elizabeth
<elizabeth.saab@dallas.gov> wrote:

Hi Richard –

Thank you, please advise when you have the additional names / emails from your team so I can

add them to the invitation + the location of the conference room, so I can advise CM Tolbert and other members of our team regarding the proper location.

Thank you again,
Elizabeth

Elizabeth Saab, Chief of Strategy, Engagement, and Alignment
(I)
City of Dallas | City Manager's Office
Office: 214-670-4549 | **Cell:** 469-315-0864

From: Baker, Richard <[REDACTED]>
Sent: Sunday, March 16, 2025 12:19 PM
To: Saab, Elizabeth <elizabeth.saab@dallas.gov>
Cc: Tolbert, Kimberly <k.bizortolbert@dallas.gov>;
Shawn Todd <[REDACTED]> Jennifer
Scripps <[REDACTED]> Linda
McMahon <[REDACTED]> Ian Putnam
<[REDACTED]> Marc Metrick
<[REDACTED]> Larry Bruce
<[REDACTED]> Preston Bradley
<[REDACTED]> Sharon Sivak
<[REDACTED]>
Subject: Re: [EXTERNAL] Letter from City of Dallas

External Email!

Thank you,
I am confirmed to attend the meeting. Marc Metrick will not be attending. I will be bringing a small group of other Saks Global Team Members. We will arrange for a conference room at the store.

Richard A. Baker | Executive Chairman
Saks Global | [REDACTED]
[225 Liberty Street, 31st Floor, New York, NY 10281](https://www.saks.com/locations/new-york)

On Sat, Mar 15, 2025 at 4:58 PM Saab, Elizabeth
<elizabeth.saab@dallas.gov> wrote:

Hi Richard, yes, the meeting will be at the
downtown store. I'll send the calendar invite - for
10a on Monday, March 24.

Thank you,
Elizabeth

On Mar 15, 2025, at 6:25 AM, Baker,
Richard <[REDACTED]>
wrote:

External Email!

I assume we will meet at the downtown
Neiman Marcus store?

Richard A. Baker | Executive Chairman
Saks Global | [REDACTED]
[225 Liberty Street, 31st Floor, New York, NY 10281](https://www.saks.com/locations/new-york)

On Sat, Mar 15, 2025 at 7:24 AM Saab,
Elizabeth <elizabeth.saab@dallas.gov>
wrote:

Hi Richard -

10a works. I'll send a calendar invite
this morning.

Thank you,
Elizabeth

On Mar 15, 2025, at
6:15 AM, Baker, Richard

<[REDACTED]>

m> wrote:

External Email!

Elizabeth coming in from
New York that morning is
10 AM possible or if not
first thing in the
afternoon....

Richard A. Baker | Executive
Chairman

Saks Global |

[REDACTED]

[225 Liberty Street, 31st Floor, New
York, NY 10281](#)

On Sat, Mar 15, 2025 at
7:12 AM Saab, Elizabeth

<[REDACTED]>

ov> wrote:

Good morning, Richard.
Thank you for
confirming a meeting
date. CM Tolbert
appreciates the
opportunity to host you
here in Dallas on
Monday, March 24.
Does 9a work for you, or
is afternoon better?

Thank you again,
Elizabeth

On Mar 14,
2025, at
9:36 PM,
Baker,
Richard

[REDACTED]
[REDACTED]
[REDACTED] > wrote:

**External
Email!**

I am
available
and happy
to come to
Dallas on
Monday,
March 24 if
you like.

Richard A. Baker
| Executive
Chairman
Saks Global |

[REDACTED]

[225 Liberty Street,
31st Floor, New
York, NY 10281](#)

On Fri, Mar
14, 2025 at
7:10 PM
Saab,
Elizabeth
<[elizabeth.s
aab@dallas](mailto:elizabeth.saab@dallas)>

gov> wrote:

Hi Richard
-

Hope all is well! I am reaching out on behalf of CM Tolbert. Thank you for your reply. I trust that you have received the documents that she sent over.

I am working on CM Tolbert's calendar and have blocked Friday, March 21 and Monday, March 24 for her to travel to New York to meet with you

in person.
Please
advise
which day
and time
works
best for
you to
meet with
her - in
person.

Thank
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Elizabeth

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Four sets of vertical lines for writing, each consisting of two parallel lines.

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Four sets of horizontal lines for writing, each consisting of a top line, a middle line, and a bottom line.

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Blank lined area for writing.

ing with you . Thank you , Kim From : Baker , Richard

Four sets of horizontal lines for writing, each consisting of a top line, a middle line, and a bottom line.

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Subject: Re: [EXTERNAL] Letter from City of Dallas

Vertical lines for form structure.

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**External
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Four sets of vertical lines, each consisting of two parallel lines, forming a grid for text entry.

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Four sets of vertical lines, each consisting of two parallel lines, forming a grid for writing.

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Dear Mr. Baker, please see the attached

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From: [Fuentes, Ardo](#)
To: [John Stephens](#); [Maria Loza](#); [Tricia Roark](#); [Wanwan Yue](#); [Board of Directors](#)
Cc: [Holly Reed](#); [Michon Fulgham](#); [Chris Heinbaugh](#)
Subject: Re: [EXTERNAL] Re: Swedish Company Delegation Dinner Reception
Date: Tuesday, November 18, 2025 5:09:49 PM
Attachments: [image001.png](#)

External Email!

I plan on attending.

Get [Outlook for iOS](#)

From: John Stephens <[REDACTED]>
Sent: Tuesday, November 18, 2025 4:07:57 PM
To: Maria Loza <[REDACTED]> Tricia Roark <[REDACTED]> Wanwan Yue <[REDACTED]> Board of Directors <[REDACTED]>
Cc: Fuentes, Ardo (Dallas) <[REDACTED]> Holly Reed <[REDACTED]> Michon Fulgham <[REDACTED]> Chris Heinbaugh <[REDACTED]>
Subject: [EXTERNAL] Re: Swedish Company Delegation Dinner Reception

Yes planning on it - if there is room

John

Get [Outlook for iOS](#)

From: Maria Loza <[REDACTED]>
Sent: Tuesday, November 18, 2025 4:06:42 PM
To: Tricia Roark <[REDACTED]> Wanwan Yue <[REDACTED]> Board of Directors <[REDACTED]>
Cc: Fuentes, Ardo (Dallas) <[REDACTED]> Holly Reed <[REDACTED]> Michon Fulgham <[REDACTED]> John Stephens <[REDACTED]> Chris Heinbaugh <[REDACTED]>
Subject: RE: Swedish Company Delegation Dinner Reception

All,

If you're planning to attend tonight's reception, please reply to this email or email me directly, [REDACTED]

Thank you,



Maria Loza
Executive Support Specialist

214.556.2717



Visit our Website @ <http://www.dallasedc.com>

-----Original Appointment-----

From: EDC <[REDACTED]>

Sent: Monday, November 10, 2025 12:14 PM

To: EDC; Linda McMahon; Maria Loza; Nebiat Wodere; Paul Von Wupperfeld; Tricia Roark; Wanwan Yue; Board of Directors

Cc: Fuentes, Ardo ; Gomez, Sandy; Holly Reed; Michon Fulgham; John Stephens; Chris Heinbaugh

Subject: Swedish Company Delegation Dinner Reception

When: Tuesday, November 18, 2025 6:00 PM-8:30 PM (UTC-06:00) Central Time (US & Canada).

Where: The Rodeo Bar at Adolphus Hotel, 1321 Commerce Street, Dallas, TX 75202

All,

You're invited to the **Swedish Company Delegation Dinner Reception** on **Tuesday, November 18, at 6:00 pm** at **The Rodeo Bar (The Adolphus Hotel)**.

Please either register as a guest using the code **HK DALLAS GUEST** (no cost) or email Maria Loza at [REDACTED] if you're planning to attend and I'll make sure you're added to the guest list.

You can find more information here: <https://chamber.sacctx.com/events/details/sacc-dallas-swedish-company-delegation-dinner-reception-4987>

Thank you

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