

**From:** [Linda McMahon](#)  
**To:** [Tolbert, Kimberly](#)  
**Cc:** [Goree, Ahmad](#); [Bentley, Robin](#)  
**Subject:** Another fact for AT&T  
**Date:** Saturday, August 30, 2025 12:27:46 PM

---

**External Email!**

Proof point for workforce pipeline. Goldman Sachs had a 52% increase for interns who wanted to be in the Dallas office this year. Reported in the DBJ.

Regards,

Linda McMahon  
CEO  
Dallas Economic Development Corporation  
1401 Elm Street  
Suite 500  
Dallas, Tx 75202  
[www.Dallasedc.com](http://www.Dallasedc.com)

**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:** [Goree, Ahmad](#)  
**Cc:** [Tolbert, Kimberly](#); [Bentley, Robin](#)  
**Subject:** AT&T Brief-Confidential  
**Date:** Thursday, September 11, 2025 5:12:16 PM  
**Attachments:** [image002.png](#)  
[AT&T Brief.docx](#)

---

**External Email!**

Please see attached for Ms. Tolbert.

I found out today that AT&T actually issued an RFP for the new HQ- that information is in the brief.



**Linda McMahon**  
CEO

📞 214.851.8687

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

**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:** [Goree, Ahmad](#)  
**Cc:** [Tolbert, Kimberly](#); [Bentley, Robin](#)  
**Subject:** AT&T Brief-Confidential  
**Date:** Thursday, September 11, 2025 5:12:16 PM  
**Attachments:** [image002.png](#)  
[AT&T Brief.docx](#)

---

**External Email!**

Please see attached for Ms. Tolbert.

I found out today that AT&T actually issued an RFP for the new HQ- that information is in the brief.



**Linda McMahon**

CEO

📞 214.851.8687



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

**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:** [Jennifer Scripps](#); [Evan Sheets](#); [Gipson, Donzell](#); [Goree, Ahmad](#); [Bentley, Robin](#); [Johnson, John](#); [Ireland, Jack](#); [Spath, Kevin](#); [Jasmine Griffiths](#); [REDACTED] [David A. Schmidt](#); [REDACTED] [Jansen, Peter @ Austin](#); [Shawn Todd](#); [REDACTED] [Duong, Steven](#); [Engler, Kurt](#); [Kim Goss](#); [Colin Murphy](#); [Brian Holmes](#); [Julia Leacock](#); [Taylor Sticklin](#); [Kameron Myers](#); [Nuvan Seneviratne](#); [Eric Haines](#)  
**Cc:** [Tolbert, Kimberly](#); [Lindsay Wilson](#); [Maria Loza](#); [Ciocan, Alina](#); [Puckett, Phil @ Dallas](#); [Hayley Groves](#); [Ted Hamilton](#); [Norman, Maggie @ Austin](#); [Griffith, Ryan @ Dallas](#); [Hodges Gott, Angela](#); [Trulson, Lori](#)  
**Subject:** City Hall Project & NDA  
**Date:** Monday, January 5, 2026 4:51:54 PM  
**Attachments:** [image001.png](#)  
[Confidentiality-Agreement-and-Non-Disclosure-Agreement \(FORM\).docx](#)

---

**External Email!**

Dear Team

A couple of updates and requirements. Please make sure that you mark all of your reports as a DRAFT. This is critical. Also, please do not share your report outside of your immediate team without my express approval. We want to ensure we keep all reports confidential until we have a chance to assemble and present.

Lastly, I know some of you have signed an NDA. However, if you have not, please sign the attached and return to me as soon as possible.

I appreciate all of your dedication in getting this project over the finish line.

Let me know if you have any questions.

Regards,

Linda McMahon



**Linda McMahon**

CEO

📞 214.851.8687



[REDACTED]

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

**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:** [Alan Dorantes](#); [Alan Dorantes](#); [Alan Walne](#); [REDACTED]; [Ardo Fuentes](#); [REDACTED]; [Chris Bradshaw](#); [Chris Heinbaugh](#); [Cynthia Figueroa](#); [Cynthia Figueroa](#); [Dania Duncan Moreno](#); [Debra Hunter Johnson](#); [Dr. Delva King](#); [Gilbert Gerst](#); [Gomez, Sandy](#); [Holly Reed](#); [Holly Reed](#); [Jimmy Tran](#); [Jimmy Tran](#); [John Stephens](#); [John Stephens](#); [Johnnie King](#); [Linda McMahon](#); [Maria Loza](#); [Michon Fulgham](#); [Michon Fulgham](#); [Nebiat Wodere](#); [Paul Von Wupperfeld](#); [Tricia Roark](#); [Tolbert, Kimberly](#); [Spath, Kevin Bentley, Robin](#); [Lepeska, Heather](#); [Goree, Ahmad](#)  
**Subject:** Dallas Economic Development Corporation Board of Directors Meeting - Tuesday, September 2, 2025 @ 9AM  
**Date:** Thursday, August 28, 2025 2:58:47 PM  
**Attachments:** [image002.png](#)  
[Board Packet 9.2.2025 Pre-Read.pdf](#)

---

**External Email!**

Dear Board Members

Please see the attached pre-read package for our meeting on Tuesday, September 2<sup>nd</sup>. We will hear from City Manager Kim Tolbert and Terry Zrubek from the Office of the Governor Economic Development and Tourism Office. We will also review the 2026 Fiscal Year projections.

I look forward to seeing you then. Have a great long weekend holiday.

Regards,

Linda



**Linda McMahon**

CEO

214.851.8687



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

**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:** [Maria Loza](#)  
**To:** [REDACTED] [Alan Dorantes](#); [Alan Walne](#); [Ardo Fuentes](#); [Chris Bradshaw](#); [Chris Heinbaugh](#); [Chris Heinbaugh](#); [Cynthia Figueroa](#); [Cynthia Figueroa](#); [Dania Duncan Moreno](#); [Dorantes, Alan](#); [Dr. Delva King](#); [Fuentes, Ardo \(Dallas\)](#); [Gilbert Gerst](#); [Gomez, Sandy](#); [Holly Reed](#); [Holly Reed](#); [Jeanne Phillips](#); [Jimmy Tran](#); [Jimmy Tran](#); [John Stephens](#); [John Stephens](#); [Johnnie King](#); [REDACTED] [Tolbert, Kimberly](#); [Spath, Kevin](#); [Linda McMahon](#); [Maria Loza](#); [Michon Fulgham](#); [Michon Fulgham](#); [Nebiat Wodere](#); [Paul Von Wupperfeld](#); [Tricia Roark](#); [Wanwan Yue](#); [Alan Dorantes](#); [Dorantes, Alan](#); [Alan Walne](#); [REDACTED] [Ardo Fuentes](#); [Fuentes, Ardo \(Dallas\)](#); [Chris Bradshaw](#); [Chris Heinbaugh](#); [Chris Heinbaugh](#); [Cynthia Figueroa](#); [Cynthia Figueroa](#); [Dania Duncan Moreno](#); [Dr. Delva King](#); [Gilbert Gerst](#); [Holly Reed](#); [Holly Reed](#); [REDACTED] [Jeanne Phillips](#); [Jimmy Tran](#); [Jimmy Tran](#); [John Stephens](#); [John Stephens](#); [Johnnie King](#); [Michon Fulgham](#); [Michon Fulgham](#); [Gomez, Sandy](#)  
**Subject:** DEDC 2/10 Board of Directors Meeting Pre-Read  
**Date:** Thursday, February 5, 2026 5:27:54 PM  
**Attachments:** [image001.png](#)  
[Board Packet Pre-Read 2-10-26.pdf](#)

---

**External Email!**

Board Members,

Please find attached the 2/10 board of directors meeting pre-read packet.

We will see you Tuesday, February 10<sup>th</sup> at 9am.

Thank you,



**Maria Loza**  
Executive Support Specialist  
214.556.2717  
[REDACTED]

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

**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:** [Maria Loza](#) on behalf of [Gilbert Gerst](#)  
**To:** [Alan Dorantes](#); [Dorantes, Alan](#); [Alan Walne](#); [REDACTED]; [Ardo Fuentes](#); [Fuentes, Ardo \(Dallas\)](#); [Chris Bradshaw](#); [Chris Heinbaugh](#); [Chris Heinbaugh](#); [Cynthia Figueroa](#); [Cynthia Figueroa](#); [Dania Duncan Moreno](#); [Dr. Delva King](#); [Gilbert Gerst](#); [Holly Reed](#); [Holly Reed](#); [REDACTED]; [Jeanne Phillips](#); [Jimmy Tran](#); [Jimmy Tran](#); [John Stephens](#); [John Stephens](#); [Johnnie King](#); [Michon Fulgham](#); [Michon Fulgham](#); [Gomez, Sandy](#); [REDACTED]; [Alan Dorantes](#); [Alan Walne](#); [Ardo Fuentes](#); [Chris Bradshaw](#); [Chris Heinbaugh](#); [Chris Heinbaugh](#); [Cynthia Figueroa](#); [Cynthia Figueroa](#); [Dania Duncan Moreno](#); [Dorantes, Alan](#); [Dr. Delva King](#); [Fuentes, Ardo \(Dallas\)](#); [Gilbert Gerst](#); [Gomez, Sandy](#); [Holly Reed](#); [Holly Reed](#); [Jeanne Phillips](#); [Jimmy Tran](#); [Jimmy Tran](#); [John Stephens](#); [John Stephens](#); [Johnnie King](#); [REDACTED]; [Tolbert, Kimberly](#); [Spath, Kevin](#); [Linda McMahon](#); [Maria Loza](#); [Michon Fulgham](#); [Michon Fulgham](#); [Nebiat Wodere](#); [Paul Von Wupperfeld](#); [Tricia Roark](#); [Wanwan Yue](#)  
**Subject:** DEDC Monthly Update – February 2026  
**Date:** Friday, February 6, 2026 8:56:59 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

**External Email!**

## **Dallas Economic Development Corporation Chairman’s Monthly Update – February 2026**

I want to personally thank the entire Dallas EDC team for hosting an outstanding event last Friday, January 30. This was our first major, in-person opportunity to publicly share our story, articulate our mission, and present the clear benefits of partnering with us to attract and expand business in Dallas.

It was a proud moment for our organization, and kudos are due to our dedicated staff and board members for its success. The energy in the room clearly showed the business community’s excitement for a new, collaborative way of doing business in our city. I am hopeful that City Manager Kim Bizer Tolbert and her team felt this momentum and recognize more than ever the powerful role a strong partnership with the Dallas EDC can play in our city’s economic growth.

The Dallas EDC was created with a clear purpose: to position Dallas as a competitive and welcoming destination for business while ensuring economic opportunity reaches every corner of our community. We serve as the front door to Dallas, helping companies navigate the city, connect with resources, and integrate for long-term success.

Now, as your Chair, I call on this Board to harness the incredible momentum from this event. Let's channel this energy to launch our ambitious next phase - a concerted push to make 2026 a transformative and profoundly impactful year for Dallas. We have a powerful foundation; let’s build on it together to realize our full potential.

Thank you for being part of the Dallas EDC community and for helping us open the door to what’s next for our city.

Warmly,

**Gilbert Gerst**

**Chair of the Board, Dallas EDC**

**January 2026 Highlights**

*Business Development Activities*

- **Scotiabank Introduction — Jan. 6:** Full team met with George “G.A.” Pivik, Managing Director of Scotiabank Dallas, regarding plans for significant expansion in Dallas.
- **Dual Design Studios Meeting — Jan. 20:** Coffee with Suzette Sutton regarding office-related development activity.
- **AI-power Real Estate Lending Executive Call — Jan. 21:** Follow-up conversation with Vijay Mehra, CEO of LenderBox, on AI-powered commercial real estate lending innovation.
- **AstraZeneca & Pegasus Park Leadership Meeting — Jan. 26:** Meeting with Magnus Bjorsne (AstraZeneca), Nicole Small, David Snow, and Lyda Hill Holdings partners advancing Dallas life sciences growth.
- **Russell Reynolds Associates Introductory Meeting — Jan. 29:** Engagement with Maggie Benkert on executive networks and organizational growth strategy.

*City & Infrastructure Engagement*

- **Reunion Development Discussion (Hunt Realty Investments) Jan. 9:** Meeting with Chris Kleinert and Mike Wallace on Reunion redevelopment and downtown mapping.
- **Office of Economic Development Relationship Management — Jan. 9:** Strengthening coordination with City economic development functions.

*Regional Economic Engagement*

- **Northern Trust Introduction — Jan. 20:** Introductory meeting with Tara DePompei and Keith Braley exploring partnership opportunities; follow-up confirmed Dotti Reeder, President of the North Texas Region, would attend the Jan. 30 luncheon and become involved with Dallas EDC.
- **Dallas Business Journal 2026 Economic Outlook Event — Jan. 22:** Linda served as panelist; Tricia attended to strengthen regional visibility.
- **Dallas Friday Group: City Hall and the Future of Downtown Dallas — Jan. 23:** Panel discussion moderated by Jennifer Scripps (Downtown Dallas, Inc.) with speakers Ray Washburne and Larry Good, focused on City Hall relocation versus preservation and strategies for a more walkable, connected, and vibrant

downtown.

#### *National & Global Economic Engagement*

- **Site Selectors Guild Winter Summit — Jan. 13–14:** Linda represented the Dallas EDC at the national site selector engagement in Naples, Florida supporting pipeline development.
- **FIFA Consular Corps Engagement — Jan. 12:** Meeting with the Office of the Mayor and City of Dallas to align roles and responsibilities during FIFA World Cup™ 26 and share plans as they develop.
- **Meeting with Youngho Jung (Former Korean Consul General) Jan. 12:** Continued relationship-building with Korean leadership and business community.
- **U.S. Commercial Service Engagement — Jan. 22:** Meeting with Jessica Cheeks-Thompson, International Trade Specialist

#### *Investor Growth: CEO Council Launch & Investor Engagement Event*

- **CEO Council Advancement:** Solicited and secured participation from **nine CEOs over the past month** and formally announced the Dallas EDC CEO Council at the January 30<sup>th</sup> event. Founding members include: *Arcilia Acosta, CARCON Industries & Construction; Lucy Billingsley, The Billingsley Company; Bill Brokaw, Hillwood Urban; Michael Levy, Crow Holdings; Chris Kleinert, Hunt Consolidated Investments; Allen Nye, Oncor Electric Delivery; George “G.A.” Pivik, Scotiabank; Wayne White, Communities Foundation of Texas; Lindsay Wilson, Corgan, Justin Lonon, Dallas College, Nicole Small, LH Holdings* We also unveiled our video that promotes the City of Dallas for marketing purposes.
- **Investor Engagement Event at Old Parkland:** Hosted **136 executives** at our debut investor engagement event on January 30<sup>th</sup>.
- **Expanded Executive Outreach:** Engaged **nearly 300 executives** across invitations, outreach, and follow-up, significantly expanding the Dallas EDC investor pipeline.
- **Post-Event Momentum:** More than **50 guests requested the presentation materials**, triggering direct follow-up by Dallas EDC. February efforts will focus on personalized outreach, additional CEO Council invitations, and targeted solicitations to build on momentum generated by the event.

#### *Marketing & Organizational Updates*

- **HR&A Grow South Project Check-In — Jan. 26:** Continued coordination on equitable southern Dallas development strategy.
- **D CEO Column Planning Call — Jan. 28:** Media collaboration with Audrey Henvey (D CEO) and Linda. DEDC will be writing a column for D CEO.

- **Peregrine.io Executive Engagement — Jan. 28:** Met with Mike Igo to discuss his company's public safety technology and explore potential opportunities for establishing a Peregrine office in Dallas.
- **WFAA Downtown Engagement — Jan. 8:** Meeting with Carolyn Mungo (WFAA) and Chris Heinbaugh. focused on keeping WFAA downtown and coordinating City Manager engagement.
- **Dallas EDC Staff Update: Business Retention Specialist:** Final-stage interviews underway (late January). Recruitment advanced with 150+ candidates reviewed and ~8 finalists under consideration.

*Research Projects & Data Analysis, led by Wanwan Yue, Ph.D.*

- **Dallas Talent Engine:** A UT Dallas Capstone project that expands upon the Fall 2025 initiative, *The Real Dallas*, to share an authentic account of Dallas's education system and its contribution to cultivating a strong, diverse workforce. This project investigates how Dallas ISD schools, specialized curricula - including magnet programs, CTE pathways, dual credit, P-TECH, and STEM - along with postsecondary outcomes and education -industry partnerships, link education to long-term talent development and workforce results.
- **Economic Impact Study:** The UT Dallas Economic Impact Study has been completed and delivered, though some follow-up tasks remain in progress. The study encompasses an economic impact analysis that assesses Dallas EDC's operational footprint and broader economic influence, as well as a comprehensive indicator framework designed to monitor and track the City of Dallas's economic, financial, and socio-economic performance over time.
- **SMU Project:** The SMU graduate students will be engaged as interns to do a commercial real estate project for DEDC. The project's goal is to design and build a commercial real estate database that will support site selection analysis and economic development marketing initiatives.
- **HR&A Research:** HR&A is concluding a study on the GrowSouth Fund, analyzing the Fund's performance, and identifying real estate opportunities in Southern Dallas.

**Across Dallas: Other Meetings & Events**

- **FIFA World Cup 2026: The North Texas Impact — Jan. 13:** Dan Hunt, President of FC Dallas, discussed securing nine World Cup matches for North Texas, expected regional impact, and how businesses can prepare for related opportunities.
- **Public Hearing on Incentives (City Council) Jan. 28:** Session relevant to downtown redevelopment and City policy environment.
- **Mockingbird Station Groundbreaking Ceremony — Jan. 22:** Attendance at the

groundbreaking of a new multi-family development led by Trammell Crow Company's High Street Residential, launching the first phase of a transit-oriented community near SMU.

- **Fountain Place & Downtown Dallas Narrative Reset — Jan. 13 and 21:** Following a negative Wall Street Journal article, Quito Anderson of Goddard Investments which owns Fountain Place requested engagement on resetting the downtown narrative; follow-up with Dan McGinn, corporate reputation specialist, explored a cooperative article highlighting positive momentum in Dallas.

## Recent Press Coverage

*Dallas Business Journal* (Jan. 23, 2026)

Downtown Dallas turmoil offers opportunity to reimagine central business district, experts say

<https://www.bizjournals.com/dallas/news/2026/01/23/reimagining-downtown-dallas-economic-outlook.html>

*Dallas Morning News* (Jan. 19, 2026)

Dallas City Hall's condition, price tag coming into focus as specialists ready reports <https://www.dallasnews.com/news/politics/2026/01/19/dallas-city-halls-condition-price-tag-coming-into-focus-as-specialists-ready-reports/>

*Candy's Dirt* (Jan. 18, 2026)

City Hall Roundup: Convention Center Tweaks, Proposed South Dallas Tower Stalls <https://candysdirt.com/2026/01/18/city-hall-roundup-convention-center-tweaks-proposed-south-dallas-tower-stalls/>

*Dallas Morning News* (Jan. 16, 2026)

At one year, Kimberly Tolbert faces Dallas' defining question: Fix City Hall or move? <https://www.dallasnews.com/news/2026/01/16/at-one-year-kimberly-tolbert-faces-dallas-defining-question-fix-city-hall-or-move/>

*Dallas Morning News* (Jan. 14, 2026)

Saks, Neiman Marcus look for path forward with bankruptcy, after 'disaster' merger <https://www.dallasnews.com/business/retail/2026/01/14/what-happens-to-saks-and-neiman-marcus-with-the-new-bankruptcy-and-leadership/>

*Dallas Morning News* (Jan. 13, 2026)

Prominent Dallas architects say City Hall is sound, efficient, and worth saving  
<https://www.dallasnews.com/news/politics/2026/01/13/prominent-dallas-architects-say-city-hall-is-sound-efficient-and-worth-saving/>

Hoodline (Jan. 9, 2026)

Downtown Dallas Showdown: City Hall Hunt Puts Pei Landmark On The Line  
<https://hoodline.com/2026/01/downtown-dallas-showdown-city-hall-hunt-puts-pei-landmark-on-the-line/>

*Dallas Morning News* (Jan. 9, 2026)

The reckoning: Downtown Dallas must wrestle with future after AT&T exodus  
<https://www.dallasnews.com/business/real-estate/2026/01/09/atts-exodus-brings-reckoning-with-downtown-dallas-future/>

*Dallas Morning News* (Jan. 9, 2026)

With AT&T leaving, can ‘Y’all Street’ save downtown Dallas? Not on its own  
<https://www.dallasnews.com/business/banking/2026/01/09/with-att-leaving-can-yall-street-save-downtown-dallas-not-on-its-own/>

*Dallas Morning News* (Jan. 7, 2026)

Dallas asks property owners to submit proposals as it considers moving from City Hall  
<https://www.dallasnews.com/news/politics/2026/01/07/dallas-asks-property-owners-to-submit-proposals-as-it-considers-moving-from-city-hall/>

*Dallas Morning News* (Jan. 6, 2026)

With AT&T’s planned HQ move, what are downtown Dallas’ biggest employers?  
<https://www.dallasnews.com/business/real-estate/2026/01/06/with-atts-planned-hq-move-what-are-downtown-dallas-biggest-employers/>

*Dallas Morning News* (Jan. 5, 2026)

What we know (and don’t) about AT&T’s decision to move HQ to Plano  
<https://www.dallasnews.com/business/real-estate/2026/01/05/things-to-know-about-att-relocation-to-plano/>

### **Board Engagement Opportunity**

Last week’s CEO event created significant momentum for the Dallas EDC. To help us build on this success with a unified strategy, your direct observations are essential. Please share any notable conversations, reactions, or potential opportunities you noted, including expressions of enthusiasm, key questions, or clear follow-up leads.

When convenient, send these directly to Tricia Roark ([REDACTED]) with the guest's name and a summary of your takeaways. She will consolidate all feedback to align our next steps.

Thank you for your partnership in turning this energy into action!

### Board of Directors Notes

- **Executive Committee Meeting — Jan. 12:** Board leadership alignment entering 2026.
- **NACD Signature Series Luncheon — Jan. 20:** Governance and board leadership engagement through the National Association of Corporate Directors network.
- **Technology Assessment Preview for Board Members — Jan. 20:** Julie Huls (Waymaker Group) previewed findings with six Board members, including John Stephens, Holly Reed, Jimmy Tran, and Chris Ardo.
- **Governance Committee Meeting — Jan. 22:** Continued work on organizational stewardship and compliance.

### Looking Ahead

Date	Event
Feb. 10, 2026	<b>Dallas EDC Board Meeting</b>
Feb. 11, 2026	<b>Marketing Committee Meeting</b>
Feb. 17, 2026	<b>Executive Committee Meeting</b>

### Follow us on social media:



[Dallas EDC LinkedIn](#)



[Dallas EDC Facebook](#)

**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:** [Goree, Ahmad](#); [Bentley, Robin](#)  
**Cc:** [Tolbert, Kimberly](#)  
**Subject:** Draft Letter for AT&T  
**Date:** Friday, August 1, 2025 4:26:10 PM  
**Attachments:** [image002.png](#)  
[AT&T Letter for CM Tolbert.docx](#)

---

**External Email!**

Please see the attached draft of a letter for CM Tolbert to John. Robin – I hope some of the edits I made to your statement are acceptable.

I will be out of town Sunday-Wednesday next week but will be monitoring emails in the event I need to do anything further on this.

Have a good weekend.

Regards,

Linda



**Linda McMahon**

CEO

214.851.8687



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

**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:** [Saab, Elizabeth](#); [Stafford, Feliz](#)  
**Cc:** [Tolbert, Kimberly](#)  
**Subject:** Draft Letter for John Stankey  
**Date:** Tuesday, May 6, 2025 8:39:53 PM  
**Attachments:** [image002.png](#)  
[AT&T Letter.docx](#)

---

**External Email!**

Please see the attached but I have included it in the space below. I am happy to revise as needed and hope it meets the requirements for CM Tolbert.

Dear John,

Thank you for taking the time today to engage in a crucial conversation about safeguarding the significant investment AT&T has made in Downtown Dallas. AT&T is an indispensable corporate partner in our city, and your company's contributions to our downtown landscape are unmatched. These investments are not only deeply appreciated—they are pivotal to the progress we're making as a city.

The AT&T Discovery District, along with your commitment to public art and the beautification of your campus, has breathed new life into downtown Dallas. It has become a vibrant destination for residents and visitors alike, demonstrating the power of public-private partnership. We want your team members to experience the dynamic environment you've created and to feel secure as they return to the office.

Under your leadership, AT&T has delivered immense value to our community, from nurturing local tech talent to bridging the digital divide. While the City of Dallas may not match AT&T's level of investment, we are fully committed to protecting and supporting it—for your people and your facilities.

The blueprint I shared with you is not just a city initiative—it is my personal commitment to you and your team. We are steadfast in our efforts to foster a safe and thriving environment that supports AT&T's continued growth and success. This means creating a workplace that your employees feel confident returning to every day.

Our initiatives to increase police presence, expand homeless outreach, and enhance responsiveness are already in motion and will continue to evolve to meet emerging needs. Be assured that ensuring AT&T remains a vital and secure anchor in our community is a top priority.

I will follow up personally on a monthly basis to ensure we are meeting expectations from day one, and I will stay closely engaged as we move toward full implementation. If adjustments are needed, we will act swiftly to adapt to the evolving landscape of Downtown Dallas.

The City of Dallas greatly values our partnership with AT&T, and we are committed to working every day to earn your continued trust and support.

Again, thank you for our candid and productive conversation. Open communication is vital to the success of what we are both striving to achieve. Please consider me a direct resource, ready to support in any way necessary to ensure AT&T remains a cornerstone of our corporate community.

Best regards,



Linda McMahon

CEO

📞 214.851.8687



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

**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:** [Jennifer Scripps](#); [Tolbert, Kimberly](#); [Shawn Todd](#)  
**Cc:** [Saab, Elizabeth](#)  
**Subject:** Final Letter to Saks  
**Date:** Thursday, March 13, 2025 11:56:00 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[NM letter 3.13.2025 final.docx](#)

---

**External Email!**

Here it is, ready for the CM signature and the City of Dallas letterhead. We should send fed ex hard copy but also email today.

We just need the email for Baker – Shawn do you have that? I will work on the other emails.

Please return a copy of the letter on letterhead to the group. Let me know if I can do anything further. All of the names and titles, spelling are all correct. Hudson’s Bay Company has a new CEO effective today so I have copied her. It is a result of the bankruptcy reorganization.



**Linda McMahon**

CEO

📞 214.851.8687



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

---

**From:** Jennifer Scripps <[REDACTED]>  
**Sent:** Wednesday, March 12, 2025 4:28 PM  
**To:** k.bizortolbert@dallas.gov; Linda McMahon <[REDACTED]> Shawn Todd <[REDACTED]>  
**Subject:** Letter to Saks

Hi Kim –

Good to speak with you earlier. Attached is a letter that we discussed on the phone and has been reviewed by Linda, Shawn and myself.

Ideally, we’d love for this to be on City Hall letterhead, but my office can also handle the release when we are ready, like we did with the prior rounds.

Please let us know your thoughts after your call with the Mayor later today.

Thank you again!

Best,

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](http://downtowndallas.com)

**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:** [Goree, Ahmad](#); [Tolbert, Kimberly](#)  
**Subject:** Fw: ATT Coordination  
**Date:** Friday, October 31, 2025 12:09:25 PM  
**Attachments:** [image001.png](#)

---

**External Email!**

Ahmad

Ms Tolbert would like to get Billy on her calendar. Please assist. Thanks

Linda McMahon

[Dallas Economic Development Corporation](#)

---

**From:** Billy Prewitt <[REDACTED]>  
**Sent:** Friday, October 31, 2025 11:18:15 AM  
**To:** Linda McMahon <[REDACTED]>  
**Subject:** ATT Coordination

Linda, can you give me a call when you have a second. I would like to figure out how we can coordinate efforts on keeping ATT downtown. It sounds like there has been some misinformation about us selling Whitacre tower to Mike Hoque which is not true. We want be a part of the solution.



**William "Billy" Prewitt**  
Chief Executive Officer

[REDACTED]  
1601 Elm St, Suite 3110 Dallas, TX 75201  
[REDACTED]

**IMPORTANT NOTICE:** This e-mail and the information contained in, and the documents or files attached to this e-mail, may be confidential, proprietary, and/or legally privileged and are intended only for the intended recipient(s). If you are not the intended recipient(s) of this message, please notify the sender immediately by return e-mail and destroy this message and any and all attachments immediately. This e-mail is not an offer to buy or sell or a solicitation to buy or sell any securities, investment products or investment advisory services. You acknowledge and agree that this e-mail is subject to the terms and conditions set forth in the following link: <https://www.pacificelm.com/email-disclaimer>

**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:** [Bentley, Robin](#)  
**To:** [Tolbert, Kimberly](#)  
**Cc:** [Saab, Elizabeth](#); [Spath, Kevin](#)  
**Subject:** FW: Board Meeting Pre-Read  
**Date:** Sunday, March 2, 2025 4:46:47 PM  
**Attachments:** [image001.png](#)  
[Board Packet 3.4.2025 Pre-Read.pdf](#)  
[image002.png](#)

---

Kim, you are planning to attend the EDC board meeting on Tuesday, correct? Two topics of note:

1. There is an executive session to discuss the ILA addendum – you and Kevin may sit in as board members.
2. The budget presentation will show a \$4M request for additional city funding next year. Nothing for you to do, we will manage that when/if the formal request comes in, just didn't want you to be surprised to see that in the forecast.

Sincerely,  
Robin



**Robin Bentley**  
Assistant City Manager  
**City of Dallas | DallasCityNews.net**  
City Manager's Office  
1500 Marilla, 4DN  
Dallas, TX 75201  
O: 214.671.9942  
C: 214.542.1843  
[robin.bentley@dallas.gov](mailto:robin.bentley@dallas.gov)

**\*\*OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.\*\***

---

**From:** Dane Nichols <[REDACTED]>  
**Sent:** Friday, February 28, 2025 11:09 AM  
**To:** Alan Dorantes <[REDACTED]> Ardo Fuentes <[REDACTED]> Chris Bradshaw <[REDACTED]> Cynthia Figueroa <[REDACTED]> Chris Heinbaugh <[REDACTED]> Dania Duncan Moreno <[REDACTED]> Debra Hunter Johnson <[REDACTED]> Gilbert Gerst <[REDACTED]> Jeanne Phillips <[REDACTED]> Holly Reed <[REDACTED]> Jimmy Tran <[REDACTED]> John Stephens <[REDACTED]> Michon Fulgham <[REDACTED]> Alan Walne <[REDACTED]> Gomez, Sandy <[REDACTED]> Alan Dorantes <[REDACTED]> [REDACTED] <[REDACTED]> Reed, Holly <[REDACTED]> Michon Fulgham <[REDACTED]>

<[REDACTED]> John Stephens <[REDACTED]> Nebiat Wodere  
<[REDACTED]> Linda McMahon <[REDACTED]> Spath, Kevin  
<kevin.spath@dallas.gov>; Tolbert, Kimberly <k.bizortolbert@dallas.gov>; Dr. Delva King  
<[REDACTED]> Johnnie King <[REDACTED]>  
**Cc:** Bentley, Robin <robin.bentley@dallas.gov>; Lepeska, Heather <heather.lepeska@dallas.gov>  
**Subject:** Board Meeting Pre-Read

**External Email!**

Dear Dallas EDC Board of Directors,

Please find attached the **pre-read** ahead of our upcoming Board meeting. I am sharing this in advance to provide you with a preview of the discussion topics and key items.

This will also be included in the full Board packet, which will be available on the day of the meeting. Please feel free to reach out if you have any questions or need any additional information before then.

Looking forward to our discussions.

Best regards,

Thank you,

**Dane Nichols** (she/her)  
Sr. Executive Assistant to Linda McMahon – CEO Dallas EDC  
Board of Directors Liaison



**Dane Nichols**  
Executive Assistant to CEO  
214-556-2717  
[REDACTED]

-----Original Appointment-----  
**From:** Board of Directors <[REDACTED]>

**Sent:** Tuesday, November 19, 2024 2:04 PM

**To:** Board of Directors; Board of Directors; Linda McMahon; Dane Nichols; Nebiat Wodere; Alan Dorantes; Ardo Fuentes; Chris Bradshaw; Cynthia Figueroa; Chris Heinbaugh; Dania Duncan Moreno; Debra Hunter Johnson; [REDACTED] Gilbert Gerst; Jeanne Phillips; Holly Reed; Jimmy Tran; John Stephens; Michon Fulgham; Alan Walne; sandy.gomez; [REDACTED] [heather.lepeska@dallas.gov](mailto:heather.lepeska@dallas.gov); [kevin.spath@dallascityhall.com](mailto:kevin.spath@dallascityhall.com); [k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov); Alan Dorantes; [REDACTED] Henderson, Tawana <[tawana.henderson@dallas.gov](mailto:tawana.henderson@dallas.gov)>

**Cc:** Michon Fulgham; [REDACTED] Reed, Holly; Robin Bentley

**Subject:** Dallas EDC Board of Directors Meeting

**When:** Tuesday, March 4, 2025 9:00 AM-11:00 AM (UTC-06:00) Central Time (US & Canada).

**Where:** Microsoft Teams Meeting

---

## Microsoft Teams [Need help?](#)

### [Join the meeting now](#)

Meeting ID: 223 444 725 19

Passcode: oN9GD6yG

---

For organizers: [Meeting options](#)

---

**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:** [Bentley, Robin](#)  
**To:** [Tolbert, Kimberly](#); [Spath, Kevin](#)  
**Subject:** Fw: Dallas CBD Corporate AT&T Headquarters and Office proposal- 901 Main Street (currently Bank of America Plaza)  
**Date:** Tuesday, December 2, 2025 10:46:05 AM  
**Attachments:** [20251201132958365.pdf](#)

---

Just FYI

Robin Bentley  
Assistant City Manager  
City of Dallas

---

**From:** Michael Ablon <[REDACTED]>  
**Sent:** Tuesday, December 2, 2025 10:44:11 AM  
**To:** [REDACTED] <[REDACTED]>  
**Cc:** Michael Ablon <[REDACTED]> Mike Hoque <[REDACTED]> Bentley, Robin <[robin.bentley@dallas.gov](mailto:robin.bentley@dallas.gov)>; Linda McMahon <[REDACTED]>  
**Subject:** Dallas CBD Corporate AT&T Headquarters and Office proposal- 901 Main Street (currently Bank of America Plaza)

**External Email!**

Mike,

It was a pleasure meeting with you at Mike Hoque's offices a few months ago. As we discussed at the time, we are acquiring the 901 Main Street (Bank of America Plaza) building, and the six city blocks around it for a major Downtown Dallas redevelopment.

At the end of the conversation, we agreed that we would move further into the acquisition and redevelopment process, and then circle back around with you. Since that conversation, we have:

- completed our TIF approval process with the City of Dallas, receiving a \$103m approved TIF grant and funds from the City for the project,
- completed the preliminary design for the new 250+ key adjacent hotel, and identified our 4-Star hotel flag,
- completed the design for the new 1,200 car garage, and
- 5 restaurants lining the street, and the redesign of the building at street level.

As we are moving towards a planned closing in the 1<sup>st</sup> Q 2026, we are reaching back out to propose a turn key solution for AT&T, including the offer to acquire all of AT&T's existing buildings if this is something which AT&T might desire. With this goal in mind, we have outlined a list of items in the attached proposal (Including all preliminarily discussed items) which we

hope to use as a framework to further understand AT&T's needs and desires, so that we may end up at a completed proposal for your consideration.

I have attached a brief outline of possible discussion points, as well as a few renderings depicting the new 901 Main Street.

We look forward to your thoughts.

Best regards,  
Mike Ablon

Michael Ablon

Principal

//



██  
O 8222 Douglas Avenue, Suite 390 Dallas, TX 75225

//



This message is subject to the PegasusAblon email disclaimer.  
[Click to read full disclaimer.](#)

**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:** [Bentley, Robin](#)  
**To:** [Tolbert, Kimberly](#); [Spath, Kevin](#)  
**Subject:** Fw: Dallas CBD Corporate AT&T Headquarters and Office proposal- 901 Main Street (currently Bank of America Plaza)  
**Date:** Tuesday, December 2, 2025 10:46:05 AM  
**Attachments:** [20251201132958365.pdf](#)

---

Just FYI

Robin Bentley  
Assistant City Manager  
City of Dallas

---

**From:** Michael Ablon <[REDACTED]>  
**Sent:** Tuesday, December 2, 2025 10:44:11 AM  
**To:** [REDACTED] <[REDACTED]>  
**Cc:** Michael Ablon <[REDACTED]> Mike Hoque <[REDACTED]> Bentley, Robin <[robin.bentley@dallas.gov](mailto:robin.bentley@dallas.gov)>; Linda McMahon <[REDACTED]>  
**Subject:** Dallas CBD Corporate AT&T Headquarters and Office proposal- 901 Main Street (currently Bank of America Plaza)

**External Email!**

Mike,

It was a pleasure meeting with you at Mike Hoque's offices a few months ago. As we discussed at the time, we are acquiring the 901 Main Street (Bank of America Plaza) building, and the six city blocks around it for a major Downtown Dallas redevelopment.

At the end of the conversation, we agreed that we would move further into the acquisition and redevelopment process, and then circle back around with you. Since that conversation, we have:

- completed our TIF approval process with the City of Dallas, receiving a \$103m approved TIF grant and funds from the City for the project,
- completed the preliminary design for the new 250+ key adjacent hotel, and identified our 4-Star hotel flag,
- completed the design for the new 1,200 car garage, and
- 5 restaurants lining the street, and the redesign of the building at street level.

As we are moving towards a planned closing in the 1<sup>st</sup> Q 2026, we are reaching back out to propose a turn key solution for AT&T, including the offer to acquire all of AT&T's existing buildings if this is something which AT&T might desire. With this goal in mind, we have outlined a list of items in the attached proposal (Including all preliminarily discussed items) which we

hope to use as a framework to further understand AT&T's needs and desires, so that we may end up at a completed proposal for your consideration.

I have attached a brief outline of possible discussion points, as well as a few renderings depicting the new 901 Main Street.

We look forward to your thoughts.

Best regards,  
Mike Ablon

Michael Ablon

Principal

//



██  
O 8222 Douglas Avenue, Suite 390 Dallas, TX 75225

//



This message is subject to the PegasusAblon email disclaimer.  
[Click to read full disclaimer.](#)

**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:** [Bentley, Robin](#)  
**To:** [Saab, Elizabeth](#); [Tolbert, Kimberly](#)  
**Subject:** Fw: Final Letter to Saks  
**Date:** Thursday, March 13, 2025 12:34:45 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Can we please chat for 30 seconds before this goes out?

---

**From:** Saab, Elizabeth <elizabeth.saab@dallas.gov>  
**Sent:** Thursday, March 13, 2025 12:22:52 PM  
**To:** Linda McMahon <[REDACTED]> Jennifer Scripps  
<[REDACTED]> Tolbert, Kimberly <k.bizortolbert@dallas.gov>; Shawn Todd  
<[REDACTED]> Bentley, Robin <robin.bentley@dallas.gov>  
**Subject:** RE: Final Letter to Saks

Hi Linda –

I am working on formatting it. Looping in Robin also.

TY!

---

**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:** Linda McMahon <[REDACTED]>  
**Sent:** Thursday, March 13, 2025 12:18 PM  
**To:** Jennifer Scripps <[REDACTED]> Tolbert, Kimberly  
<k.bizortolbert@dallas.gov>; Shawn Todd <[REDACTED]>  
**Cc:** Saab, Elizabeth <elizabeth.saab@dallas.gov>  
**Subject:** RE: Final Letter to Saks

**External Email!**

Elizabeth – I am at a conference but call me on my cell if you need anything.

[REDACTED]. Let me know if I can help in any way. Thanks.



Linda McMahon

CEO

214.851.8687



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

---

**From:** Linda McMahon

**Sent:** Thursday, March 13, 2025 11:54 AM

**To:** Jennifer Scripps <[REDACTED]> [k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov); Shawn Todd

<[REDACTED]>

**Cc:** 'Saab, Elizabeth' <[elizabeth.saab@dallas.gov](mailto:elizabeth.saab@dallas.gov)>

**Subject:** Final Letter to Saks

Here it is, ready for the CM signature and the City of Dallas letterhead. We should send fed ex hard copy but also email today.

We just need the email for Baker – Shawn do you have that? I will work on the other emails.

Please return a copy of the letter on letterhead to the group. Let me know if I can do anything further. All of the names and titles, spelling are all correct. Hudson's Bay Company has a new CEO effective today so I have copied her. It is a result of the bankruptcy reorganization.



Linda McMahon

CEO

214.851.8687



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

---

**From:** Jennifer Scripps <[REDACTED]>

**Sent:** Wednesday, March 12, 2025 4:28 PM

**To:** [k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov); Linda McMahon <[REDACTED]> Shawn Todd

<[REDACTED]>

**Subject:** Letter to Saks

Hi Kim –

Good to speak with you earlier. Attached is a letter that we discussed on the phone and has been reviewed by Linda, Shawn and myself.

Ideally, we'd love for this to be on City Hall letterhead, but my office can also handle the release when we are ready, like we did with the prior rounds.

Please let us know your thoughts after your call with the Mayor later today.

Thank you again!

Best,  
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](http://downtowndallas.com)

**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:** [Tolbert, Kimberly](#)  
**To:** [Bentley, Robin](#)  
**Subject:** FW: Lead generation model  
**Date:** Tuesday, December 23, 2025 3:05:00 PM  
**Attachments:** [image001.png](#)  
[Lead Generation.png](#)  
[Dallas EDC - description of role v City OED.pptx](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

Did I get the updated ILA with my latest feedback so we can get this across the finish line?

Service First, Now!



**Kimberly Bizer Tolbert, ICMA-CM**

*City Manager*

**City of Dallas | [DallasCityNews.net](http://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](mailto:k.bizortolbert@dallas.gov)



---

**From:** Linda McMahon <[REDACTED]>  
**Sent:** Friday, December 19, 2025 12:53 PM  
**To:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>  
**Cc:** Bentley, Robin <[robin.bentley@dallas.gov](mailto:robin.bentley@dallas.gov)>; Gilbert Gerst <[REDACTED]>  
**Subject:** Lead generation model

**External Email!**

This is the Lead Generation Model that TIP Strategies shared with us in the early stages of our organization. It is the typical flow chart of a deal for any EDC. To clarify where the EDC Lane is I have inserted our roles. I have taken their model and inserted where the DEDC should lead in the process – see PowerPoint slide.

I have participated in several meetings this past year with OED on prospect pitches that included Site Selectors – In every case, there was the city pitch- which is the sales process - that included overall information on the city as well as workforce information. The recent project was not unusual – it was usual for Site Selector engagement – this is a point of difference between Robin’s opinion and what has actually happened in the last year. I have also participated in several pitches where Pegasus invited me to present with site selectors who were not coming through the DRC. And I have made pitches to companies both domestic and international with companies directly where the city has not engaged – because we were still in the sales process and not ready for the incentive negotiation.

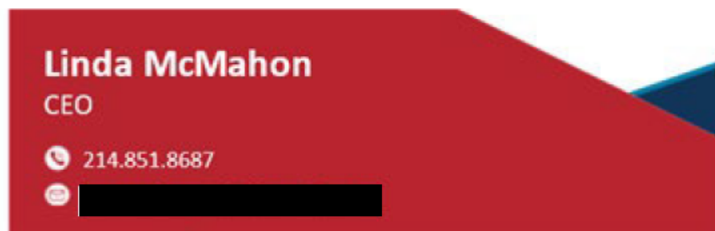
The Dallas EDC – like every other EDC – should be leading all presentations, preparing all presentation materials and making the presentation as well as organizing the others like DWU, Oncor, and any other site specific information that the potential prospect would like to know.

For your consideration.

Thanks so much for giving me the opportunity to talk about the state of the engagement and how we can be more effective and hopefully successful in the future.

Regards,

Linda



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

----- Forwarded message -----

From: **Jennifer Todd-Goynes** <[redacted]>  
Date: Wed, Jul 24, 2024 at 1:24 PM  
Subject: Lead generation model  
To: Linda McMahon <[redacted]>  
Cc: Tracye McDaniel <[redacted]> Erica Colston  
<[redacted]>

Hi Linda,

During our call yesterday we mentioned a TIP model for lead generation; I've included the image file as an attachment. Let us know if you have any questions- we're happy to discuss it further.

Best,  
Jenn



Jenn Todd-Goynes  
Senior Consultant, TIP Strategies  
Office +1 512 3439113  
[www.tipstrategies.com](http://www.tipstrategies.com)

**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:** [Bentley, Robin](#)  
**To:** [Tolbert, Kimberly](#); [Saab, Elizabeth](#)  
**Subject:** FW: Property Owners of Neiman Marcus Bldg. -- 1618 Main Street  
**Date:** Tuesday, April 29, 2025 11:44:25 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

---

Well, that is not great. This would essentially mean that all exterior changes to the building go through a scrutiny process for two years. Jason Harper is Ridley's appointee to Landmark Commission.

Would you like me to pass this along to Ian, or would you prefer to call Richard directly?

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

---

**From:** Ridley, Paul <[paul.ridley@dallas.gov](mailto:paul.ridley@dallas.gov)>  
**Sent:** Tuesday, April 29, 2025 11:26 AM  
**To:** Dunn, Rhonda <[rhonda.dunn@dallas.gov](mailto:rhonda.dunn@dallas.gov)>  
**Cc:** Bentley, Robin <[robin.bentley@dallas.gov](mailto:robin.bentley@dallas.gov)>  
**Subject:** RE: Property Owners of Neiman Marcus Bldg. -- 1618 Main Street

Rhonda,  
I believe ACM Robin Bentley can provide the contact information.



**Paul E. Ridley**  
Dallas City Council,  
District 14  
City of Dallas | [DallasCityNews.net](http://DallasCityNews.net)  
1500 Marilla Street, 5FN  
Dallas, TX 75201  
O: 214.670.5415  
[paul.ridley@dallascityhall.com](mailto:paul.ridley@dallascityhall.com)



---

**From:** Dunn, Rhonda <[rhonda.dunn@dallas.gov](mailto:rhonda.dunn@dallas.gov)>  
**Sent:** Tuesday, April 29, 2025 11:00 AM  
**To:** Ridley, Paul <[paul.ridley@dallas.gov](mailto:paul.ridley@dallas.gov)>  
**Subject:** Property Owners of Neiman Marcus Bldg. -- 1618 Main Street  
**Importance:** High

Good morning, Councilman Ridley:

I received a Statement of Intent from Landmark Commissioner Jason Harper to initiate the historic designation process for 1618 Main Street, the Neiman Marcus Building. (Thank you for your support in this matter.) At this point, staff along with the Designation Committee is attempting to determine and to contact the property owners(hip).

Attached above is DCAD information for the building. However, due to recent business transactions we are not certain this information is current or correct.

Councilman Ridley, "do you have contact information for the current owners of the building (and the lot/land)?"

**NOTICE:**

The City of Dallas is making it even easier to do Permitting, Historic Preservation Applications, and other Planning & Development functions.

*DallasNow* launches on May 5. Learn more at [Dallas.gov/DallasNow!](http://Dallas.gov/DallasNow!)

*Please be aware that as we convert to DallasNow, we will be unable to process new Certificate of Appropriateness applications from Friday, April 25 through Sunday, May 4. This may mean that some routine maintenance (administrative) applications submitted prior to April 25 may take a little longer, but we will strive to process them as quickly as possible after the conversion. It will NOT hold up any applications meant to be scheduled for Landmark Commission in June.*

*Consultation services by staff will continue throughout the "down" time, so feel free to contact us with questions.*

Kindest Regards,

*Rhonda Dunn, Ph.D.*

*Senior Planner – Historic Preservation*

Planning and Development

1500 Marilla St, Room 5CN

Dallas, TX 75201

Office: 214-671-5173 | Cell: **469-597-3827**

Email: [rhonda.dunn@dallas.gov](mailto:rhonda.dunn@dallas.gov)



**SERVICE FIRST, NOW!**

**Connect. Collaborate. Communicate.**

\*\*OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.\*\*

**From:** [Tolbert, Kimberly](#)  
**To:** [Saab, Elizabeth](#)  
**Subject:** Fwd: Letter to Saks  
**Date:** Thursday, March 13, 2025 11:55:31 AM  
**Attachments:** [image001.png](#)  
[NM letter 3.12.2025v3.docx](#)

---

Service First, Now!

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

Begin forwarded message:

**From:** Jennifer Scripps <[REDACTED]>  
**Date:** March 12, 2025 at 4:28:10 PM CDT  
**To:** "Tolbert, Kimberly" <k.bizortolbert@dallas.gov>, Linda McMahon <[REDACTED]>, Shawn Todd <[REDACTED]>  
**Subject:** Letter to Saks

**External Email!**

Hi Kim –

Good to speak with you earlier. Attached is a letter that we discussed on the phone and has been reviewed by Linda, Shawn and myself.

Ideally, we'd love for this to be on City Hall letterhead, but my office can also handle the release when we are ready, like we did with the prior rounds.

Please let us know your thoughts after your call with the Mayor later today.

Thank you again!

Best,

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](http://downtowndallas.com)

**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:** [Ayanna Garrett](#)  
**To:** [Board Members](#)  
**Cc:** [Lepeska, Heather](#); [Bentley, Robin](#)  
**Subject:** May 22nd Board Packet Pre-Read  
**Date:** Monday, May 19, 2025 5:33:35 PM  
**Attachments:** [Board Packet 5.22.2025 Pre-Read.pdf](#)

---

**External Email!**

Good afternoon,

Please find the Board Packet Pre-Read attached for your review.

Thank you,



**Ayanna Garrett**

Executive Assistant

214.556.2717

[\[REDACTED\]](#)

---

You're receiving this message because you're a member of the Board Members group from Dallas EDC. To take part in this conversation, reply all to this message.

[View group files](#) | [Leave group](#) | [Learn more about Microsoft 365 Groups](#)

**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:** [Smith, Megan K.](#)  
**To:** [Tolbert, Kimberly](#)  
**Cc:** [Hendrix, Nick](#); [Palomino, Tammy](#); [Rodriguez, Stacy](#); [Spaniol, Andrew](#); [Brian Rothenberg](#)  
**Subject:** NOTICE OF CLAIM ON BEHALF OF OVG PURSUANT TO TEXAS LOCAL GOVERNMENT CODE § 271.152 AND DALLAS CITY CODE § 2-86  
**Date:** Friday, December 12, 2025 1:33:00 PM  
**Attachments:** [2025.12.12 Notice of Claim.pdf](#)  
**Importance:** High

---

**External Email!**

Ms. Tolbert:

On behalf of Global Spectrum, L.P. d/b/a OVG360 ("OVG"), please see the attached, which also will be delivered by hand and certified mail.

Please let us know when you are available to discuss this matter. OVG is serving this notice solely to reserve its rights and hopes to meet with you soon.

Best regards,

Megan K. Smith

**O'Melveny**

**Megan K. Smith**



---

O'Melveny & Myers LLP  
1999 Avenue of the Stars, 8th Floor  
Los Angeles, CA 90067  
[Website](#) | [LinkedIn](#) | [Twitter](#)

*This message and any attached documents contain information from the law firm of O'Melveny & Myers LLP that may be confidential and/or privileged. If you are not the intended recipient, you may not read, copy, distribute, or use this information. If you have received this transmission in error, please notify the sender immediately by reply e-mail and then delete this message.*

**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:** [West, Chad](#)  
**To:** [Rick Welts](#)  
**Cc:** [Ettinger, Jake](#); [Long, Ashley](#)  
**Subject:** RE: March GDPC Breakfast - Dallas Mavericks and Dallas Stars  
**Date:** Tuesday, January 13, 2026 4:52:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

Understand completely Rick. I am going to follow up with GDPC.



**Chad West**

*Council Member, District 1*

**City of Dallas** | [www.dallascityhall.com](http://www.dallascityhall.com)

Mayor and City Council, District 1

1500 Marilla St, Room 5FN

Dallas, TX 75201

O: 214-670-0776

[chad.west@dallas.gov](mailto:chad.west@dallas.gov)



If you'd like to subscribe to our bi-weekly newsletter, [click here](#).

*\*\*OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.\*\**

---

**From:** Rick Welts <[REDACTED]>  
**Sent:** Tuesday, January 13, 2026 3:40 PM  
**To:** West, Chad <[chad.west@dallas.gov](mailto:chad.west@dallas.gov)>  
**Cc:** Ettinger, Jake <[jake.ettinger@dallas.gov](mailto:jake.ettinger@dallas.gov)>; Long, Ashley <[ashley.long@dallas.gov](mailto:ashley.long@dallas.gov)>  
**Subject:** Re: March GDPC Breakfast - Dallas Mavericks and Dallas Stars

**External Email!**

Not surprisingly the lawyers think it a no-go to have the Mavs and the Stars on the same panel while in litigation. If you want to make it all Mavs I'd be happy to do it. Thanks!

Sent from my iPhone



Rick Welts  
Chief Executive Officer  
Dallas Mavericks | 1333 N. Stemmons Freeway Ste. 105 | Dallas, TX 75207  
Office: [REDACTED] | [REDACTED]

On Jan 12, 2026, at 9:44 AM, West, Chad <[chad.west@dallas.gov](mailto:chad.west@dallas.gov)> wrote:

You don't often get email from [chad.west@dallas.gov](mailto:chad.west@dallas.gov). [Learn why this is important](#)

Rick,

Good morning! See below. Are you available by chance to join us for this panel? I'm going to ask Brad Alberts as well.

Chad

---

**From:** Landa, Ruben <[REDACTED]>  
**Sent:** Sunday, January 11, 2026 10:26 PM  
**To:** West, Chad <[chad.west@dallas.gov](mailto:chad.west@dallas.gov)>  
**Cc:** Ettinger, Jake <[jake.ettinger@dallas.gov](mailto:jake.ettinger@dallas.gov)>; Alexander, David <[REDACTED]>  
**Subject:** March GDPC Breakfast - Dallas Mavericks and Dallas Stars

**External Email!**

Hey Chad,

I hope all is well. I wanted to follow-up on our discussion about the GDOC hosting a breakfast that is focused on the Dallas Mavericks and Dallas Stars. Our breakfast slot for March is open (Thursday March 26<sup>th</sup> @ 8:00 to 9:30 a.m. at the Park City Club). Can you help me secure the absolutely best speaker from both franchises to give an update on their respect situations and we can also use the event to talk about how important they are to the City of Dallas. I am also happy to include you in the program as the Chairman of the Ad Hoc Committee on Professional Sports Recruitment and Retention.

Let me know what you think. Thanks, mister.

**Ruben Landa**

President

Greater Dallas Planning Council

[REDACTED]

[REDACTED]

[www.gdpc.org](http://www.gdpc.org)

<image001.png>

---

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies.

**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.

**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:** [Rick Welts](#)  
**To:** [West, Chad](#)  
**Subject:** Re: March GDPC Breakfast - Dallas Mavericks and Dallas Stars  
**Date:** Tuesday, January 13, 2026 7:22:25 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

---

**External Email!**

For sure!!  
Sent from my iPhone



Rick Welts  
Chief Executive Officer  
Dallas Mavericks | 1333 N. Stemmons Freeway Ste. 105 | Dallas, TX 75207  
[REDACTED] | [REDACTED]

On Jan 13, 2026, at 5:10 PM, West, Chad <[chad.west@dallas.gov](mailto:chad.west@dallas.gov)> wrote:

Rick, would you be ok sharing the stage with Greg Bibb from the Dallas Wings?

<[image002.png](#)>

**Chad West**  
*Council Member, District 1*  
**City of Dallas |**  
[www.dallascityhall.com](http://www.dallascityhall.com)  
Mayor and City Council, District 1  
1500 Marilla St, Room 5FN  
Dallas, TX 75201  
O: 214-670-0776  
[chad.west@dallas.gov](mailto:chad.west@dallas.gov)

<[image003.png](#)>

<[image004.png](#)>

<[image005.png](#)>

If you'd like to subscribe to our bi-weekly newsletter, [click here](#).

*\*\*OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.\*\**

---

**From:** West, Chad  
**Sent:** Monday, January 12, 2026 9:44 AM  
**To:** [REDACTED]  
**Cc:** Ettinger, Jake <jake.ettinger@dallas.gov>; Long, Ashley <ashley.long@dallas.gov>  
**Subject:** FW: March GDPC Breakfast - Dallas Mavericks and Dallas Stars

Rick,

Good morning! See below. Are you available by chance to join us for this panel? I'm going to ask Brad Alberts as well.

Chad

---

**From:** Landa, Ruben <[REDACTED]>  
**Sent:** Sunday, January 11, 2026 10:26 PM  
**To:** West, Chad <[chad.west@dallas.gov](mailto:chad.west@dallas.gov)>  
**Cc:** Ettinger, Jake <[jake.ettinger@dallas.gov](mailto:jake.ettinger@dallas.gov)>; Alexander, David <[REDACTED]>  
**Subject:** March GDPC Breakfast - Dallas Mavericks and Dallas Stars

**External Email!**

Hey Chad,

I hope all is well. I wanted to follow-up on our discussion about the GDOC hosting a breakfast that is focused on the Dallas Mavericks and Dallas Stars. Our breakfast slot for March is open (Thursday March 26<sup>th</sup> @ 8:00 to 9:30 a.m. at the Park City Club). Can you help me secure the absolutely best speaker from both franchises to give an update on their respect situations and we can also use the event to talk about how important they are to the City of Dallas. I am also happy to include you in the program as the Chairman of the Ad Hoc Committee on Professional Sports Recruitment and Retention.

Let me know what you think. Thanks, mister.

**Ruben Landa**

President

Greater Dallas Planning Council

██████████ – Mobile

████████████████████

[www.gdpc.org](http://www.gdpc.org)

<image006.png>

---

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies.

**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.

**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:** [Randy Shear](#)  
**To:** [Sanchez, Josue](#); [Johnson, Eric](#)  
**Cc:** [Anderson, Chad](#); [West, Chad](#); [Moreno, Jesse](#); [Brewer, Carlton](#); [Johnson, Maxie](#); [Resendez, Jaime](#); [Cadena, Laura](#); [Bazaldua, Adam](#); [Blair, Lorie](#); [Blackmon, Paula](#); [Stewart, Katherine](#); [Roth, William](#); [Mendelsohn, Cara](#); [Willis, Gay](#); [Ridley, Paul](#)  
**Subject:** The Big D Project Proposal-RandShearDesigns LLC  
**Date:** Sunday, March 1, 2026 2:39:43 PM  
**Attachments:** [The Big D Project Proposal-RandShearDesigns LLC.pdf](#)

---

**External Email!**

Josue

This proposal is copied to the Mayor's office and the City Council Members  
If there are any questions about the proposal, please don't hesitate to contact me.  
I have signed up to speak on Wednesday, March 10th.  
Thanks Rand

**'Imagine the Future Today' rs**

214-914-9969

**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:** [Ettinger, Jake](#)  
**To:** [Luke Mallinson](#) <[REDACTED]>  
**Cc:** [Long, Ashley](#); [West, Chad](#)  
**Subject:** FW: CONFIDENTIAL - Seeking input on proposed Jefferson Blvd. realignment  
**Date:** Monday, February 2, 2026 3:22:52 PM  
**Attachments:** [Screenshot 2026-01-27 103541.png](#)  
[image001.png](#)  
[Screenshot 2026-01-27 102117.png](#)  
[Combined 1.30.2026.pdf](#)

---

Hi Luke,

As discussed, please see the email below. I'm also adding the Council Materials from last Friday night which provide a little more (public) detail on staff's plans. See pages 13-14. Look forward to seeing you on the 17<sup>th</sup> and thanks for all your help advocating for these various projects.

Best,

**Jake Ettinger**  
*Chief of Staff, District 1*

Mayor & City Council Office  
1500 Marilla Street, 5FN  
Dallas, TX 75201  
Cell: (945) 324 1680  
Email: [jake.ettinger@dallas.gov](mailto:jake.ettinger@dallas.gov)



**Connect. Collaborate. Communicate.**

\*\*OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.\*\*

If you'd like to subscribe to our bi-weekly newsletter, [click here](#). Si quiere inscribirse a nuestro newsletter, [haga click aquí](#).

---

**From:** Ettinger, Jake  
**Sent:** Friday, January 30, 2026 11:36 AM  
**To:** [REDACTED] brenndan yarborough  
<[REDACTED]> Philip Hiatt Haigh <[REDACTED]>  
**Cc:** Long, Ashley <ashley.long@dallas.gov>; West, Chad <chad.west@dallas.gov>  
**Subject:** CONFIDENTIAL - Seeking input on proposed Jefferson Blvd. realignment

Good morning trusted advisors,

I'm going to start by asking that you **please do not share this email or the attached images**

with anyone without our permission.

As many of you already know, we recently learned about a monkey wrench in the Oak Farms Transportation Corridors Study – which calls for converting Houston St. Viaduct into a streetcar/bike/pedestrian greenway and converting Jefferson Blvd. Viaduct into two-way car traffic (two vehicle lanes in each direction).

The Convention Center team’s presentations last week show some ambiguity about the future connection of Jefferson into downtown, which could hinder the Oak Farms plans. After CM West grilled them at Council Briefing, Convention Center team reached out and met with us to talk through the long term plans here.

Attached is their preferred alternative which would still allow for Oak Farms street conversions, but creates a more complicated connection once the greenway gets north past the freeway and into downtown as Jefferson traffic would be routed back onto Houston. Once again, please do not share these screenshots I took during our meeting, as they are not public and they do not know I have these images.

That being said, if you don’t mind **reviewing and providing your input on these plans**, we’d greatly appreciate it. They said it would be impossible to route Jefferson under the Convention Center (as we had originally expected), and not feasible to route through Convention Center. We are still skeptical about this route and connectivity onto Hotel St westbound (which would be upgraded with a 12-foot-wide protected bike path) and eastbound would cut through a convention center parking garage. We plan to meet with them on site for a walk through because we are skeptical about how smooth and comfortable the experience will be for cyclists and pedestrians once they get off Houston viaduct and down the ramp onto Hotel St. Please feel free to send comments/questions before our walk through meeting (yet to be scheduled, but I’m guessing next week or two) that we can include in our next conversations with Convention Center team. It is crucial we get this bike and pedestrian connectivity right between Oak Cliff & Downtown.

Thank you all for your help and don’t hesitate to reach out with questions.

Best,

**Jake Ettinger**  
*Chief of Staff, District 1*

Mayor & City Council Office  
1500 Marilla Street, 5FN  
Dallas, TX 75201  
Cell: (945) 324 1680  
Email: [jake.ettinger@dallas.gov](mailto:jake.ettinger@dallas.gov)



SERVICE FIRST, NOW!

**Connect. Collaborate. Communicate.**

\*\*OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.\*\*

If you'd like to subscribe to our bi-weekly newsletter, [click here](#). Si quiere inscribirse a nuestro newsletter, [haga click aquí](#).

**From:** [Weedon, Janette](#)  
**To:** [Directors Exchange](#); [Assistant Directors](#)  
**Cc:** [CMO Executive Team](#); [CMO Management Assistants](#); [Guel, Ivan](#); [Zieman, Suzanne](#); [Jackson, Ronald](#); [Ghaffar, Abdullah](#); [Harkins, Nathan](#); [Erickson, Thor](#); [Ramon, Paul](#); [Anderson, James](#); [Land, Alexander](#); [Johnson, John](#); [Davis, Jarred](#); [Andre, Michele](#); [Muniz, Jesse](#); [Abraham, Anesa](#); [Reed, Jeremy](#); [Goree, Ahmad](#)  
**Subject:** Priority Based Budgeting - Refining Program Inventory - 10/23  
**Date:** Wednesday, October 22, 2025 4:02:05 PM  
**Attachments:** [image001.png](#)  
[Priority Based Budgeting - Refining Program Inventory.docx](#)  
[Program Inventory FY26.xlsx](#)

---

Good afternoon,

We are relaunching Priority Based Budgeting (PBB) for FY27 budget development, starting with Program Inventory. The most important step of PBB is the development of a comprehensive Program Inventory. Program Inventory is the foundation for all other steps – it’s difficult to evaluate priorities, align spending with goals, or make funding decisions if programs are too big and don’t reveal where resources are really going, or if the programs are too small to evaluate value or impact .

We are hosting a Refining Program Inventory session tomorrow at 2 pm for Directors and Assistant Directors (others welcome). Agenda and current Program Inventory sorted by Foundational Pillar attached. Please bring your questions to the meeting. Please do not “reply all”.

Thank you, Code Compliance Services and Planning & Development for your willingness to share.

Thanks,  
Janette

## Janette Weedon

*Director*

Budget & Management Services  
1500 Marilla Street, 4FN  
Dallas, TX 75201  
**Office:** (214) 670-5349 | **Cell:** (469) 724-2560  
**Email:** [janette.weedon@dallas.gov](mailto:janette.weedon@dallas.gov)



**Connect. Collaborate. Communicate.**

\*\*OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.\*\*

**From:** [Linda McMahon](#)  
**To:** [Tolbert, Kimberly](#)  
**Cc:** [Saab, Elizabeth](#)  
**Subject:** RE:  
**Date:** Monday, March 24, 2025 3:24:40 PM  
**Attachments:** [image001.png](#)

---

**External Email!**

Thank you.



**Linda McMahon**

CEO

📞 214.851.8687



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

---

**From:** Tolbert, Kimberly <k.bizortolbert@dallas.gov>  
**Sent:** Monday, March 24, 2025 3:24 PM  
**To:** Linda McMahon <[REDACTED]>  
**Cc:** Saab, Elizabeth <elizabeth.saab@dallas.gov>  
**Subject:** Re:

I will handle.

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 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



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

---

This message may contain confidential and privileged information for the sole use of the intended recipient. Any review, disclosure, distribution by others or forwarding without express permission is strictly prohibited. If it has been sent to

you in error, please reply to advise the sender of the error and then immediately delete this message.

Please see our website at <https://www.gibsondunn.com/> for information regarding the firm and/or our privacy policy.

---

**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.

**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:** [Maria Loza](#)  
**To:** [John Stephens](#); [Tricia Roark](#); [Wanwan Yue](#); [Board of Directors](#); [Fuentes, Ardo \(Dallas\)](#)  
**Cc:** [Holly Reed](#); [Michon Fulgham](#); [Chris Heinbaugh](#)  
**Subject:** Re: [EXTERNAL] Re: Swedish Company Delegation Dinner Reception  
**Date:** Tuesday, November 18, 2025 5:12:40 PM  
**Attachments:** [image001.png](#)

---

**External Email!**

Thank you, Ardo. Your name is on the list.

John you're also on the list.

Thank you,  
Maria Loza

---

**From:** Fuentes, Ardo <[REDACTED]>  
**Sent:** Tuesday, November 18, 2025 5:08:16 PM  
**To:** John Stephens <[REDACTED]> Maria Loza <[REDACTED]> Tricia Roark <[REDACTED]> Wanwan Yue <[REDACTED]> Board of Directors <[REDACTED]>  
**Cc:** Holly Reed <[REDACTED]> Michon Fulgham <[REDACTED]> Chris Heinbaugh <[REDACTED]>  
**Subject:** Re: [EXTERNAL] Re: Swedish Company Delegation Dinner Reception

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](#)

---

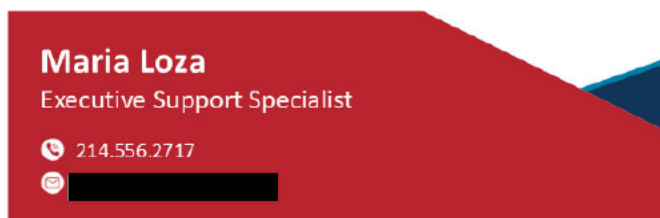
**From:** Maria Loza <[REDACTED]>  
**Sent:** Tuesday, November 18, 2025 4:06:42 PM  
**To:** Tricia Roark <[REDACTED]> Wanwan Yue <[REDACTED]> Board of Directors <[REDACTED]>

<[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,



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

This message, and any of its attachments, is for the intended recipient(s) only, and it may contain information that is privileged, confidential, and/or proprietary and subject to important terms and conditions available at <http://www.stifel.com/disclosures/emaildisclaimers/>. If you are not the intended recipient, please delete this message and immediately notify the sender. No confidentiality, privilege, or property rights are waived or lost by any errors in transmission.

---

You're receiving this message because you're a member of the Board of Directors group from Dallas EDC. To take part in this conversation, reply all to this message.

[View group files](#) | [Leave group](#) | [Learn more about Microsoft 365 Groups](#)

**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](#)  
**Cc:** [Goree, Ahmad](#); [Bentley, Robin](#)  
**Subject:** RE: AT&T Brief-Confidential  
**Date:** Thursday, September 11, 2025 10:04:44 PM  
**Attachments:** [image001.png](#)

---

**External Email!**

I hope it was helpful.



**Linda McMahon**

CEO

214.851.8687



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

---

**From:** Tolbert, Kimberly <k.bizortolbert@dallas.gov>  
**Sent:** Thursday, September 11, 2025 9:51 PM  
**To:** Linda McMahon <[REDACTED]>  
**Cc:** Goree, Ahmad <ahmad.goree@dallas.gov>; robin.bentley@dallas.gov  
**Subject:** Re: AT&T Brief-Confidential

Perfect. Thank you. I am ready for tomorrow.

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 Sep 11, 2025, at 5:12 PM, Linda McMahon  
<[REDACTED]> wrote:

---

**External Email!**

<image001.gif>

Please see attached for Ms. Tolbert.

I found out today that AT&T actually issued an RFP for the new HQ- that information is in the brief.

<image002.png>

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

**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.

<AT&T Brief.docx>

**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:** [Goree, Ahmad](#)  
**To:** [Linda McMahon](#)  
**Cc:** [Tolbert, Kimberly](#); [Bentley, Robin](#)  
**Subject:** RE: AT&T Brief-Confidential  
**Date:** Thursday, September 11, 2025 9:27:45 PM  
**Attachments:** [image004.png](#)  
[image005.png](#)

---

Received!

Service First, Now!

**Ahmad Goree**  
*Chief of Staff*

City Manager's Office  
1500 Marilla Street, 4EN  
Dallas, TX 75201  
**Office:** 214-670-4549 **Cell:** 945-346-1858  
**Email:** [Ahmad.Goree@Dallas.gov](mailto:Ahmad.Goree@Dallas.gov)



**Connect. Collaborate. Communicate.**

\*\*OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.\*\*

---

**From:** Linda McMahon <[REDACTED]>  
**Sent:** Thursday, September 11, 2025 5:10 PM  
**To:** Goree, Ahmad <ahmad.goree@dallas.gov>  
**Cc:** Tolbert, Kimberly <k.bizortolbert@dallas.gov>; Bentley, Robin <robin.bentley@dallas.gov>  
**Subject:** AT&T Brief-Confidential

**External Email!**

Please see attached for Ms. Tolbert.

I found out today that AT&T actually issued an RFP for the new HQ- that information is in the brief.



**Linda McMahon**

CEO

214.851.8687



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

---

**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:** [Goree, Ahmad](#)  
**To:** [Linda McMahon](#); [Tolbert, Kimberly](#); [Henderson, Tawana](#)  
**Subject:** Re: ATT Coordination  
**Date:** Friday, October 31, 2025 12:19:08 PM  
**Attachments:** [image001.png](#)

---

Adding [@Henderson, Tawana](#) to work on this

Service First, Now!

Ahmad Goree  
Chief of Staff to the City Manager

---

**From:** Linda McMahon <[REDACTED]>  
**Sent:** Friday, October 31, 2025 12:09:14 PM  
**To:** Goree, Ahmad <ahmad.goree@dallas.gov>; Tolbert, Kimberly <k.bizortolbert@dallas.gov>  
**Subject:** Fw: ATT Coordination

**External Email!**

Ahmad  
Ms Tolbert would like to get Billy on her calendar. Please assist. Thanks

Linda McMahon  
[Dallas Economic Development Corporation](#)

---

**From:** Billy Prewitt <[REDACTED]>  
**Sent:** Friday, October 31, 2025 11:18:15 AM  
**To:** Linda McMahon <[REDACTED]>  
**Subject:** ATT Coordination

Linda, can you give me a call when you have a second. I would like to figure out how we can coordinate efforts on keeping ATT downtown. It sounds like there has been some misinformation about us selling Whitacre tower to Mike Hoque which is not true. We want be a part of the solution.

**PACIFICELM**  
PROPERTIES

**William "Billy" Prewitt**  
Chief Executive Officer

[REDACTED]  
1601 Elm St, Suite 3110 Dallas, TX 75201  
[REDACTED]

**IMPORTANT NOTICE:** This e-mail and the information contained in, and the documents or files attached to this e-mail, may be confidential, proprietary, and/or legally privileged and are intended only for the intended recipient(s). If you are not the intended recipient(s) of this message, please notify the sender immediately by return e-mail and destroy this message and any and all attachments immediately. This e-mail is not an offer to buy or sell or a solicitation to buy or sell any securities, investment products or investment advisory services. You acknowledge and agree that this e-mail is subject to the terms and conditions set forth in the following link: <https://www.pacificelm.com/email-disclaimer>

**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:** [Sparks, Clifford](#)  
**To:** [Linda McMahon](#)  
**Cc:** [Tolbert, Kimberly](#); [Goree, Ahmad](#)  
**Subject:** RE: Checking in on the Senate Bill  
**Date:** Wednesday, August 6, 2025 5:05:52 PM  
**Attachments:** [image004.png](#)  
[image005.png](#)

---

Hey Linda, so I talked with Senator Bettencourt's staff today as they passed the bill without the exemption for public safety like we discussed over the weekend. But they did it because they know the bill isn't going anywhere unless the Democrats come back from the quorum break. But they said they will work with Chairman Morgan Meyer if the Democrats come back to put in the exemption... so I would continue to keep your powder dry until we know what the democrats are going to do first.

Hope that helps.



**Clifford Sparks**  
State Legislative Director  
City of Dallas  
Dallas City Attorney's Office  
1500 Marilla St., 7DN  
Dallas, TX 75201  
O: 469-354-6429  
C: 469-222-9481  
[Clifford.Sparks@dallas.gov](mailto:Clifford.Sparks@dallas.gov)

---

**From:** Linda McMahon <[REDACTED]>  
**Sent:** Wednesday, August 6, 2025 5:01 PM  
**To:** Sparks, Clifford <[clifford.sparks@dallas.gov](mailto:clifford.sparks@dallas.gov)>  
**Cc:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>; Goree, Ahmad <[ahmad.goree@dallas.gov](mailto:ahmad.goree@dallas.gov)>  
**Subject:** Checking in on the Senate Bill

**External Email!**

Good afternoon Mr. Sparks  
Any news on the Senate Bill we have been discussing? I also reached out to The Real Estate Council and they are working on it through their consultant Blanca LaBorde. Please advise, as I am holding the Op Ed we discussed. I look forward to hearing from you.

Regards,

Linda McMahon



Linda McMahon

CEO

214.851.8687



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

**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:** [Maria Loza](#)  
**To:** [Alan Dorantes](#); [Dorantes, Alan](#); [REDACTED] [Ardo Fuentes](#); [Fuentes, Ardo \(Dallas\)](#); [Chris Bradshaw](#); [Chris Heinbaugh](#); [Chris Heinbaugh](#); [Robert, Kimberly](#); [Cynthia Figueroa](#); [Cynthia Figueroa](#); [Dania Duncan Moreno](#); [Dr. Delva King](#); [Gilbert Gerst](#); [Lepeska, Heather](#); [Holly Reed](#); [Holly Reed](#); [REDACTED] [Jeanne Phillips](#); [Jimmy Tran](#); [Jimmy Tran](#); [John Stephens](#); [Johnnie King](#); [Spath, Kevin](#); [Michon Fulgham](#); [Michon Fulgham](#); [Bentley, Robin](#); [Gomez, Sandy](#)  
**Cc:** [Linda McMahon](#); [Nebiat Wodere](#); [Paul Von Wupperfeld](#); [Tricia Roark](#); [Wanwan Yue](#); [Maria Loza](#)  
**Subject:** RE: DEDC Board Meeting - March 2nd  
**Date:** Thursday, February 26, 2026 2:10:14 PM  
**Attachments:** [image001.png](#)  
[Board Packet Pre-Read 3-2-26.pdf](#)

**External Email!**

Good afternoon,

Please find attached the pre-read packet for the upcoming March 2<sup>nd</sup> board meeting.

**\* Reminder, quorum is required so your in-person attendance is highly critical. We must have in-person quorum for the meeting to take place.**

Thank you,



**Maria Loza**  
Executive Support Specialist  
214.556.2717  
[REDACTED]

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

**From:** Maria Loza <[REDACTED]>  
**Sent:** Tuesday, February 17, 2026 3:19 PM  
**To:** Alan Dorantes <[REDACTED]> Dorantes, Alan <[REDACTED]>  
Alan Walne <[REDACTED]> Alan Walne <[REDACTED]> Ardo Fuentes  
<[REDACTED]> Fuentes, Ardo (Dallas) <[REDACTED]> Chris Bradshaw  
<[REDACTED]> Chris Heinbaugh <[REDACTED]> Chris Heinbaugh  
<[REDACTED]> Cynthia Figueroa <[REDACTED]> Cynthia Figueroa  
<[REDACTED]> Dania Duncan Moreno <[REDACTED]> Dr.  
Delva King <[REDACTED]> Gilbert Gerst <[REDACTED]> Holly Reed  
<[REDACTED]> Holly Reed <[REDACTED]> [REDACTED]  
Jeanne Phillips <[REDACTED]> Jimmy Tran <[REDACTED]> Jimmy Tran  
<[REDACTED]> John Stephens <[REDACTED]> John Stephens  
<[REDACTED]> Johnnie King <[REDACTED]> Michon Fulgham  
<[REDACTED]> Board of Directors <[REDACTED]> Michon  
Fulgham <[REDACTED]> Gomez, Sandy  
<[REDACTED]>

Cc: Linda McMahon <[REDACTED]> Maria Loza <[REDACTED]> Nebiat Wodere <[REDACTED]> Paul Von Wupperfeld <[REDACTED]> Tricia Roark <[REDACTED]> Wanwan Yue <[REDACTED]>  
**Subject:** DEDC Board Meeting - March 2nd  
**Importance:** High

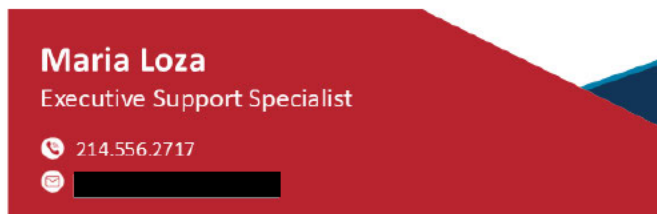
Dear Board Members,

We are scheduling a board meeting on March 2<sup>nd</sup> at 9 am – 10:30 am to discuss the 2027 – 2028 budget. This is a short notice request and truly appreciate your flexibility and availability. **Quorum is required so your in-person attendance is highly critical,** however there will be a virtual link. If you're not able to attend, please let me know so we can plan accordingly.

The meeting will focus on reviewing and approving 2027 - 2028 budget. Relevant materials will be shared as soon as possible in advance of the meeting.

Please let me know if you anticipate any conflicts. Thank you in advance for your time and continued leadership.

Thank you,



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

**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:** [Maria Loza](#)  
**To:** [Tolbert, Kimberly](#); [Rastogi, Dev](#); [Goree, Ahmad](#)  
**Cc:** [Henderson, Tawana](#); [Linda McMahon](#)  
**Subject:** RE: DEDC Board Meeting on Tuesday, February 10th  
**Date:** Thursday, February 5, 2026 4:58:56 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

---

**External Email!**

City Manager Tolbert,

Is your office able to provide the Love Field Master Plan presentation that will be presented in the board meeting on Feb 10<sup>th</sup>? We would like to include it in the pre-read that goes out tomorrow to the board, if you would like.

Thank you,



**Maria Loza**  
Executive Support Specialist

214.556.2717



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

---

**From:** Tolbert, Kimberly <k.bizortolbert@dallas.gov>  
**Sent:** Tuesday, February 3, 2026 1:37 PM  
**To:** Linda McMahon <[REDACTED]> Rastogi, Dev <dev.rastogi@dallas.gov>; Goree, Ahmad <ahmad.goree@dallas.gov>  
**Cc:** robin.bentley@dallas.gov; Henderson, Tawana <tawana.henderson@dallas.gov>; Maria Loza <[REDACTED]> Nebiat Wodere <[REDACTED]>  
**Subject:** RE: DEDC Board Meeting on Tuesday, February 10th

Thanks, Linda for sharing this email with us in advance of the meeting on the 10<sup>th</sup>. Dev will provide the materials since we are briefing the full City Council tomorrow on the LEAP. You will also have an updated version of the ILA prior to then as well. Please do not proceed with the version sent to me on January 20 since revisions are underway. I'm running behind on my turnaround time but it is a priority for me.

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](mailto:k.bizortolbert@dallas.gov)



---

**From:** Linda McMahon <[REDACTED]>  
**Sent:** Tuesday, February 3, 2026 8:01 AM  
**To:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>; Rastogi, Dev <[dev.rastogi@dallas.gov](mailto:dev.rastogi@dallas.gov)>; Goree, Ahmad <[ahmad.goree@dallas.gov](mailto:ahmad.goree@dallas.gov)>  
**Cc:** Bentley, Robin <[robin.bentley@dallas.gov](mailto:robin.bentley@dallas.gov)>; Henderson, Tawana <[tawana.henderson@dallas.gov](mailto:tawana.henderson@dallas.gov)>; Maria Loza <[REDACTED]> Nebiat Wodere <[REDACTED]>  
**Subject:** DEDC Board Meeting on Tuesday, February 10th

**External Email!**

CM Tolbert and Dev, we have you on our agenda on Tuesday to give a briefing on the Love Field Master Plan. You are first on the agenda after public comment. Please let me know if you have any materials that you would like for us to send out in advance. We will be sending our Board Pre-read package out on Friday so will want to include it if you would like. As a reminder, the meeting will be held at Downtown Dallas, Inc.'s office in the Field Street Conference Room starting at 9am.

Also, please note that the ILA will be discussed and the most recent ILA Addendum redline and clean copy that I returned to you on January 20<sup>th</sup> will also be included in the Pre-read, unless there is some update on that issue.

Please let me know if you have any questions and we look forward to your presentation on Tuesday.

Regards,

Linda



Linda McMahon

CEO

214.851.8687



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

From: Maria Loza <[REDACTED]>

Sent: Monday, February 2, 2026 4:57 PM

To: Lepeska, Heather <[heather.lepeska@dallas.gov](mailto:heather.lepeska@dallas.gov)>; [kevin.spath@dallas.gov](mailto:kevin.spath@dallas.gov)

Cc: Linda McMahon <[REDACTED]> Nebiat Wodere <[REDACTED]>

Subject: DEDC - Feb 10th Board Meeting Agenda

Hi Heather,

Attached is the February 10<sup>th</sup> board meeting agenda. Please post it.

Thank you,



Maria Loza

Executive Support Specialist

214.556.2717



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

**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.

**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:** [Maria Loza](#)  
**To:** [Henderson, Tawana](#); [Tolbert, Kimberly](#); [Rastogi, Dev](#); [Goree, Ahmad](#)  
**Cc:** [Linda McMahon](#)  
**Subject:** RE: DEDC Board Meeting on Tuesday, February 10th  
**Date:** Thursday, February 5, 2026 5:23:44 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

---

**External Email!**

Hi Tawana,

Any time tomorrow. If not, you can send it Monday morning.

Thank you,



**Maria Loza**  
Executive Support Specialist

214.556.2717



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

---

**From:** Henderson, Tawana <tawana.henderson@dallas.gov>  
**Sent:** Thursday, February 5, 2026 5:16 PM  
**To:** Maria Loza <[REDACTED]> k.bizortolbert@dallas.gov; Rastogi, Dev <dev.rastogi@dallas.gov>; Goree, Ahmad <ahmad.goree@dallas.gov>  
**Cc:** Linda McMahon <[REDACTED]>  
**Subject:** RE: DEDC Board Meeting on Tuesday, February 10th

Hi Maria,

I just spoke with Dev, and she is asking by what time tomorrow you will need it?

**Thank you!**

**Tawana Henderson**

Executive Assistant to the City  
Manager and the Chief of Staff

City of Dallas | [dallascityhall.com](http://dallascityhall.com)

City Manager's Office  
1500 Marilla St., 4EN  
Dallas, TX 75201  
O: 214-670-3302 | C: 469-858-8048  
[tawana.henderson@dallas.gov](mailto:tawana.henderson@dallas.gov)



**Connect. Collaborate. Communicate.**

**\*\*OPEN RECORDS NOTICE:** This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.\*\*

---

**From:** Maria Loza <[REDACTED]>  
**Sent:** Thursday, February 5, 2026 4:59 PM  
**To:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>; Rastogi, Dev <[dev.rastogi@dallas.gov](mailto:dev.rastogi@dallas.gov)>; Goree, Ahmad <[ahmad.goree@dallas.gov](mailto:ahmad.goree@dallas.gov)>  
**Cc:** Henderson, Tawana <[tawana.henderson@dallas.gov](mailto:tawana.henderson@dallas.gov)>; Linda McMahon <[REDACTED]>  
**Subject:** RE: DEDC Board Meeting on Tuesday, February 10th

**External Email!**

City Manager Tolbert,

Is your office able to provide the Love Field Master Plan presentation that will be presented in the board meeting on Feb 10<sup>th</sup>? We would like to include it in the pre-read that goes out tomorrow to the board, if you would like.

Thank you,



**Maria Loza**  
Executive Support Specialist  
214.556.2717  
[REDACTED]

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

---

**From:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>

**Sent:** Tuesday, February 3, 2026 1:37 PM

**To:** Linda McMahon <[REDACTED]> Rastogi, Dev <[dev.rastogi@dallas.gov](mailto:dev.rastogi@dallas.gov)>; Goree, Ahmad <[ahmad.goree@dallas.gov](mailto:ahmad.goree@dallas.gov)>

**Cc:** [robin.bentley@dallas.gov](mailto:robin.bentley@dallas.gov); Henderson, Tawana <[tawana.henderson@dallas.gov](mailto:tawana.henderson@dallas.gov)>; Maria Loza <[REDACTED]> Nebiat Wodere <[REDACTED]>

**Subject:** RE: DEDC Board Meeting on Tuesday, February 10th

Thanks, Linda for sharing this email with us in advance of the meeting on the 10<sup>th</sup>. Dev will provide the materials since we are briefing the full City Council tomorrow on the LEAP. You will also have an updated version of the ILA prior to then as well. Please do not proceed with the version sent to me on January 20 since revisions are underway. I'm running behind on my turnaround time but it is a priority for me.

Service First, Now!



**Kimberly Bizer Tolbert, ICMA-CM**

*City Manager*

**City of Dallas | [DallasCityNews.net](http://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](mailto:k.bizortolbert@dallas.gov)



---

**From:** Linda McMahon <[REDACTED]>

**Sent:** Tuesday, February 3, 2026 8:01 AM

**To:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>; Rastogi, Dev <[dev.rastogi@dallas.gov](mailto:dev.rastogi@dallas.gov)>; Goree, Ahmad <[ahmad.goree@dallas.gov](mailto:ahmad.goree@dallas.gov)>

**Cc:** Bentley, Robin <[robin.bentley@dallas.gov](mailto:robin.bentley@dallas.gov)>; Henderson, Tawana <[tawana.henderson@dallas.gov](mailto:tawana.henderson@dallas.gov)>; Maria Loza <[REDACTED]> Nebiat Wodere <[REDACTED]>

**Subject:** DEDC Board Meeting on Tuesday, February 10th

**External Email!**

CM Tolbert and Dev, we have you on our agenda on Tuesday to give a

briefing on the Love Field Master Plan. You are first on the agenda after public comment. Please let me know if you have any materials that you would like for us to send out in advance. We will be sending our Board Pre-read package out on Friday so will want to include it if you would like. As a reminder, the meeting will be held at Downtown Dallas, Inc.'s office in the Field Street Conference Room starting at 9am.

Also, please note that the ILA will be discussed and the most recent ILA Addendum redline and clean copy that I returned to you on January 20<sup>th</sup> will also be included in the Pre-read, unless there is some update on that issue.

Please let me know if you have any questions and we look forward to your presentation on Tuesday.

Regards,

Linda



**Linda McMahon**

CEO

214.851.8687



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

---

**From:** Maria Loza <[redacted]>

**Sent:** Monday, February 2, 2026 4:57 PM

**To:** Lepaska, Heather <[heather.lepeska@dallas.gov](mailto:heather.lepeska@dallas.gov)>; [kevin.spath@dallas.gov](mailto:kevin.spath@dallas.gov)

**Cc:** Linda McMahon <[redacted]> Nebiat Wodere <[redacted]>

**Subject:** DEDC - Feb 10th Board Meeting Agenda

Hi Heather,

Attached is the February 10<sup>th</sup> board meeting agenda. Please post it.

Thank you,



**Maria Loza**

Executive Support Specialist

214.556.2717



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

**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.

**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.

**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:** [Rastogi, Dev](#); [Goree, Ahmad](#); [Tolbert, Kimberly](#)  
**Cc:** [Bentley, Robin](#); [Henderson, Tawana](#); [Maria Loza](#); [Nebiat Wodere](#)  
**Subject:** Re: DEDC Board Meeting on Tuesday, February 10th  
**Date:** Tuesday, February 3, 2026 1:57:56 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

---

**External Email!**

Thank you

Linda McMahon

[Dallas Economic Development Corporation](#)

---

**From:** Tolbert, Kimberly <k.bizortolbert@dallas.gov>  
**Sent:** Tuesday, February 3, 2026 1:37:02 PM  
**To:** Linda McMahon <[REDACTED]> Rastogi, Dev <dev.rastogi@dallas.gov>; Goree, Ahmad <ahmad.goree@dallas.gov>  
**Cc:** robin.bentley@dallas.gov <robin.bentley@dallas.gov>; Henderson, Tawana <tawana.henderson@dallas.gov>; Maria Loza <[REDACTED]> Nebiat Wodere <[REDACTED]>  
**Subject:** RE: DEDC Board Meeting on Tuesday, February 10th

Thanks, Linda for sharing this email with us in advance of the meeting on the 10<sup>th</sup>. Dev will provide the materials since we are briefing the full City Council tomorrow on the LEAP. You will also have an updated version of the ILA prior to then as well. Please do not proceed with the version sent to me on January 20 since revisions are underway. I'm running behind on my turnaround time but it is a priority for me.

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](mailto:k.bizortolbert@dallas.gov)



---

**From:** Linda McMahon <[REDACTED]>  
**Sent:** Tuesday, February 3, 2026 8:01 AM  
**To:** Tolbert, Kimberly <k.bizortolbert@dallas.gov>; Rastogi, Dev <dev.rastogi@dallas.gov>; Goree, Ahmad <ahmad.goree@dallas.gov>  
**Cc:** Bentley, Robin <robin.bentley@dallas.gov>; Henderson, Tawana <tawana.henderson@dallas.gov>; Maria Loza <[REDACTED]> Nebiat Wodere <[REDACTED]>  
**Subject:** DEDC Board Meeting on Tuesday, February 10th

**External Email!**

CM Tolbert and Dev, we have you on our agenda on Tuesday to give a briefing on the Love Field Master Plan. You are first on the agenda after public comment. Please let me know if you have any materials that you would like for us to send out in advance. We will be sending our Board Pre-read package out on Friday so will want to include it if you would like. As a reminder, the meeting will be held at Downtown Dallas, Inc.'s office in the Field Street Conference Room starting at 9am.

Also, please note that the ILA will be discussed and the most recent ILA Addendum redline and clean copy that I returned to you on January 20<sup>th</sup> will also be included in the Pre-read, unless there is some update on that issue.

Please let me know if you have any questions and we look forward to your presentation on Tuesday.

Regards,

Linda



**Linda McMahon**  
CEO  
214.851.8687  
[REDACTED]

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

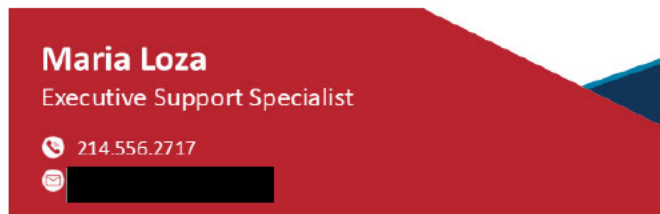
---

**From:** Maria Loza <[REDACTED]>  
**Sent:** Monday, February 2, 2026 4:57 PM  
**To:** Lepaska, Heather <[heather.lepeska@dallas.gov](mailto:heather.lepeska@dallas.gov)>; [kevin.spath@dallas.gov](mailto:kevin.spath@dallas.gov)  
**Cc:** Linda McMahon <[REDACTED]> Nebiat Wodere <[REDACTED]>  
**Subject:** DEDC - Feb 10th Board Meeting Agenda

Hi Heather,

Attached is the February 10<sup>th</sup> board meeting agenda. Please post it.

Thank you,



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

**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.

**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:** [Henderson, Tawana](#)  
**To:** [Maria Loza](#); [Tolbert, Kimberly](#); [Rastogi, Dev](#); [Goree, Ahmad](#)  
**Cc:** [Linda McMahon](#)  
**Subject:** RE: DEDC Board Meeting on Tuesday, February 10th  
**Date:** Thursday, February 5, 2026 5:15:38 PM  
**Attachments:** [image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)

---

Hi Maria,

I just spoke with Dev, and she is asking by what time tomorrow you will need it?

**Thank you!**

**Tawana Henderson**

Executive Assistant to the City  
Manager and the Chief of Staff

**City of Dallas** | [dallascityhall.com](http://dallascityhall.com)

City Manager's Office

1500 Marilla St., 4EN

Dallas, TX 75201

O: 214-670-3302 | C: 469-858-8048

[tawana.henderson@dallas.gov](mailto:tawana.henderson@dallas.gov)



**Connect. Collaborate. Communicate.**

\*\*OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.\*\*

---

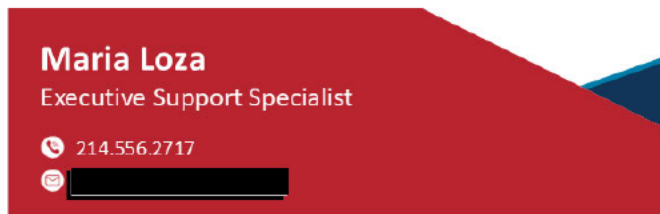
**From:** Maria Loza <[REDACTED]>  
**Sent:** Thursday, February 5, 2026 4:59 PM  
**To:** Tolbert, Kimberly <k.bizortolbert@dallas.gov>; Rastogi, Dev <dev.rastogi@dallas.gov>; Goree, Ahmad <ahmad.goree@dallas.gov>  
**Cc:** Henderson, Tawana <tawana.henderson@dallas.gov>; Linda McMahon <[REDACTED]>  
**Subject:** RE: DEDC Board Meeting on Tuesday, February 10th

**External Email!**

City Manager Tolbert,

Is your office able to provide the Love Field Master Plan presentation that will be presented in the board meeting on Feb 10<sup>th</sup>? We would like to include it in the pre-read that goes out tomorrow to the board, if you would like.

Thank you,



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

---

**From:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>  
**Sent:** Tuesday, February 3, 2026 1:37 PM  
**To:** Linda McMahon <[REDACTED]> Rastogi, Dev <[dev.rastogi@dallas.gov](mailto:dev.rastogi@dallas.gov)>; Goree, Ahmad <[ahmad.goree@dallas.gov](mailto:ahmad.goree@dallas.gov)>  
**Cc:** [robin.bentley@dallas.gov](mailto:robin.bentley@dallas.gov); Henderson, Tawana <[tawana.henderson@dallas.gov](mailto:tawana.henderson@dallas.gov)>; Maria Loza <[REDACTED]> Nebiat Wodere <[REDACTED]>  
**Subject:** RE: DEDC Board Meeting on Tuesday, February 10th

Thanks, Linda for sharing this email with us in advance of the meeting on the 10<sup>th</sup>. Dev will provide the materials since we are briefing the full City Council tomorrow on the LEAP. You will also have an updated version of the ILA prior to then as well. Please do not proceed with the version sent to me on January 20 since revisions are underway. I'm running behind on my turnaround time but it is a priority for me.

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](mailto:k.bizortolbert@dallas.gov)



---

**From:** Linda McMahon <[REDACTED]>  
**Sent:** Tuesday, February 3, 2026 8:01 AM  
**To:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>; Rastogi, Dev <[dev.rastogi@dallas.gov](mailto:dev.rastogi@dallas.gov)>; Goree, Ahmad <[ahmad.goree@dallas.gov](mailto:ahmad.goree@dallas.gov)>  
**Cc:** Bentley, Robin <[robin.bentley@dallas.gov](mailto:robin.bentley@dallas.gov)>; Henderson, Tawana <[tawana.henderson@dallas.gov](mailto:tawana.henderson@dallas.gov)>; Maria Loza <[REDACTED]> Nebiat Wodere <[REDACTED]>  
**Subject:** DEDC Board Meeting on Tuesday, February 10th

**External Email!**

CM Tolbert and Dev, we have you on our agenda on Tuesday to give a briefing on the Love Field Master Plan. You are first on the agenda after public comment. Please let me know if you have any materials that you would like for us to send out in advance. We will be sending our Board Pre-read package out on Friday so will want to include it if you would like. As a reminder, the meeting will be held at Downtown Dallas, Inc.'s office in the Field Street Conference Room starting at 9am.

Also, please note that the ILA will be discussed and the most recent ILA Addendum redline and clean copy that I returned to you on January 20<sup>th</sup> will also be included in the Pre-read, unless there is some update on that issue.

Please let me know if you have any questions and we look forward to your presentation on Tuesday.

Regards,

Linda



Linda McMahon

CEO

214.851.8687



[Redacted]

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

From: Maria Loza <[Redacted]>

Sent: Monday, February 2, 2026 4:57 PM

To: Lepaska, Heather <[heather.lepeska@dallas.gov](mailto:heather.lepeska@dallas.gov)>; [kevin.spath@dallas.gov](mailto:kevin.spath@dallas.gov)

Cc: Linda McMahon <[Redacted]> Nebiat Wodere <[Redacted]>

Subject: DEDC - Feb 10th Board Meeting Agenda

Hi Heather,

Attached is the February 10<sup>th</sup> board meeting agenda. Please post it.

Thank you,



Maria Loza

Executive Support Specialist

214.556.2717



[Redacted]

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

**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.

**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:** [Bentley, Robin](#)  
**To:** [Linda McMahon](#); [Goree, Ahmad](#)  
**Cc:** [Tolbert, Kimberly](#)  
**Subject:** RE: Draft Letter for AT&T  
**Date:** Monday, August 4, 2025 11:36:14 AM  
**Attachments:** [image004.png](#)

---

This looks great to me, Linda.

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

---

**From:** Linda McMahon <[REDACTED]>  
**Sent:** Friday, August 1, 2025 4:26 PM  
**To:** Goree, Ahmad <ahmad.goree@dallas.gov>; Bentley, Robin <robin.bentley@dallas.gov>  
**Cc:** Tolbert, Kimberly <k.bizortolbert@dallas.gov>  
**Subject:** Draft Letter for AT&T

**External Email!**

Please see the attached draft of a letter for CM Tolbert to John. Robin – I hope some of the edits I made to your statement are acceptable.

I will be out of town Sunday-Wednesday next week but will be monitoring emails in the event I need to do anything further on this.

Have a good weekend.

Regards,

Linda



**Linda McMahon**

CEO

214.851.8687



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

**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:** [Bentley, Robin](#)  
**To:** [Linda McMahon](#); [Goree, Ahmad](#)  
**Cc:** [Tolbert, Kimberly](#)  
**Subject:** RE: Draft Letter for AT&T  
**Date:** Monday, August 4, 2025 11:36:14 AM  
**Attachments:** [image004.png](#)

---

This looks great to me, Linda.

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

---

**From:** Linda McMahon <[REDACTED]>  
**Sent:** Friday, August 1, 2025 4:26 PM  
**To:** Goree, Ahmad <ahmad.goree@dallas.gov>; Bentley, Robin <robin.bentley@dallas.gov>  
**Cc:** Tolbert, Kimberly <k.bizortolbert@dallas.gov>  
**Subject:** Draft Letter for AT&T

**External Email!**

Please see the attached draft of a letter for CM Tolbert to John. Robin – I hope some of the edits I made to your statement are acceptable.

I will be out of town Sunday-Wednesday next week but will be monitoring emails in the event I need to do anything further on this.

Have a good weekend.

Regards,

Linda



**Linda McMahon**

CEO

214.851.8687



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

**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:** [Saab, Elizabeth](#); [Jennifer Scripps](#); [Tolbert, Kimberly](#); [Shawn Todd](#); [Bentley, Robin](#)  
**Subject:** RE: Final Letter to Saks  
**Date:** Thursday, March 13, 2025 12:37:43 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

**External Email!**

Elizabeth – please add 31<sup>st</sup> floor to the address. I am sure that everyone on the letter can be reached there for the mail delivery.

Ian Putnam's email is [REDACTED]

I cannot locate Liz Rodbell email and Shawn is sending Richard Baker's email. If we get it to Baker and Putnam -I am sure it will be circulated.

Let me know how I can help.



**Linda McMahon**

CEO

📞 214.851.8687



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

---

**From:** Saab, Elizabeth <elizabeth.saab@dallas.gov>

**Sent:** Thursday, March 13, 2025 12:23 PM

**To:** Linda McMahon <[REDACTED]> Jennifer Scripps

<[REDACTED]> Tolbert, Kimberly <k.bizortolbert@dallas.gov>; Shawn Todd

<[REDACTED]> robin.bentley@dallas.gov

**Subject:** RE: Final Letter to Saks

Hi Linda –

I am working on formatting it. Looping in Robin also.

TY!

—

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:** Linda McMahon <[REDACTED]>  
**Sent:** Thursday, March 13, 2025 12:18 PM  
**To:** Jennifer Scripps <[REDACTED]> Tolbert, Kimberly  
<[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>; Shawn Todd <[REDACTED]>  
**Cc:** Saab, Elizabeth <[elizabeth.saab@dallas.gov](mailto:elizabeth.saab@dallas.gov)>  
**Subject:** RE: Final Letter to Saks

**External Email!**

Elizabeth – I am at a conference but call me on my cell if you need anything.

[REDACTED]. Let me know if I can help in any way. Thanks.



Linda McMahon

CEO

214.851.8687



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

---

**From:** Linda McMahon  
**Sent:** Thursday, March 13, 2025 11:54 AM  
**To:** Jennifer Scripps <[REDACTED]> [k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov); Shawn Todd  
<[REDACTED]>  
**Cc:** 'Saab, Elizabeth' <[elizabeth.saab@dallas.gov](mailto:elizabeth.saab@dallas.gov)>  
**Subject:** Final Letter to Saks

Here it is, ready for the CM signature and the City of Dallas letterhead. We should send fed ex hard copy but also email today.

We just need the email for Baker – Shawn do you have that? I will work on the other emails.

Please return a copy of the letter on letterhead to the group. Let me know if I can do anything further. All of the names and titles, spelling are all correct. Hudson's Bay Company has a new CEO effective today so I have copied her. It is a result of the bankruptcy reorganization.



Linda McMahon

CEO

214.851.8687



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

**From:** Jennifer Scripps <[REDACTED]>

**Sent:** Wednesday, March 12, 2025 4:28 PM

**To:** [k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov); Linda McMahon <[REDACTED]> Shawn Todd

<[REDACTED]>

**Subject:** Letter to Saks

Hi Kim –

Good to speak with you earlier. Attached is a letter that we discussed on the phone and has been reviewed by Linda, Shawn and myself.

Ideally, we'd love for this to be on City Hall letterhead, but my office can also handle the release when we are ready, like we did with the prior rounds.

Please let us know your thoughts after your call with the Mayor later today.

Thank you again!

Best,

Jennifer



**Jennifer Scripps**

President & CEO

[REDACTED]

**Downtown Dallas, Inc.**

Main: 214.744.1270 | Cell: 214.675.3993

1401 Elm Street, Suite 500, Dallas, TX 75202

[downtowndallas.com](http://downtowndallas.com)



**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.

**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:** [Crossley, Christine](#)  
**To:** [Ciocan, Alina](#); [Tolbert, Kimberly](#)  
**Subject:** Re: fyi  
**Date:** Thursday, June 12, 2025 10:45:09 AM  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image007.png](#)

---

Please see the below response. Our team presented a comprehensive deck detailing the below to the Hamilton Park Thrives group when we shifted into this phase a month ago. Both Councilwoman Stewart and Dr. Jackson were adamant that the initiative members follow the stated process of reporting any issues to 311 for EMCR to address.

Statement for Ashley, who emailed Linda that she hadn't heard from Marci. Ashley is aware of this process:

*Dear Linda,*

*We are currently in the closure maintenance phase of the Hamilton Park Initiative, which began on June 5, 2025, following the social service blitz.*

*At this stage, our partners at Emergency Management and Crisis Response (EMCR) are conducting routine cleanings only, as the area has been officially closed following the engagement and relocation of 38 individuals. These cleanings are performed without prior notice to discourage further use of the area, and appropriate signage has been posted.*

*We continue to collaborate with DPD and DART Police to address the presence of individuals who remain resistant to relocation.*

*For any additional concerns or reports related to homelessness in the vicinity, please direct them to the 311 hotline as instructed. This will serve as the primary method for tracking data. We assure you that all reports will be prioritized and addressed promptly.*

*Thank you for your continued support and understanding as we move forward with this initiative.*

**Christine Crossley**, Director  
City of Dallas | Office of Homeless Solutions  
**Office:** 214-671-0062 | **Cell:** 972-358-1850

---

**From:** Ciocan, Alina <alina.ciocan@dallas.gov>  
**Sent:** Wednesday, June 11, 2025 8:04 PM  
**To:** Tolbert, Kimberly <k.bizortolbert@dallas.gov>; Crossley, Christine <christine.crossley@dallas.gov>  
**Subject:** RE: fyi

Will do. [@Crossley, Christine](#), please follow up with Marci and provide an update on our latest efforts in the area.

**Alina Ciocan**  
Assistant City Manager

City Manager's Office  
1500 Marilla St., 4EN  
Dallas, TX 75201  
Office: 214-671-5257 | Cell: 972-800-8734  
Email: [alina.ciocan@dallas.gov](mailto:alina.ciocan@dallas.gov)



**Connect. Collaborate. Communicate.**

\*\*OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.\*\*

---

**From:** Tolbert, Kimberly <k.bizortolbert@dallas.gov>  
**Sent:** Wednesday, June 11, 2025 7:58 PM  
**To:** Ciocan, Alina <alina.ciocan@dallas.gov>  
**Cc:** Crossley, Christine <christine.crossley@dallas.gov>  
**Subject:** Fwd: fyi

Please make sure we have the appropriate follow up.

Service First, Now!

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

Begin forwarded message:

**From:** Linda McMahon <[REDACTED]>  
**Date:** June 11, 2025 at 4:32:33 PM CDT  
**To:** "Tolbert, Kimberly" <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>  
**Subject:** fyi

**External Email!**

Sharing- no response necessary.



Linda McMahon

CEO

214.851.8687



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

---

**From:** McConkey, Ashley <[REDACTED]>  
**Sent:** Wednesday, June 11, 2025 1:09 PM  
**To:** Linda McMahon <[REDACTED]>  
**Cc:** Schaefer, Virginia Martinez <[REDACTED]> Saucedo, Rosie <[REDACTED]>  
**Subject:** Re: [EXTERNAL] Checking In

Dear Linda,

Thank you for the note.

We have met with both Kim and CM Stewart regarding the unhoused population around TI's campus. We are very grateful for their efforts and are continuing to dialogue with CM Stewart on a regular basis. However, as you'll notice when you drive by our headquarters, it is still a work in progress. I'm currently awaiting a reply from Dr. Marci Jackson, but I know she was OOO on Monday.

Regarding PFAS, no follow-up needed here.

I've cc'ed Rosie, who can assist with setting up a meeting with Virginia and the consultant. We are happy to participate.

Please let me know if there is anything else you need.

Kind regards,  
Ashley

---

**From:** Linda McMahon <[REDACTED]>  
**Date:** Tuesday, June 10, 2025 at 3:40 PM  
**To:** "Schaefer, Virginia Martinez" <[REDACTED]> "McConkey, Ashley" <[REDACTED]>  
**Subject:** [EXTERNAL] Checking In

**This message was sent from outside of Texas Instruments.**

Do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Hi ladies

It has been a few months since we last met. Kim Tolbert has said that she has helped with some of your homeless/public safety concerns – also, your City Councilmember Kathy Stewart has also said she has been keeping in close touch. Please let me know if I can do anything.

I had a note to follow up regarding PFAS and the lawsuit – do you need a status update on that?

Finally, I mentioned we were doing a semiconductor study but have decided to make it more broad relative to technology. Would you mind speaking to our consultant who is working on the study? If so, I will connect you- we appreciate any insight or input you can share.

Please let me know if there is anything I can do to assist and again, thank you so much for your time and candid conversation.

Regards,

Linda



Linda McMahon

CEO

214.851.8687



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

**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:** [Crossley, Christine](#)  
**To:** [Ciocan, Alina](#); [Tolbert, Kimberly](#)  
**Subject:** Re: fyi  
**Date:** Thursday, June 12, 2025 10:48:08 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image004.png](#)

---

Thank you Alina,

Marci also plans to follow up when she is back in office on Monday. She's currently out sick.

**Christine Crossley**, *Director*  
City of Dallas | Office of Homeless Solutions  
**Office:** 214-671-0062 | **Cell:** 972-358-1850

---

**From:** Ciocan, Alina <[alina.ciocan@dallas.gov](mailto:alina.ciocan@dallas.gov)>  
**Sent:** Thursday, June 12, 2025 10:47 AM  
**To:** Crossley, Christine <[christine.crossley@dallas.gov](mailto:christine.crossley@dallas.gov)>; Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>  
**Subject:** RE: fyi

Thank you, Christine. I'll email Ashley and follow-up with her by phone.

**Alina Ciocan**  
*Assistant City Manager*

City Manager's Office  
1500 Marilla St., 4EN  
Dallas, TX 75201  
**Office:** 214-671-5257 | **Cell:** 972-800-8734  
**Email:** [alina.ciocan@dallas.gov](mailto:alina.ciocan@dallas.gov)



**Connect. Collaborate. Communicate.**

\*\*OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.\*\*

---

**From:** Crossley, Christine <[christine.crossley@dallas.gov](mailto:christine.crossley@dallas.gov)>  
**Sent:** Thursday, June 12, 2025 10:45 AM  
**To:** Ciocan, Alina <[alina.ciocan@dallas.gov](mailto:alina.ciocan@dallas.gov)>; Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>  
**Subject:** Re: fyi

Please see the below response. Our team presented a comprehensive deck detailing the below to the Hamilton Park Thrives group when we shifted into this phase a month ago. Both Councilwoman

Stewart and Dr. Jackson were adamant that the initiative members follow the stated process of reporting any issues to 311 for EMCR to address.

Statement for Ashley, who emailed Linda that she hadn't heard from Marci. Ashley is aware of this process:

*Dear Linda,*

*We are currently in the closure maintenance phase of the Hamilton Park Initiative, which began on June 5, 2025, following the social service blitz.*

*At this stage, our partners at Emergency Management and Crisis Response (EMCR) are conducting routine cleanings only, as the area has been officially closed following the engagement and relocation of 38 individuals. These cleanings are performed without prior notice to discourage further use of the area, and appropriate signage has been posted.*

*We continue to collaborate with DPD and DART Police to address the presence of individuals who remain resistant to relocation.*

*For any additional concerns or reports related to homelessness in the vicinity, please direct them to the 311 hotline as instructed. This will serve as the primary method for tracking data. We assure you that all reports will be prioritized and addressed promptly.*

*Thank you for your continued support and understanding as we move forward with this initiative.*

**Christine Crossley**, Director  
City of Dallas | Office of Homeless Solutions  
Office: 214-671-0062 | Cell: 972-358-1850

---

**From:** Ciocan, Alina <[alina.ciocan@dallas.gov](mailto:alina.ciocan@dallas.gov)>  
**Sent:** Wednesday, June 11, 2025 8:04 PM  
**To:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>; Crossley, Christine <[christine.crossley@dallas.gov](mailto:christine.crossley@dallas.gov)>  
**Subject:** RE: fyi

Will do. [@Crossley, Christine](#), please follow up with Marci and provide an update on our latest efforts in the area.

**Alina Ciocan**  
Assistant City Manager

City Manager's Office  
1500 Marilla St., 4EN  
Dallas, TX 75201  
Office: 214-671-5257 | Cell: 972-800-8734  
Email: [alina.ciocan@dallas.gov](mailto:alina.ciocan@dallas.gov)



SERVICE FIRST, NOW!

Connect. Collaborate. Communicate.

\*\*OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.\*\*

---

**From:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>  
**Sent:** Wednesday, June 11, 2025 7:58 PM  
**To:** Ciocan, Alina <[alina.ciocan@dallas.gov](mailto:alina.ciocan@dallas.gov)>  
**Cc:** Crossley, Christine <[christine.crossley@dallas.gov](mailto:christine.crossley@dallas.gov)>  
**Subject:** Fwd: fyi

Please make sure we have the appropriate follow up.

Service First, Now!

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

Begin forwarded message:

**From:** Linda McMahon <[REDACTED]>  
**Date:** June 11, 2025 at 4:32:33 PM CDT  
**To:** "Tolbert, Kimberly" <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>  
**Subject:** fyi

**External Email!**

Sharing- no response necessary.



**Linda McMahon**

CEO

214.851.8687



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

**From:** McConkey, Ashley <[REDACTED]>  
**Sent:** Wednesday, June 11, 2025 1:09 PM  
**To:** Linda McMahon <[REDACTED]>  
**Cc:** Schaefer, Virginia Martinez <[REDACTED]> Saucedo, Rosie <[REDACTED]>  
**Subject:** Re: [EXTERNAL] Checking In

Dear Linda,

Thank you for the note.

We have met with both Kim and CM Stewart regarding the unhoused population around TI's campus. We are very grateful for their efforts and are continuing to dialogue with CM Stewart on a regular basis. However, as you'll notice when you drive by our headquarters, it is still a work in progress. I'm currently awaiting a reply from Dr. Marci Jackson, but I know she was OOO on Monday.

Regarding PFAS, no follow-up needed here.

I've cc'ed Rosie, who can assist with setting up a meeting with Virginia and the consultant. We are happy to participate.

Please let me know if there is anything else you need.

Kind regards,  
Ashley

---

**From:** Linda McMahon <[REDACTED]>  
**Date:** Tuesday, June 10, 2025 at 3:40 PM  
**To:** "Schaefer, Virginia Martinez" <[REDACTED]> "McConkey, Ashley" <[REDACTED]>  
**Subject:** [EXTERNAL] Checking In

**This message was sent from outside of Texas Instruments.**

Do not click links or open attachments unless you recognize the source of this email and know the content is safe.

[Report Suspicious](#)

Hi ladies

It has been a few months since we last met. Kim Tolbert has said that she has helped with some of your homeless/public safety concerns – also, your City Councilmember Kathy Stewart has also said she has been keeping in close touch.

Please let me know if I can do anything.

I had a note to follow up regarding PFAS and the lawsuit – do you need a status update on that?

Finally, I mentioned we were doing a semiconductor study but have decided to make it more broad relative to technology. Would you mind speaking to our consultant who is working on the study? If so, I will connect you- we appreciate any insight or input you can share.

Please let me know if there is anything I can do to assist and again, thank you so much for your time and candid conversation.

Regards,

Linda



Linda McMahon

CEO

214.851.8687



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

**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:** [Tolbert, Kimberly](#)  
**To:** [Bentley, Robin](#)  
**Subject:** RE: Lead generation model  
**Date:** Tuesday, December 23, 2025 4:04:00 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

---

Okay, thank you!

Service First, Now!



**Kimberly Bizor Tolbert, ICMA-CM**

*City Manager*

**City of Dallas | [DallasCityNews.net](http://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](mailto:k.bizortolbert@dallas.gov)



---

**From:** Bentley, Robin <[robin.bentley@dallas.gov](mailto:robin.bentley@dallas.gov)>

**Sent:** Tuesday, December 23, 2025 3:07 PM

**To:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>

**Subject:** Re: Lead generation model

Not yet, will get it to you this week.

Robin Bentley

Assistant City Manager

City of Dallas

---

**From:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>

**Sent:** Tuesday, December 23, 2025 3:02:56 PM

**To:** Bentley, Robin <[robin.bentley@dallas.gov](mailto:robin.bentley@dallas.gov)>

**Subject:** FW: Lead generation model

Did I get the updated ILA with my latest feedback so we can get this across the finish line?

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](mailto:k.bizortolbert@dallas.gov)



---

**From:** Linda McMahon <[REDACTED]>  
**Sent:** Friday, December 19, 2025 12:53 PM  
**To:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>  
**Cc:** Bentley, Robin <[robin.bentley@dallas.gov](mailto:robin.bentley@dallas.gov)>; Gilbert Gerst <[REDACTED]>  
**Subject:** Lead generation model

**External Email!**

This is the Lead Generation Model that TIP Strategies shared with us in the early stages of our organization. It is the typical flow chart of a deal for any EDC. To clarify where the EDC Lane is I have inserted our roles. I have taken their model and inserted where the DEDC should lead in the process – see PowerPoint slide.

I have participated in several meetings this past year with OED on prospect pitches that included Site Selectors – In every case, there was the city pitch- which is the sales process - that included overall information on the city as well as workforce information. The recent project was not unusual – it was usual for Site Selector engagement – this is a point of difference between Robin's opinion and what has actually happened in the last year. I have also participated in several pitches where Pegasus invited me to present with site selectors who were not

coming through the DRC. And I have made pitches to companies both domestic and international with companies directly where the city has not engaged – because we were still in the sales process and not ready for the incentive negotiation.

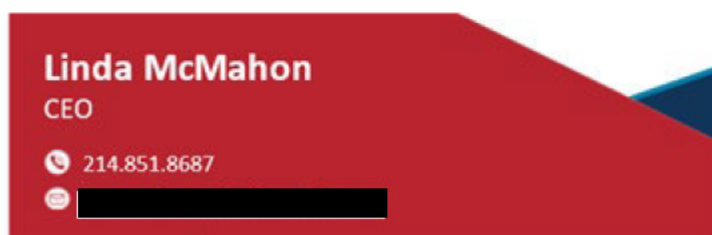
The Dallas EDC – like every other EDC – should be leading all presentations, preparing all presentation materials and making the presentation as well as organizing the others like DWU, Oncor, and any other site specific information that the potential prospect would like to know.

For your consideration.

Thanks so much for giving me the opportunity to talk about the state of the engagement and how we can be more effective and hopefully successful in the future.

Regards,

Linda



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

----- Forwarded message -----

**From: Jennifer Todd-Goynes** <[REDACTED]>  
**Date:** Wed, Jul 24, 2024 at 1:24 PM  
**Subject:** Lead generation model  
**To:** Linda McMahon <[REDACTED]>  
**Cc:** Tracye McDaniel <[REDACTED]> Erica Colston  
<[REDACTED]>

Hi Linda,

During our call yesterday we mentioned a TIP model for lead generation; I've included the image file as an attachment. Let us know if you have any questions- we're happy to

discuss it further.

Best,  
Jenn



Jenn Todd-Goynes  
Senior Consultant, TIP Strategies  
Office +1 512 3439113  
[www.tipstrategies.com](http://www.tipstrategies.com)

**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:** [Tolbert, Kimberly](#)  
**To:** [Bentley, Robin](#)  
**Subject:** RE: Lead generation model  
**Date:** Wednesday, December 31, 2025 12:59:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

Looks good to me. Thanks!

Please send over to EDC next week and advise that this is the version I have reviewed and approved. Copy Gilbert and me on the email to Linda.

Ask for feedback no later than January 14<sup>th</sup>.

Service First, Now!



**Kimberly Bizor Tolbert, ICMA-CM**

*City Manager*

**City of Dallas | [DallasCityNews.net](http://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](mailto:k.bizortolbert@dallas.gov)



---

**From:** Bentley, Robin <[robin.bentley@dallas.gov](mailto:robin.bentley@dallas.gov)>

**Sent:** Tuesday, December 30, 2025 3:34 PM

**To:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>

**Subject:** RE: Lead generation model

Attached for your review. Kevin and CAO have both reviewed and ok'd the new draft.

Sincerely,  
Robin

**Robin Bentley**, *Assistant City Manager*

City of Dallas | City Manager's Office

**Office:** 214.671.9942 | **Cell:** 214.542.1843

---

**From:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>  
**Sent:** Tuesday, December 23, 2025 4:03 PM  
**To:** Bentley, Robin <[robin.bentley@dallas.gov](mailto:robin.bentley@dallas.gov)>  
**Subject:** RE: Lead generation model

Next week is fine. I won't read it this week anyway.

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](mailto:k.bizortolbert@dallas.gov)



---

**From:** Bentley, Robin <[robin.bentley@dallas.gov](mailto:robin.bentley@dallas.gov)>  
**Sent:** Tuesday, December 23, 2025 3:07 PM  
**To:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>  
**Subject:** Re: Lead generation model

Not yet, will get it to you this week.

Robin Bentley  
Assistant City Manager  
City of Dallas

---

**From:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>  
**Sent:** Tuesday, December 23, 2025 3:02:56 PM  
**To:** Bentley, Robin <[robin.bentley@dallas.gov](mailto:robin.bentley@dallas.gov)>  
**Subject:** FW: Lead generation model

Did I get the updated ILA with my latest feedback so we can get this across the finish line?

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](mailto:k.bizortolbert@dallas.gov)



---

**From:** Linda McMahon <[REDACTED]>  
**Sent:** Friday, December 19, 2025 12:53 PM  
**To:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>  
**Cc:** Bentley, Robin <[robin.bentley@dallas.gov](mailto:robin.bentley@dallas.gov)>; Gilbert Gerst <[REDACTED]>  
**Subject:** Lead generation model

**External Email!**

This is the Lead Generation Model that TIP Strategies shared with us in the early stages of our organization. It is the typical flow chart of a deal for any EDC. To clarify where the EDC Lane is I have inserted our roles. I have taken their model and inserted where the DEDC should lead in the process – see PowerPoint slide.

I have participated in several meetings this past year with OED on prospect pitches that included Site Selectors – In every case, there was the city pitch- which is the sales process - that included overall information on the city as well as workforce information. The recent project was not unusual – it was usual for Site Selector engagement – this is a point of difference between Robin's opinion and what has actually happened in the last year. I have also participated in several pitches where Pegasus invited me to present with site selectors who were not coming through the DRC. And I have made pitches to companies both

domestic and international with companies directly where the city has not engaged – because we were still in the sales process and not ready for the incentive negotiation.

The Dallas EDC – like every other EDC – should be leading all presentations, preparing all presentation materials and making the presentation as well as organizing the others like DWU, Oncor, and any other site specific information that the potential prospect would like to know.

For your consideration.

Thanks so much for giving me the opportunity to talk about the state of the engagement and how we can be more effective and hopefully successful in the future.

Regards,

Linda



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

----- Forwarded message -----

From: **Jennifer Todd-Goynes** <[REDACTED]>  
Date: Wed, Jul 24, 2024 at 1:24 PM  
Subject: Lead generation model  
To: Linda McMahon <[REDACTED]>  
Cc: Tracye McDaniel <[REDACTED]> Erica Colston  
<[REDACTED]>

Hi Linda,

During our call yesterday we mentioned a TIP model for lead generation; I've included the image file as an attachment. Let us know if you have any questions- we're happy to discuss it further.

Best,  
Jenn



Jenn Todd-Goynes  
Senior Consultant, TIP Strategies  
Office +1 512 3439113  
[www.tipstrategies.com](http://www.tipstrategies.com)

**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:** [Jennifer Scripps](#)  
**To:** [Tolbert, Kimberly](#); [Linda McMahon](#); [Shawn Todd](#)  
**Subject:** RE: Letter to Saks  
**Date:** Thursday, March 13, 2025 8:52:18 AM  
**Attachments:** [image001.png](#)  
[NM letter 3.12.2025v3.docx](#)

---

**External Email!**

Scott caught that Metrick has a “k” on the end, so this letter is the final draft as it is corrected!  
Jennifer

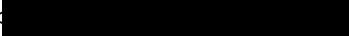



**Jennifer Scripps**  
President & CEO



**Downtown Dallas, Inc.**  
Main: 214.744.1270 | Cell: 214.675.3993  
1401 Elm Street, Suite 500, Dallas, TX 75202  
[downtowndallas.com](http://downtowndallas.com)

---

**From:** Jennifer Scripps  
**Sent:** Wednesday, March 12, 2025 4:28 PM  
**To:** k.bizortolbert@dallas.gov; Linda McMahon < Shawn Todd  
<

**Subject:** Letter to Saks

Hi Kim –

Good to speak with you earlier. Attached is a letter that we discussed on the phone and has been reviewed by Linda, Shawn and myself.

Ideally, we’d love for this to be on City Hall letterhead, but my office can also handle the release when we are ready, like we did with the prior rounds.

Please let us know your thoughts after your call with the Mayor later today.

Thank you again!

Best,

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](http://downtowndallas.com)

**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:** [Marvin Singleton](#)  
**To:** [Linda McMahon](#)  
**Cc:** [Walters, Robert C.](#); [Tolbert, Kimberly](#); [Bentley, Robin](#); [Gipson, Donzell](#)  
**Subject:** Re: Op Ed Volunteer  
**Date:** Monday, December 8, 2025 9:35:24 AM  
**Attachments:** [image002.png](#)

---

**External Email!**

Linda-

Thanks for the note. I'll send you something later today.

Marvin

Get [Outlook for iOS](#)

---

**From:** Linda McMahon <[REDACTED]>  
**Sent:** Monday, December 8, 2025 9:33:53 AM  
**To:** Marvin Singleton <[REDACTED]>  
**Cc:** Walters, Robert C. <[REDACTED]> k.bizortolbert@dallas.gov  
<k.bizortolbert@dallas.gov>; robin.bentley@dallas.gov <robin.bentley@dallas.gov>; Gipson, Donzell <donzell.gipson@dallas.gov>  
**Subject:** Op Ed Volunteer

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



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

**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:** [Sparks, Clifford](#)  
**To:** [Linda McMahon](#); [Goree, Ahmad](#)  
**Cc:** [Anderson, James](#); [Ireland, Jack](#); [Tolbert, Kimberly](#); [Bentley, Robin](#)  
**Subject:** RE: Property tax legislation  
**Date:** Saturday, August 2, 2025 1:02:43 PM  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image007.png](#)

---

Hey Linda, thanks for this. Let's talk today or next week about what Chairwoman Mendelsohn and I were able to find out about potential adjustments coming to SB 9 yesterday at the Capitol.



**Clifford Sparks**  
State Legislative Director  
City of Dallas  
Dallas City Attorney's Office  
1500 Marilla St., 7DN  
Dallas, TX 75201  
O: 469-354-6429  
C: 469-222-9481  
[Clifford.Sparks@dallas.gov](mailto:Clifford.Sparks@dallas.gov)

---

**From:** Linda McMahon <[REDACTED]>  
**Sent:** Friday, August 1, 2025 3:57 PM  
**To:** Goree, Ahmad <ahmad.goree@dallas.gov>  
**Cc:** Anderson, James <james.anderson1@dallas.gov>; Sparks, Clifford <clifford.sparks@dallas.gov>; Ireland, Jack <jack.ireland@dallas.gov>; Tolbert, Kimberly <k.bizortolbert@dallas.gov>; Bentley, Robin <robin.bentley@dallas.gov>  
**Subject:** RE: Property tax legislation

**External Email!**

Please see the attached Op Ed which was submitted to the Dallas Morning News.



**Linda McMahon**  
CEO

📞 214.851.8687



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

---

**From:** Goree, Ahmad <[ahmad.goree@dallas.gov](mailto:ahmad.goree@dallas.gov)>  
**Sent:** Thursday, July 31, 2025 5:23 PM  
**To:** Linda McMahon <[REDACTED]>  
**Cc:** Anderson, James <[james.anderson1@dallas.gov](mailto:james.anderson1@dallas.gov)>; Sparks, Clifford <[clifford.sparks@dallas.gov](mailto:clifford.sparks@dallas.gov)>; Ireland, Jack <[jack.ireland@dallas.gov](mailto:jack.ireland@dallas.gov)>; [k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)  
**Subject:** RE: Property tax legislation

Hi Linda,

Thanks for sharing. I have copied our team who is monitoring.

Best,

**Ahmad Goree**  
*Chief of Staff*

City Manager's Office  
1500 Marilla Street, 4EN  
Dallas, TX 75201  
**Office:** 214-670-4549 **Cell:** 945-346-1858  
**Email:** [Ahmad.Goree@Dallas.gov](mailto:Ahmad.Goree@Dallas.gov)



**SERVICE FIRST, NOW!**

**Connect. Collaborate. Communicate.**

\*\*OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.\*\*

---

**From:** Linda McMahon <[REDACTED]>  
**Sent:** Wednesday, July 30, 2025 11:49 AM  
**To:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>  
**Cc:** Goree, Ahmad <[ahmad.goree@dallas.gov](mailto:ahmad.goree@dallas.gov)>  
**Subject:** Property tax legislation

**External Email!**

Dear CM,

The following is an email that I have sent to Dale Petroskey, The Real Estate Council and the Chris at the North Texas Commission. I also emailed Rudy Bush and will continue my outreach today to government affairs people and hopefully make some traction. Just wanted you to be aware of the communication.

*Governor Abbott is pushing for stricter limits on the growth of property tax revenue for cities, counties, and school districts in Texas. This initiative aims to address the rising burden of property taxes on homeowners and businesses, a long-standing issue in the state.*

*Key proposals*

- *Spending Caps: Abbott wants to restrict the annual increase in property tax revenue that local governments can collect without voter approval. He recently boasted about the \$3.5 billion allocated to property tax cuts and plans to go further during a special session by capping how much cities and counties can increase their spending.*
- *Reduced Revenue Growth Limit: Abbott's plan seeks to lower the current 3.5% threshold for voter approval on property tax increases for most local jurisdictions (2.5% for school districts), potentially requiring a higher voter approval threshold (e.g., two-thirds) for exceeding this limit.*
- *Ending State-Imposed Unfunded Mandates: Abbott's proposal includes a provision that would prevent the state from requiring local governments to provide new services without also providing the necessary state funding to cover the costs.*
- *Increased State Funding for Public Education: The plan suggests that the state would likely be required to contribute more funds to public education, which currently accounts for a substantial portion of local property tax bills.*
- *Increased Homestead Exemptions: Recent legislation signed by Abbott increased homestead exemptions for school district taxes, providing some relief to homeowners.*
- *Regulation of Local Budgeting: Abbott encourages the Texas Legislature to implement regulations on local budgeting through new fiscal rules like a spending limit, a debt limit, and a balanced budget requirement, similar to the rules that already apply to the state government.*

*This proposal will have significant impacts on not only the City of Dallas but on regional growth. The impact on local services will hinder the ability of cities and counties to fund essential services, including public safety, infrastructure, and other vital community needs. It will stifle local autonomy, and it will have a disproportionate impact on fast growing areas like Dallas-Fort Worth.*

*I am hopeful that your lobbying team is already on top of this but if not, this is a critical issue which will impact everything we are doing to grow our economy in Dallas and North Texas. The business community should speak up to address this issue and stop anything that impacts local control or restricts growth. If there is, anyway, we can work together on this – please let me know. While the EDC is not in the business of lobbying the state legislature – I have made a commitment to our city leadership that I would bring this to top of mind in our business community. The City Manager is hard at work trying to minimize the impact of Proposition U- which will lead to a budget shortfall. The City of Denver is facing a two-year budget deficit of \$250MM – that type of deficit is not sustainable for any city, and we must do everything we can to support the cities in the region from this type of legislation.*

*I look forward to hearing from you on this important issue. Thanks for all you do for our region.*

*Greg Abbott wants to drive down Texas property taxes by limiting local spending*

[https://www.houstonchronicle.com/politics/texas/article/greg-abbott-property-taxes-20782407.php?utm\\_campaign=CMS%20Sharing%20Tools%20\(Premium\)&utm\\_source=share-by-email&utm\\_medium=email](https://www.houstonchronicle.com/politics/texas/article/greg-abbott-property-taxes-20782407.php?utm_campaign=CMS%20Sharing%20Tools%20(Premium)&utm_source=share-by-email&utm_medium=email)

*Texas Gov. Greg Abbott named property tax cuts a priority in the special session, along with redistricting and flood relief.*

*This message was sent via Houston Chronicle*



**Linda McMahon**

CEO

📞 214.851.8687



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

**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.

**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:** [Tolbert, Kimberly](#)  
**To:** [Linda McMahon](#)  
**Cc:** [Bentley, Robin](#); [Spath, Kevin](#); [Goree, Ahmad](#)  
**Subject:** Re: Scotia Bank Follow Up  
**Date:** Thursday, September 4, 2025 9:54:46 AM  
**Attachments:** [image002.png](#)

---

Please send me the information for Travis outside this email. I will get the Mayor on the phone with him asap.

Let me know the date for the ribbon cutting so I can block my calendar now and attend with the Mayor. I will get him there.

Thanks.

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 Sep 4, 2025, at 8:59 AM, Linda McMahon <[\[REDACTED\]](#)>  
wrote:

**External Email!**

<image001.gif>

CM

I had a meeting with the Global CEO of Scotia yesterday and there are a few follow ups that I wanted to make you aware of and also ask for your assistance.

First, The CEO, Travis Machen, called the Mayor to thank him and he has not received a call back. He got the Mayors cell phone number from Ross Perot. He has talked to everyone involved from the Governor on down and he was asking me why the Mayor has not returned his call. Anything you can do on that will be appreciated. I have Travis' cell number in case he needs it.

Second, Ross will want to do a Ribbon Cutting of the office -he is inviting the Governor among other VIPs and will invite the Mayor and you as well. We need to hopefully get assurances from the Mayor to attend. I am going to reach out to Ross today to see about a timeframe but they are talking about this fall. Scotia plans to move into temporary space in the building in November.

Scotia has hired a local leader and Travis is going to introduce him to me and I will make sure you meet him as well. I asked Travis for the contact information for all of the relocating employees so that we can reach out to them directly and welcome them and assist in their transition. They held a employee meeting yesterday and unveiled the opportunity to their employees and it was well received. However, a lot of the prior to decision trepidation on the part of his employees has to do with the same narrative that we heard from Bob Pragada at Jacobs - just to make you aware of that issue.

He did say that he envisions that it is very likely that they will move the US HQ to Dallas - so more opportunities there. Also he also mentioned that other operations will be moving here outside of the first 1,000 employees and we discussed potentially looking at Southern Dallas. He used to live in Highland Park when he was with JPMorgan and so has a perspective but he said he was totally openminded on the future. Travis lives in Austin and runs Scotia from there - he grew up in Lampasas. Very excited to have his company here. Once his daughter graduates from high school in Austin - he said he thought he and his family would move back to Dallas.

Please advise on the Scotia follow ups when you have time.

On a related topic - Kevin thanks for providing the update on Monday and you mentioned 6 active projects - it would be helpful to be engaged at the front end - so hopefully we can discuss those when we meet. Getting involved at the end with Scotia did create a level of confusion both at the Governor's office in my communications with Adriana and Perot's people, Travis mentioned that in passing.

Thanks and I look forward to discussing how we can create more synergy following this great win for Dallas.

I look forward to your response.

Thanks

Linda

<image002.png>

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

**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:** [STANKEY, JOHN T](#)  
**To:** [Tolbert, Kimberly](#)  
**Subject:** Re: Shared Priorities for Dallas's Future and AT&T's Continued Success  
**Date:** Tuesday, August 12, 2025 11:41:11 AM  
**Attachments:** [image001.png](#)

---

**External Email!**

Thanks, Kim. Appreciate the update and I can certainly see some of the progress evident in our neighborhood. I also see some of the dynamics where issues are being shifted to other areas of the surrounding city. As we discussed in our last conversation, I have worked in central Dallas for 18 of the last 25 years of my career and we seem to run cycles on these issues. Achieving and sustaining a safe and functional environment that is welcoming to commerce, investment and individuals has been a challenge. Nobody has been more interested in removing this distraction from their primary charter than me.

John

John Stankey

AT&T Inc

[REDACTED]

---

**From:** Tolbert, Kimberly <k.bizortolbert@dallas.gov>  
**Sent:** Wednesday, August 6, 2025 4:44:27 PM  
**To:** STANKEY, JOHN T <[REDACTED]>  
**Cc:** Linda McMahon <[REDACTED]> Goree, Ahmad <ahmad.goree@dallas.gov>  
**Subject:** Shared Priorities for Dallas's Future and AT&T's Continued Success

Good afternoon, John,

Please find attached the detailed update regarding our recent initiatives and ongoing partnership efforts with AT&T. For your convenience, the full letter is also embedded below.

Should you have any questions or wish to discuss any of the points further, feel free to reach out. I look forward to our continued collaboration.

-----

Dear John,

At our last meeting, we agreed to check in within 6 weeks. I want to provide you with an update on those key initiatives that align with shared goals for growth and continued satisfaction.

The "Safe In the City" Campaign, launched in late May 2025, has achieved significant milestones:

- Policing Levels and Crime Reduction: Policing levels have increased since Q4 of 2024, resulting in a 25%+ reduction in crime year-to-date.
- Secured Funding: Over \$2 million in partner commitments financially support this initiative, with more pending.
- Dedicated Downtown Leadership: The Dallas Police Department appointed Major John Madison as the new Downtown Commander. In partnership with DDI, a future Downtown substation location has been identified, with a formal announcement forthcoming.

Please know that we are not done and are continuing rehousing and "hot spot" policing efforts with urgency. This is not just a one-time initiative but the actions we are taking underscore a commitment to establishing a lasting standard of quality of life in Dallas, particularly in the downtown area.

Talent recruitment and workforce satisfaction are paramount to AT&T's success. A strong trend of major corporations relocating and building campuses is evident, as shown by the NYSE and NASDAQ, with more announcements expected.

While attracting new businesses is positive, long-term success hinges on the growth and prosperity of existing businesses like AT&T. Downtown Dallas is the region's heart, and investments in its vibrancy will create benefits for all companies based there. Ensuring that we have a talented workforce pipeline is of critical importance to our economic development efforts. Our newly formed Dallas Economic Development Corporation is specifically working on the talent pipeline, as such, we are working with our higher education partners as well as our school systems to ensure the workforce that is being developed will be prepared to support our existing companies but also for those who are choosing Dallas.

It is understood that AT&T, like any major corporation, evaluates its headquarters and operational options. Therefore, the city is grateful for our ongoing dialogue and is dedicated to ensuring AT&T's continued presence in Downtown Dallas. Retaining businesses is recognized as critical as attracting new ones.

The city is also fully aware of ongoing discussions with interested parties regarding property-related concerns AT&T has raised. With the AT&T lease expiration approaching, the City of Dallas is committed to actively supporting the resolution of these issues. Promising discussions will continue towards a concrete, actionable plan for AT&T's benefit.

AT&T and its people are an integral part of Dallas's identity. The city remains appreciative that Dallas was chosen in 2008 and is committed to doing everything

possible to ensure AT&T continues to thrive here.

I look forward to more candid conversations in the coming months, as we are coming to some recommendations regarding the ongoing property concerns, I will schedule a meeting with you to discuss those options as well as what Dallas can do to ensure your long-term commitment to our City.

Service First, Now!

—

**Kimberly Bizer Tolbert**  
*City Manager*

City Manager's Office  
1500 Marilla Street, 4EN  
Dallas, TX 75201  
Office: 214-670-3302 | Cell: 214-263-2271  
Email: [K.BizerTolbert@Dallas.gov](mailto:K.BizerTolbert@Dallas.gov)



**Connect. Collaborate. Communicate.**

\*\*OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.\*\*

*To request a meeting with me, or my participation in an event, please visit: [dal.city/CMTolbertRequest](http://dal.city/CMTolbertRequest)*

**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:** [Maria Loza](#)  
**To:** [Tricia Roark](#); [Wanwan Yue](#); [Board of Directors](#)  
**Cc:** [Fuentes, Ardo \(Dallas\)](#); [Holly Reed](#); [Michon Fulgham](#); [John Stephens](#); [Chris Heinbaugh](#)  
**Subject:** RE: Swedish Company Delegation Dinner Reception  
**Date:** Tuesday, November 18, 2025 4:06:57 PM  
**Attachments:** [image001.png](#)

---

**External Email!**

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

---

You're receiving this message because you're a member of the Board of Directors group from Dallas EDC. To take part in this conversation, reply all to this message.

[View group files](#) | [Leave group](#) | [Learn more about Microsoft 365 Groups](#)

**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:** [Artis, Dominique](#)  
**To:** [REDACTED]  
**Cc:** [Goree, Ahmad](#); [Tolbert, Kimberly](#)  
**Subject:** RE: Urgent Need for Support and Plans for Sustainability for Deep Ellum  
**Date:** Wednesday, October 22, 2025 1:29:53 PM  
**Attachments:** [image001.png](#)

---

Thank you, Stephanie, for your email. I look forward to our meeting next week. It is great to hear we are on track to receive a federal grant.

Chief Artis

---

**From:** Stephanie Hudiburg <[REDACTED]>  
**Sent:** Wednesday, October 22, 2025 1:00 PM  
**To:** Artis, Dominique <dominique.artis@dallasfire.gov>  
**Cc:** Goree, Ahmad <ahmad.goree@dallas.gov>; Tolbert, Kimberly <k.bizortolbert@dallas.gov>  
**Subject:** Re: Urgent Need for Support and Plans for Sustainability for Deep Ellum

**External Email!**

Chief Artis and Kim,

I wanted to follow up to share a few updates as well as questions as we prepare for the next Task Force meeting, per your request Chief.

As I think staff have shared with you, we are on track to receive our federal grant after all for the Dallas Cultural Trail and we started some public info & listening sessions last night! I share more below in line with the same 7 action items from the ELT meeting back in May and look forward to meeting next week.

Thank you, as ever, for all that you all do.

Stephanie

### **Urgent: This Summer**

#### **1. Reignite inter-department Deep Ellum Safety Task Force (recurring meeting led by Chief Artis)**

- June Status: Chief Artis hosted call #1. Thank you Chief!
- June Ask: Can we schedule follow ups?
- October Status: Chief Artis hosted call #1 and #2. Thank you Chief!
- October Ask: Can we schedule these out more regularly and in advance? I think it would help keep everyone on track, on the same page and in

better lock step esp. as there are a lot of moving pieces and some have been delayed or clunky in terms of rollout (see more on that below on #2 and #5).

## 2. Blitzkrieg of strategic coordination and *targeted* enforcement for Summer

### oDPD --

- June Status: DPD has increased overtime on Sundays for Central. That overtime has not been assigned to Deep Ellum. Rather, I understand, it is to remain responsive only as issues arise. All other staffing remains the same with exception of a downtick in our Deep Ellum Task Force as our Sergeant was badly injured in breaking up a fight a few weeks ago.
- June Ask: We would like to see assigned support to bridge the coverage gap on Sundays where we largely only have off-duty officers despite significant crowds (esp. as we know it will take time to permanently add new posts). Overtime would be a start but is inconsistent. Could we have the Mounted Unit? or tactical units like Gang to bridge support? It is not sustainable for DEF to continue to cover Sundays when crowds are similar sizes to Fridays and Saturdays. We have already cut and moved resources from several other days of the week and our daytime presence to increase on Sundays.
- October Status: Directly after a meeting on July 21 with Chief Comeaux and DEF, DPD significantly expanded Deep Ellum operations, began bringing in new leadership, and the district experienced a precipitous drop in violent crime. We are down from an over 36% increase YOY in July to teetering between 10-15% up for the year to date in October. The new Major, Bobbie Epperson, has been tremendous in bringing an analytical eye to maximizing resources and strategic operations while also significantly increasing DPD's community-facing engagement. While some DPD resources were deferred to the Fair, a number remained and, most importantly, proactive policing tactics such as enforcing on open container, motorcycles, and officers doing much more walking have contributed to a change in atmosphere. We are so grateful.
- October Ask: How do we not repeat previous years' and cycles' mistakes where resources requested and needed at the beginning of summer come too late in July or August once violence has taken place? How can we plan for and secure a game plan with appropriate staffing and resources, continued improved enforcement, as well as the needed, more concerted strategic focus for Spring/Summer 2026 including through FIFA? This was our request of Chief Comeaux and his team last we met with them earlier this month. Sundays support

remains very important as well as DEF continues to anchor coverage that busy day with some OT support from DPD only as available.

o Code

- June Status: Code is also severely understaffed on nights and weekends. Staffing levels were supposed to be at 10 for nights/weekends as of last year and we understand that has been cut to 3.
- June Ask: We need more code officers to handle street preachers, street vendors, and other violations that have been on the rise. We have been reporting these issues and, unfortunately, very little presence has been able to come out. Can an additional 4 code reps be assigned to Saturday and Sunday days and weekend nights esp.? This low code staffing on nights and weekends is esp. challenging as we understand DPD officers have been directed specifically to not engage street vendors and leave that to Code. So, no one is currently enforcing these issues including when they block the entire public right of way - including full sidewalks - making pedestrians go into the street. It has resorted to me asking my security officers to address these issues but vendors know they have no jurisdiction to enforce.
- October Status: Code instituted the dedicated team for Deep Ellum Thu-Sun 9p-3a. This has been a huge help in both addressing languishing issues such as illegal vending, aggressive street preaching and helping keep lower level items off police officers' plates. Thank you!
- Over the last few weeks this Fall, Code has reinvigorated an education campaign relative to door charges. This relates to enforcing the restaurant C.O. issues the district has experienced. So far, there has been some backlash and concern from the DE community (as well as other neighborhoods) as the rollout has been perceived as an abrupt change in policy. This was exacerbated by the sudden departure of the City's nighttime economy team without notice or communication. DEF is hosting a meeting today and next week with MPT Moreno, Code and stakeholders to help elucidate Code's activities as well as next steps.
- October Ask: For future, we would appreciate a heads up upon such newly invigorated education campaigns so that we may help with the communications, rollout and abate confusion. Chief Artis' Task Force would be a good forum for such discussions prior to launch, for example. Moving ahead, we are working with Code and the MPT to identify best paths forward to achieve the joint goals of improved and consistent enforcement while also assisting businesses in coming into compliance. For example, can there be a grace period to come into compliance given that it takes months typically to get an

SUP or new C.O.? Can a communication package such as one sheets with real human contacts at the City be provided and step by step processes outlined for businesses to come into compliance? Can wrap around meetings with the range of involved City department staff be offered to a business in challenging cases (similar to predevelopment meetings)? Can any type of support or relief be considered such as fee waivers? I want to be clear that DEF supports DPD and Code stepping up to enforce existing laws. This is what a majority in Deep Ellum have asked for. We would just love to work on the rollout in close partnership to ease confusion and sudden interruption of businesses, many of which are already struggling to pay bills and survive including due to safety and construction pains.

○ Community Prosecution

- June Status: For nuisance abatement, I believe one case is proceeding with a letter being issued this week. This is 6 months after DPD first mentioned this intent to me and many months earlier that the problems started.
- June Ask: How can we expedite these cases including through inter-department collaboration in the future? What can we proactively do before cases are officially launched to better get ahead of arising problem properties. Currently, there is not a protocol for City staff to proactively engage such businesses in conversation prior to an official investigation other than through code violations warnings and citations. This is not enough.
- October Status: An abatement case has been launched.
- October Ask: Similar to the above and below, can we devise a communications game plan with defined trigger points and identified staff to engage burgeoning problem properties in a tiered approach vs. for the first time upon receiving a demand letter?

○ OSE

- June Status: The Nighttime Economy Manager continues to be actively engaged with us and Deep Ellum. We are planning to meet with a venue with challenges later this week.
- June Ask: We would like to leverage OSE permits to test out new means to manage the core entertainment area such as with promoting weekends as event times, precluding vendors, and implementing access control to preclude weapon entry etc. We will be requesting permits coming up.
- October Status: The nighttime office seems to have been dissolved or significantly reworked. This has caused many questions and confusion as they were midstream on some things.

- A Deep Ellum property owner has also been granted additional OSE permits on the plaza area. While too early to assess the impact, this is a positive step to help address recurring issues creatively while activating neighborhood spaces. We are grateful to OSE.
    - October Ask: Can a communication be shared regarding the status of the nighttime economy office and how it will serve moving forward? We would appreciate being able to relay an official statement and do not wish to see speculation continue to negatively impact perception of the City.
  - Community Cares
    - June Status: None yet but Liz and I are meeting. We also have proactively engaged and are working on an agreement with Community Ambassadors to engage youth on weekend nights.
    - June Ask: We would like City guidance on this youth engagement community ambassador pilot program and engagement. We'd like to see it taken on by the City as a City program and budget line item next summer if successful this year.
    - October Status: DEF has acquired funding to launch a Community Ambassador program next summer. DEF leadership visited Baltimore and Baltimore Mayoral staff visited Deep Ellum to explore, compare and discuss safety programs including violence interruptor strategies. No City budget has been allocated nor staff resources.
    - October Ask: We would like to partner with the City on this pilot for summer 2026 and would appreciate matching funds to launch a robust effort in Deep Ellum (or in another community other than Deep Ellum) to test this violence interruptor/community engagement strategy that has been effective in other cities across the country e.g. Baltimore.
- Office of Emergency Management
  - October Status: We have met in various capacities with Kevin and his team to consider Deep Ellum as a next potential site to expand the Street Response team so diligently addressing homelessness downtown. DEF is well equipped to be a next pilot site with our adjacency to downtown, comparatively high volume, and existing See Say application + homeless outreach teams in place to assist. Our team and our residents especially have noticed an uptick in aggressive individuals in the past year and our outreach team's current data suggest more than 70% of the newcomers are coming from downtown.

October Ask: Included in our Community Safety Plan, we wish to ask for dedicated budget and staffing allocations of the Office of Emergency Management for the Street Response team in Deep Ellum (1 shift, 2 officers per day, Wed-Sun) similar to the downtown program. We are not requesting anywhere near the resources dedicated to downtown but believe a little would go a very long way even if just allocated on the weekends.

- Parking Enforcement - special shout out to Parking Enforcement which has also been seen consistently and frequently out in the Deep Ellum district including upon weeknights!

●

### **3. Cultural Trail Coordination Task Force (started by OAC)**

- June Status: Liz and I have touched base and are planning to get lunch. Martine continues to work directly on our Advisory Board. We are grateful!
- June Ask: We appreciate a continued prioritization of this project by OAC and the City.
- October Status: Federal Highways has notified us that the USDOT Reconnecting Communities Grant is still set to move forward (after an abundance of paperwork). We are thrilled to be receiving that \$2m and will, of course, continue to work in tandem with our partners at OAC and Transportation/PW etc. as we move through the process.
- We are delighted to have begun a series of public information and listening sessions in each of the three Cultural Districts and will continue this Thursday the 23rd at 6pm at the Deep Ellum Community Center and next Thursday the 30th at 6p at the South Dallas Cultural Center.
- October Ask: Once again, we are grateful to the City for the continued partnership and prioritization of this project! Given the upcoming federal funds, a regular task force meeting would indeed be quite useful. Departments ranging from OAC to Transportation to EcoDev and Planning to Parks and even the Landmark Commission have relevance and would be helpful to engage in these early stages and throughout the project.

### **Midterm: Fall through FIFA**

#### **4. Partner to produce Deep Ellum Community Safety Plan 2.0**

- June Status: Not started.
- June Ask: Who is my best POC for this? Chief Artis? I will begin a draft and want to meet to ensure we are in alignment upon it. I'd like to have it ready by the time we introduce the new policy to the Council Committee.

- October Status: DPD has designated the individuals internally who are tasked with this. We have met with Chief Palk and Major Epperson on this and continue to research best practices across the country to inform the 2.0 plan.
- October Ask: If we could have an updated timeline of when a possible entertainment permit or any other policy change is intended to go before Committee and Council, it will help us work backward on a release date for the plan.

5. **Policy solution to make nightlife a jewel in Dallas' crown**

- June Status: Robin reached out for more information and I have provided it on sister city entertainment permits. We plan to meet in July
- June Ask: We ask that urgency for policy change remains on track with a September date to bring a proposed new policy to Council Committee and targeted adoption date of January as Kim noted so that we have time to roll it out in Spring and in time for FIFA with the business community.
- October Status: We have yet to meet or see a draft. We are not aware of what direction this is taking. When asked, Robin has been communicative with us to share that staff will brief at Chief Artis' next Task Force meeting which we appreciate.
- October Ask: Can we get an updated timeline on when this could reasonably go to Committee, then Council and how it could possibly be ready by next Spring (the original goal was January which does not seem possible at the moment) and before FIFA? We are highly concerned this will not be ready before next summer nor have appropriate time to be rolled out and communicated to impacted businesses and communities. We'd greatly appreciate the opportunity to be engaged in the process and assist in shaping the policy as opposed to notified once decisions are already made. Especially given recent trends in enforcement of related policies regarding restaurant C.O.s, we request a coordinated approach to aligning new policy and recent enforcement that is well communicated. DEF is at the ready to assist with those communications. However, we will be much better positioned if we are able to support and help shape what the City is planning to do so that it is informed by impacted constituencies and contextualized in the broader picture of nightlife management.

6. **2nd Deep Ellum DPD Task Force (8 officers, Sat-Tue)**

- June Status: Our chief for central relayed to me there are not currently plans for adding to or creating a second Deep Ellum Task Force utilizing recruits from the academy.
- June Ask: Can we please put in place 4 or more recruits from the next graduating class to join the Deep Ellum Task Force and specifically report to duty on Sundays and ideally Saturdays (perhaps with Fridays

off so they don't have to work every weekend day)?

- October Status: We understand from DPD that it is not that simple to allocate these resources from the academy and there has not been agreement or movement toward realizing this ask.
- October Ask: At DEF, we still think this is the most sensible solution to fulfill the obvious need (which was reaffirmed, in good part, by the clear improvement made these last few months when additional resources were allocated). We'd love to see a solution similar to a second task force before FIFA 2026. Especially with cuts to overtime anticipated for 2026, we believe it is a more efficient use of City resources to have a dedicated team. It remains a priority.

#### **7. Install Infrastructure for Rideshare on Elm (DART), Parking Under I-345, and Bike/ Micromobility on Canton before FIFA**

- June Status: Elizabeth sent the mapping tool from DOT. Thank you!
  - DOT also sent their traffic plan for Commerce. It is a typical construction barricading plan. We appreciate it. As noted, it is not a dynamic traffic plan that takes into account DPD operations.
  - DOT Staff organized a call on the rideshare zone which I unfortunately missed due to being on a conflicting security call. No movement on inter-agency agreements for expanded parking or rideshare infrastructure at this time to my knowledge.
  - No movement on Bike Lane.
  - Commerce Street there is discussion of an expansion on scope and contract to expedite the north side being complete by FIFA.
- June Ask: Can the City contract and complete a traffic study by next spring to be implemented next summer that takes into account at a minimum DOTPW construction, DPD operations and anticipated FIFA traffic as well as our typical traffic flows and conditions? We need an actual traffic management plan agreed upon across relevant City departments and expertise.
- We also appreciate continued work to advance interagency agreements and contract updates to expedite Commerce Street and the new parking lots and rideshare zone to be in place by next June.
- October Status: None these items have moved to my knowledge. Staff have made concerted efforts, however, that we appreciate on several of these items. Specifically, the team has worked diligently to be communicative upon Commerce Street construction and responsive to business/resident concerns. Gus and I are set to meet to see if we can advance expanded parking under the I-345 highway in advance of FIFA (the other items seem out of reach at this juncture).
- October Ask: Is a traffic study and plan still possible to contract prior to FIFA? Also, I realize very few of these are likely to see movement

anytime soon but could we at least try to get the expanded parking under I-345 completed prior to FIFA? That is a relatively quick job to pave that has no real hold up other than a broader interagency agreement with TxDOT which has languished for years despite NCTCOG funding and an existing MUA that allows the City to use the land for parking. This would be immensely helpful and important as the City welcomes such high volumes of visitors. Parking is the #1 complaint we receive on a regular basis. Finally, Commerce Street businesses have rallied to request tax relief from the County and City. This is done in other jurisdictions like San Antonio. Can it be considered for this complete street redesign?

Please call me to discuss as desired. Once more, we are incredibly grateful for the progress on many fronts since we last met with the ELT in May. At DEF, we continue to be committed to serving as a partner in fundraising, reasonable operational support and especially communications to our community. We appreciate responses to these questions, look forward to advancing some of the stalled action items and devising solutions together.

As ever, we know you both are terribly busy with many, many important priorities. We need and remain incredibly grateful for your leadership as we continue to navigate these challenging times that are also so ripe with opportunity.

Thank you,

Stephanie

**STEPHANIE KELLER HUDIBURG, MPP** (she/her)

**Executive Director**

**Deep Ellum Foundation**

Cell: 314-973-4049

Mailing: PO Box 710596, Dallas, TX 75371

Physical: 2528 Elm St., Suite A, Dallas, TX 75226

[deepellumtexas.com](http://deepellumtexas.com) | [deepellum-foundation.com](http://deepellum-foundation.com)

On Sun, Aug 17, 2025 at 11:20 PM Stephanie Hudiburg

<[REDACTED]> wrote:

Chief Artis,

I cannot wait to get together and review this! Thank you!

On our end, we've been working on the draft of the Deep Ellum Community Safety Plan 2.0. Please see the rough outline below and I am looking forward to gaining your input and feedback. I am also working through gathering feedback from the various departments and Mayor Pro Tem.

For reference, attached I also provide the deck I shared at the meeting with Chief Comeaux when we recently met.

- DE Community Safety Plan 2.0 Draft Outline
  - Reinforce CSP 1.0 Priorities
    - Walking
    - Zero Tolerance (now proactive policing)
    - Community policing
    - Starting summer ramp up early
  - City-level Action
    - Entertainment or similar permit policy
    - Direct appropriate budgets, staffing and resources to enforcement agencies inc. Code, DPD and Parking Enforcement
    - Budget and program support for violence interrupter/community ambassador program
    - Budget and allocate staffing to Office of Emergency Management for homeless outreach in Deep Ellum (1 shift, 2 officers per day, Wed-Sun).
  - DPD Actions
    - 2nd Task Force (Sat-Tue)
    - Task Force turnover, contingency planning
    - Leveraging the breadth of the department esp. Special Ops Units: Mounted + Traffic + CRT
    - Leveraging DPD's Intelligence Divisions with data analysis, hot spot and fusion units
    - Paddy Wagon

- Drones
- DEF Actions
  - Continued DES operations
  - Drones + continued tech deployment with cameras
  - Violence interrupter/community ambassador program support
  - Robust police support and engagement
  - Community communications and engagement prioritization
  - Public education campaign and support on policy
  - PR leadership on safety
- Property Owners and Business Owner Action Items
  - Parking lot management campaigns with
    - Ample signage
    - Timely closures
    - Added staffing for enforcement, as needed
- Lighting
  - Restart light it up campaign on critical corridors e.g. Elm (complete on Crowds, near complete on Main), then Commerce.
  - Codes of Conduct
    - Code of Conduct for public access areas
    - Business code of conduct/best practices w. DE operators, DEF and Office of nighttime management cosign
- Joint Efforts
  - Noise management w. city policy, business and property owner proactivity, DEF heads up support, and, ultimately, enforcement
  - Crisis management and contingency plans e.g. triggering troopers, heightened enforcement based on coordinated pattern and data analysis.
  - Youth engagement?

Once more, looking forward to your feedback and reviewing all the City has been working on and is planning together. I am so grateful.

Thank you!

Stephanie

**STEPHANIE KELLER HUDIBURG, MPP** (she/her)

**Executive Director**

**Deep Ellum Foundation**

Cell: 314-973-4049

Mailing: PO Box 710596, Dallas, TX 75371

Physical: 2528 Elm St., Suite A, Dallas, TX 75226

[deepellumtexas.com](http://deepellumtexas.com) | [deepellum-foundation.com](http://deepellum-foundation.com)

On Fri, Aug 15, 2025 at 5:30 PM Artis, Dominique <[dominique.artis@dallasfire.gov](mailto:dominique.artis@dallasfire.gov)> wrote:

Hello Stephanie,

I hope you're having a wonderful day. I wanted to follow up on the items we have been discussing regarding the Deep Ellum Task Force. I have attached an updated document that outlines the status of all the projects mentioned below.

We have a meeting scheduled for Monday where we can discuss these updates and any items that may need further attention.

Have a great weekend!

Best regards,

**Dominique Artis**

*Chief of Public safety*

City of Dallas

1500 Marilla Street, 4DN

Dallas, TX 75201

Office: 214-671-5265 | Cell: 214-502-9084

Email: [dominique.artis@Dallasfire.gov](mailto:dominique.artis@Dallasfire.gov)



**SERVICE FIRST, NOW!**

**Connect. Collaborate. Communicate.**

\*\*OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.\*\*

---

**From:** Stephanie Hudiburg <[REDACTED]>  
**Sent:** Wednesday, June 18, 2025 5:35 PM  
**To:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>; Artis, Dominique <[dominique.artis@dallasfire.gov](mailto:dominique.artis@dallasfire.gov)>  
**Subject:** Urgent Need for Support and Plans for Sustainability for Deep Ellum

**External Email!**

Kim and Chief Artis,

It was great to see some of the ELT at inauguration and congratulations on a successful kickoff to the new Council! As it has been about 4 weeks since we last met, I wanted to circle back with you all to inquire about the tri-weekly Deep Ellum status call proposed. We would love to participate and I wanted to request a call soon. Is that possible?

As I know you all are aware, we sustained another slate of violence this past weekend, endured much bad press ([CBS](#), [FOX](#), [WFAA](#) and many, many more) and we continue to need urgent support as well as plans for sustainable change. For your reference, I share one of our internal weekly security reports City staff requested of me this week to give you a sense of the true heroism and what our safety teams are addressing each and every weekend. It is hard for me to even convey the sense of urgency our community feels right now from businesses to property owners and residents and I look forward to huddling soon.

Ahead of a follow up call, in the meantime, I wanted to proactively share an update on my end as it relates to each action item on the list we discussed at the ELT meeting. Please see below.

**Urgent: This Summer**

**1. Reignite inter-department Deep Ellum Safety Task Force (recurring meeting led by Chief Artis)**

- Status: Chief Artis hosted call #1. Thank you Chief!
- Our Ask: Can we schedule follow ups?

## 1. Blitzkrieg of strategic coordination and *targeted* enforcement for Summer

- DPD --
  - Status: DPD has increased overtime on Sundays for Central. That overtime has not been assigned to Deep Ellum. Rather, I understand, it is to remain responsive only as issues arise. All other staffing remains the same with exception of a downtick in our Deep Ellum Task Force as our Sergeant was badly injured in breaking up a fight a few weeks ago.
  - Our ask: We would like to see assigned support to bridge the coverage gap on Sundays where we largely only have off-duty officers despite significant crowds (esp. as we know it will take time to permanently add new posts). Overtime would be a start but is inconsistent. Could we have the Mounted Unit? or tactical units like Gang to bridge support? It is not sustainable for DEF to continue to cover Sundays when crowds are similar sizes to Fridays and Saturdays. We have already cut and moved resources from several other days of the week and our daytime presence to increase on Sundays.
  
- Code
  - Status: Code is also severely understaffed on nights and weekends. Staffing levels were supposed to be at 10 for nights/weekends as of last year and we understand that has been cut to 3.
  - Our Ask: We need more code officers to handle street preachers, street vendors, and other violations that have been on the rise. We have been reporting these issues and, unfortunately, very little presence has been able to come out. Can an additional 4 code reps be assigned to Saturday and Sunday days and weekend nights esp.? This low code staffing on nights and weekends is esp. challenging as we understand DPD officers have been directed specifically to not engage street vendors and leave that to Code. So, no one is currently enforcing these issues including when they block the entire public right of way - including full sidewalks - making pedestrians go into the street. It has resorted to me asking my security officers to address these issues but vendors know they have no

jurisdiction to enforce.

- Community Prosecution
  - Status: For nuisance abatement, I believe one case is proceeding with a letter being issued this week. This is 6 months after DPD first mentioned this intent to me and many months earlier that the problems started.
  - Our Ask: How can we expedite these cases including through inter-department collaboration in the future? What can we proactively do before cases are officially launched to better get ahead of arising problem properties. Currently, there is not a protocol for City staff to proactively engage such businesses in conversation prior to an official investigation other than through code violations warnings and citations. This is not enough.
  
- OSE
  - Status: The Nighttime Economy Manager continues to be actively engaged with us and Deep Ellum. We are planning to meet with a venue with challenges later this week.
  - Our Ask: We would like to leverage OSE permits to test out new means to manage the core entertainment area such as with promoting weekends as event times, precluding vendors, and implementing access control to preclude weapon entry etc. We will be requesting permits coming up.
  
- Community Cares
  - Status: None yet but Liz and I are meeting. We also have proactively engaged and are working on an agreement with Community Ambassadors to engage youth on weekend nights.
  - Our Ask: We would like City guidance on this youth engagement community ambassador pilot program and engagement. We'd like to see it taken on by the City as a City program and budget line item next summer if successful this year.

### 1. Cultural Trail Coordination Task Force (started by OAC)

- Status: Liz and I have touched base and are planning to get lunch. Martine continues to work directly on our Advisory Board. We are grateful!

- Our Ask: We appreciate a continued prioritization of this project by OAC and the City.

**Midterm: Fall through FIFA**

**4. Partner to produce Deep Ellum Community Safety Plan 2.0**

- Status: Not started.
- Our Ask: Who is my best POC for this? Chief Artis? I will begin a draft and want to meet to ensure we are in alignment upon it. I'd like to have it ready by the time we introduce the new policy to the Council Committee.

**4. Policy solution to make nightlife a jewel in Dallas' crown**

- Status: Robin reached out for more information and I have provided it on sister city entertainment permits. We plan to meet in July
- Our Ask: We ask that urgency for policy change remains on track with a September date to bring a proposed new policy to Council Committee and targeted adoption date of January as Kim noted so that we have time to roll it out in Spring and in time for FIFA with the business community.

**4. 2nd Deep Ellum DPD Task Force (8 officers, Sat-Tue)**

- Status: Our chief for central relayed to me there are not currently plans for adding to or creating a second Deep Ellum Task Force utilizing recruits from the academy.
- Our Ask: Can we please put in place 4 or more recruits from the next graduating class to join the Deep Ellum Task Force and specifically report to duty on Sundays and ideally Saturdays (perhaps with Fridays off so they don't have to work every weekend day)?

**4. Install Infrastructure for Rideshare on Elm (DART), Parking Under I-345, and Bike/ Micromobility on Canton before FIFA**

- Status: Elizabeth sent the mapping tool from DOT. Thank you!
  - DOT also sent their traffic plan for Commerce. It is a typical construction barricading plan. We appreciate it. As noted, it is not a dynamic traffic plan that takes into account DPD operations.
  - DOT Staff organized a call on the rideshare zone which I unfortunately missed due to being on a conflicting security call. No movement on inter-agency agreements for expanded

- parking or rideshare infrastructure at this time to my knowledge.
- No movement on Bike Lane.
- Commerce Street there is discussion of an expansion on scope and contract to expedite the north side being complete by FIFA.
- Our Ask: Can the City contract and complete a traffic study by next spring to be implemented next summer that takes into account at a minimum DOTPW construction, DPD operations and anticipated FIFA traffic as well as our typical traffic flows and conditions? We need an actual traffic management plan agreed upon across relevant City departments and expertise.
- We also appreciate continued work to advance interagency agreements and contract updates to expedite Commerce Street and the new parking lots and rideshare zone to be in place by next June.

Thank you both so much once more for your leadership. As I have said before, your energy and openness and affirmations of intent to act thus far have given me true hope. I look forward to reconvening very soon.

Stephanie

**STEPHANIE KELLER HUDIBURG, MPP** (she/her)

**Executive Director**

**Deep Ellum Foundation**

Cell: 314-973-4049

Mailing: PO Box 710596, Dallas, TX 75371

Physical: 2528 Elm St., Suite A, Dallas, TX 75226

[deepellumtexas.com](http://deepellumtexas.com) | [deepellum-foundation.com](http://deepellum-foundation.com)

**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.

**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:** [Stephanie Hudiburg](#)  
**To:** [Artis, Dominique](#)  
**Cc:** [Goree, Ahmad](#); [Tolbert, Kimberly](#)  
**Subject:** Re: Urgent Need for Support and Plans for Sustainability for Deep Ellum  
**Date:** Wednesday, October 22, 2025 1:02:01 PM  
**Attachments:** [image001.png](#)

---

## External Email!

Chief Artis and Kim,

I wanted to follow up to share a few updates as well as questions as we prepare for the next Task Force meeting, per your request Chief.

As I think staff have shared with you, we are on track to receive our federal grant after all for the Dallas Cultural Trail and we started some public info & listening sessions last night! I share more below in line with the same 7 action items from the ELT meeting back in May and look forward to meeting next week.

Thank you, as ever, for all that you all do.

Stephanie

### Urgent: This Summer

#### 1. Reignite inter-department Deep Ellum Safety Task Force (recurring meeting led by Chief Artis)

- June Status: Chief Artis hosted call #1. Thank you Chief!
- June Ask: Can we schedule follow ups?
- October Status: Chief Artis hosted call #1 and #2. Thank you Chief!
- October Ask: Can we schedule these out more regularly and in advance? I think it would help keep everyone on track, on the same page and in better lock step esp. as there are a lot of moving pieces and some have been delayed or clunky in terms of rollout (see more on that below on #2 and #5).

#### 2. Blitzkrieg of strategic coordination and *targeted* enforcement for Summer

- DPD --
  - June Status: DPD has increased overtime on Sundays for Central. That overtime has not been assigned to Deep Ellum. Rather, I understand, it is to remain responsive only as issues arise. All other staffing remains the same with exception of a downtick in our Deep Ellum Task Force as our Sergeant was badly injured in breaking up a fight a few weeks ago.
  - June Ask: We would like to see assigned support to bridge the coverage gap on Sundays where we largely only have off-duty officers despite significant crowds (esp. as we know it will take

time to permanently add new posts). Overtime would be a start but is inconsistent. Could we have the Mounted Unit? or tactical units like Gang to bridge support? It is not sustainable for DEF to continue to cover Sundays when crowds are similar sizes to Fridays and Saturdays. We have already cut and moved resources from several other days of the week and our daytime presence to increase on Sundays.

- October Status: Directly after a meeting on July 21 with Chief Comeaux and DEF, DPD significantly expanded Deep Ellum operations, began bringing in new leadership, and the district experienced a precipitous drop in violent crime. We are down from an over 36% increase YOY in July to teetering between 10-15% up for the year to date in October. The new Major, Bobbie Epperson, has been tremendous in bringing an analytical eye to maximizing resources and strategic operations while also significantly increasing DPD's community-facing engagement. While some DPD resources were deferred to the Fair, a number remained and, most importantly, proactive policing tactics such as enforcing on open container, motorcycles, and officers doing much more walking have contributed to a change in atmosphere. We are so grateful.
- October Ask: How do we not repeat previous years' and cycles' mistakes where resources requested and needed at the beginning of summer come too late in July or August once violence has taken place? How can we plan for and secure a game plan with appropriate staffing and resources, continued improved enforcement, as well as the needed, more concerted strategic focus for Spring/Summer 2026 including through FIFA? This was our request of Chief Comeaux and his team last we met with them earlier this month. Sundays support remains very important as well as DEF continues to anchor coverage that busy day with some OT support from DPD only as available.

- Code

- June Status: Code is also severely understaffed on nights and weekends. Staffing levels were supposed to be at 10 for nights/weekends as of last year and we understand that has been cut to 3.
- June Ask: We need more code officers to handle street preachers, street vendors, and other violations that have been on the rise. We have been reporting these issues and, unfortunately, very little presence has been able to come out. Can an additional 4 code reps be assigned to Saturday and Sunday days and weekend nights esp.? This low code staffing on nights and weekends is esp. challenging as we understand DPD officers have been directed specifically to not engage street vendors and leave that to Code. So, no one is currently enforcing these issues

including when they block the entire public right of way - including full sidewalks - making pedestrians go into the street. It has resorted to me asking my security officers to address these issues but vendors know they have no jurisdiction to enforce.

- October Status: Code instituted the dedicated team for Deep Ellum Thu-Sun 9p-3a. This has been a huge help in both addressing languishing issues such as illegal vending, aggressive street preaching and helping keep lower level items off police officers' plates. Thank you!
- Over the last few weeks this Fall, Code has reinvigorated an education campaign relative to door charges. This relates to enforcing the restaurant C.O. issues the district has experienced. So far, there has been some backlash and concern from the DE community (as well as other neighborhoods) as the rollout has been perceived as an abrupt change in policy. This was exacerbated by the sudden departure of the City's nighttime economy team without notice or communication. DEF is hosting a meeting today and next week with MPT Moreno, Code and stakeholders to help elucidate Code's activities as well as next steps.
- October Ask: For future, we would appreciate a heads up upon such newly invigorated education campaigns so that we may help with the communications, rollout and abate confusion. Chief Artis' Task Force would be a good forum for such discussions prior to launch, for example. Moving ahead, we are working with Code and the MPT to identify best paths forward to achieve the joint goals of improved and consistent enforcement while also assisting businesses in coming into compliance. For example, can there be a grace period to come into compliance given that it takes months typically to get an SUP or new C.O.? Can a communication package such as one sheets with real human contacts at the City be provided and step by step processes outlined for businesses to come into compliance? Can wrap around meetings with the range of involved City department staff be offered to a business in challenging cases (similar to predevelopment meetings)? Can any type of support or relief be considered such as fee waivers? I want to be clear that DEF supports DPD and Code stepping up to enforce existing laws. This is what a majority in Deep Ellum have asked for. We would just love to work on the rollout in close partnership to ease confusion and sudden interruption of businesses, many of which are already struggling to pay bills and survive including due to safety and construction pains.

- Community Prosecution

- June Status: For nuisance abatement, I believe one case is proceeding with a letter being issued this week. This is 6 months after DPD first mentioned this intent to me and many months

earlier that the problems started.

- June Ask: How can we expedite these cases including through inter-department collaboration in the future? What can we proactively do before cases are officially launched to better get ahead of arising problem properties. Currently, there is not a protocol for City staff to proactively engage such businesses in conversation prior to an official investigation other than through code violations warnings and citations. This is not enough.
- October Status: An abatement case has been launched.
- October Ask: Similar to the above and below, can we devise a communications game plan with defined trigger points and identified staff to engage burgeoning problem properties in a tiered approach vs. for the first time upon receiving a demand letter?

o OSE

- June Status: The Nighttime Economy Manager continues to be actively engaged with us and Deep Ellum. We are planning to meet with a venue with challenges later this week.
- June Ask: We would like to leverage OSE permits to test out new means to manage the core entertainment area such as with promoting weekends as event times, precluding vendors, and implementing access control to preclude weapon entry etc. We will be requesting permits coming up.
- October Status: The nighttime office seems to have been dissolved or significantly reworked. This has caused many questions and confusion as they were midstream on some things.
- A Deep Ellum property owner has also been granted additional OSE permits on the plaza area. While too early to assess the impact, this is a positive step to help address recurring issues creatively while activating neighborhood spaces. We are grateful to OSE.
- October Ask: Can a communication be shared regarding the status of the nighttime economy office and how it will serve moving forward? We would appreciate being able to relay an official statement and do not wish to see speculation continue to negatively impact perception of the City.

o Community Cares

- June Status: None yet but Liz and I are meeting. We also have proactively engaged and are working on an agreement with Community Ambassadors to engage youth on weekend nights.
- June Ask: We would like City guidance on this youth engagement community ambassador pilot program and engagement. We'd like to see it taken on by the City as a City program and budget line item next summer if successful this year.
- October Status: DEF has acquired funding to launch a Community Ambassador program next summer. DEF leadership visited

Baltimore and Baltimore Mayoral staff visited Deep Ellum to explore, compare and discuss safety programs including violence interruptor strategies. No City budget has been allocated nor staff resources.

- October Ask: We would like to partner with the City on this pilot for summer 2026 and would appreciate matching funds to launch a robust effort in Deep Ellum (or in another community other than Deep Ellum) to test this violence interruptor/community engagement strategy that has been effective in other cities across the country e.g. Baltimore.

- Office of Emergency Management

- October Status: We have met in various capacities with Kevin and his team to consider Deep Ellum as a next potential site to expand the Street Response team so diligently addressing homelessness downtown. DEF is well equipped to be a next pilot site with our adjacency to downtown, comparatively high volume, and existing See Say application + homeless outreach teams in place to assist. Our team and our residents especially have noticed an uptick in aggressive individuals in the past year and our outreach team's current data suggest more than 70% of the newcomers are coming from downtown.
- October Ask: Included in our Community Safety Plan, we wish to ask for dedicated budget and staffing allocations of the Office of Emergency Management for the Street Response team in Deep Ellum (1 shift, 2 officers per day, Wed-Sun) similar to the downtown program. We are not requesting anywhere near the resources dedicated to downtown but believe a little would go a very long way even if just allocated on the weekends.

- Parking Enforcement - special shout out to Parking Enforcement which has also been seen consistently and frequently out in the Deep Ellum district including upon weeknights!

•

### 3. Cultural Trail Coordination Task Force (started by OAC)

- June Status: Liz and I have touched base and are planning to get lunch. Martine continues to work directly on our Advisory Board. We are grateful!
- June Ask: We appreciate a continued prioritization of this project by OAC and the City.
- October Status: Federal Highways has notified us that the USDOT Reconnecting Communities Grant is still set to move forward (after an abundance of paperwork). We are thrilled to be receiving that \$2m and

will, of course, continue to work in tandem with our partners at OAC and Transportation/PW etc. as we move through the process.

- We are delighted to have begun a series of public information and listening sessions in each of the three Cultural Districts and will continue this Thursday the 23rd at 6pm at the Deep Ellum Community Center and next Thursday the 30th at 6p at the South Dallas Cultural Center.
- October Ask: Once again, we are grateful to the City for the continued partnership and prioritization of this project! Given the upcoming federal funds, a regular task force meeting would indeed be quite useful. Departments ranging from OAC to Transportation to EcoDev and Planning to Parks and even the Landmark Commission have relevance and would be helpful to engage in these early stages and throughout the project.

## **Midterm: Fall through FIFA**

### **4. Partner to produce Deep Ellum Community Safety Plan 2.0**

- June Status: Not started.
- June Ask: Who is my best POC for this? Chief Artis? I will begin a draft and want to meet to ensure we are in alignment upon it. I'd like to have it ready by the time we introduce the new policy to the Council Committee.
- October Status: DPD has designated the individuals internally who are tasked with this. We have met with Chief Palk and Major Epperson on this and continue to research best practices across the country to inform the 2.0 plan.
- October Ask: If we could have an updated timeline of when a possible entertainment permit or any other policy change is intended to go before Committee and Council, it will help us work backward on a release date for the plan.

### **5. Policy solution to make nightlife a jewel in Dallas' crown**

- June Status: Robin reached out for more information and I have provided it on sister city entertainment permits. We plan to meet in July
- June Ask: We ask that urgency for policy change remains on track with a September date to bring a proposed new policy to Council Committee and targeted adoption date of January as Kim noted so that we have time to roll it out in Spring and in time for FIFA with the business community.
- October Status: We have yet to meet or see a draft. We are not aware of what direction this is taking. When asked, Robin has been communicative with us to share that staff will brief at Chief Artis' next Task Force meeting which we appreciate.
- October Ask: Can we get an updated timeline on when this could reasonably go to Committee, then Council and how it could possibly be ready by next Spring (the original goal was January which does not seem possible at the moment) and before FIFA? We are highly

concerned this will not be ready before next summer nor have appropriate time to be rolled out and communicated to impacted businesses and communities. We'd greatly appreciate the opportunity to be engaged in the process and assist in shaping the policy as opposed to notified once decisions are already made. Especially given recent trends in enforcement of related policies regarding restaurant C.O.s, we request a coordinated approach to aligning new policy and recent enforcement that is well communicated. DEF is at the ready to assist with those communications. However, we will be much better positioned if we are able to support and help shape what the City is planning to do so that it is informed by impacted constituencies and contextualized in the broader picture of nightlife management.

#### **6. 2nd Deep Ellum DPD Task Force (8 officers, Sat-Tue)**

- June Status: Our chief for central relayed to me there are not currently plans for adding to or creating a second Deep Ellum Task Force utilizing recruits from the academy.
- June Ask: Can we please put in place 4 or more recruits from the next graduating class to join the Deep Ellum Task Force and specifically report to duty on Sundays and ideally Saturdays (perhaps with Fridays off so they don't have to work every weekend day)?
- October Status: We understand from DPD that it is not that simple to allocate these resources from the academy and there has not been agreement or movement toward realizing this ask.
- October Ask: At DEF, we still think this is the most sensible solution to fulfill the obvious need (which was reaffirmed, in good part, by the clear improvement made these last few months when additional resources were allocated). We'd love to see a solution similar to a second task force before FIFA 2026. Especially with cuts to overtime anticipated for 2026, we believe it is a more efficient use of City resources to have a dedicated team. It remains a priority.

#### **7. Install Infrastructure for Rideshare on Elm (DART), Parking Under I-345, and Bike/ Micromobility on Canton before FIFA**

- June Status: Elizabeth sent the mapping tool from DOT. Thank you!
  - DOT also sent their traffic plan for Commerce. It is a typical construction barricading plan. We appreciate it. As noted, it is not a dynamic traffic plan that takes into account DPD operations.
  - DOT Staff organized a call on the rideshare zone which I unfortunately missed due to being on a conflicting security call. No movement on inter-agency agreements for expanded parking or rideshare infrastructure at this time to my knowledge.
  - No movement on Bike Lane.
  - Commerce Street there is discussion of an expansion on scope and contract to expedite the north side being complete by FIFA.

June Ask: Can the City contract and complete a traffic study by next spring to be implemented next summer that takes into account at a minimum DOTPW construction, DPD operations and anticipated FIFA traffic as well as our typical traffic flows and conditions? We need an actual traffic management plan agreed upon across relevant City departments and expertise.

- We also appreciate continued work to advance interagency agreements and contract updates to expedite Commerce Street and the new parking lots and rideshare zone to be in place by next June.
- October Status: None these items have moved to my knowledge. Staff have made concerted efforts, however, that we appreciate on several of these items. Specifically, the team has worked diligently to be communicative upon Commerce Street construction and responsive to business/resident concerns. Gus and I are set to meet to see if we can advance expanded parking under the I-345 highway in advance of FIFA (the other items seem out of reach at this juncture).
- October Ask: Is a traffic study and plan still possible to contract prior to FIFA? Also, I realize very few of these are likely to see movement anytime soon but could we at least try to get the expanded parking under I-345 completed prior to FIFA? That is a relatively quick job to pave that has no real hold up other than a broader interagency agreement with TxDOT which has languished for years despite NCTCOG funding and an existing MUA that allows the City to use the land for parking. This would be immensely helpful and important as the City welcomes such high volumes of visitors. Parking is the #1 complaint we receive on a regular basis. Finally, Commerce Street businesses have rallied to request tax relief from the County and City. This is done in other jurisdictions like San Antonio. Can it be considered for this complete street redesign?

Please call me to discuss as desired. Once more, we are incredibly grateful for the progress on many fronts since we last met with the ELT in May. At DEF, we continue to be committed to serving as a partner in fundraising, reasonable operational support and especially communications to our community. We appreciate responses to these questions, look forward to advancing some of the stalled action items and devising solutions together.

As ever, we know you both are terribly busy with many, many important priorities. We need and remain incredibly grateful for your leadership as we continue to navigate these challenging times that are also so ripe with opportunity.

Thank you,

Stephanie

**STEPHANIE KELLER HUDIBURG, MPP** (she/her)  
**Executive Director**

## Deep Ellum Foundation

Cell: 314-973-4049

Mailing: PO Box 710596, Dallas, TX 75371

Physical: 2528 Elm St., Suite A, Dallas, TX 75226

[deepellumtexas.com](http://deepellumtexas.com) | [deepellum-foundation.com](http://deepellum-foundation.com)

On Sun, Aug 17, 2025 at 11:20 PM Stephanie Hudiburg <[REDACTED]>  
wrote:

Chief Artis,

I cannot wait to get together and review this! Thank you!

On our end, we've been working on the draft of the Deep Ellum Community Safety Plan 2.0. Please see the rough outline below and I am looking forward to gaining your input and feedback. I am also working through gathering feedback from the various departments and Mayor Pro Tem.

For reference, attached I also provide the deck I shared at the meeting with Chief Comeaux when we recently met.

- DE Community Safety Plan 2.0 Draft Outline
  - Reinforce CSP 1.0 Priorities
    - Walking
    - Zero Tolerance (now proactive policing)
    - Community policing
    - Starting summer ramp up early
  - City-level Action
    - Entertainment or similar permit policy
    - Direct appropriate budgets, staffing and resources to enforcement agencies inc. Code, DPD and Parking Enforcement
    - Budget and program support for violence interrupter/community ambassador program
    - Budget and allocate staffing to Office of Emergency Management for homeless outreach in Deep Ellum (1 shift, 2 officers per day, Wed-Sun).
  - DPD Actions
    - 2nd Task Force (Sat-Tue)
    - Task Force turnover, contingency planning
    - Leveraging the breadth of the department esp. Special Ops Units: Mounted + Traffic + CRT

- Leveraging DPD's Intelligence Divisions with data analysis, hot spot and fusion units
- Paddy Wagon
- Drones
- DEF Actions
  - Continued DES operations
  - Drones + continued tech deployment with cameras
  - Violence interrupter/community ambassador program support
  - Robust police support and engagement
  - Community communications and engagement prioritization
  - Public education campaign and support on policy
  - PR leadership on safety
- Property Owners and Business Owner Action Items
  - Parking lot management campaigns with
    - Ample signage
    - Timely closures
    - Added staffing for enforcement, as needed
- Lighting
  - Restart light it up campaign on critical corridors e.g. Elm (complete on Crowdus, near complete on Main), then Commerce.
  - Codes of Conduct
    - Code of Conduct for public access areas
    - Business code of conduct/best practices w. DE operators, DEF and Office of nighttime management cosign
- Joint Efforts
  - Noise management w. city policy, business and property owner proactivity, DEF heads up support, and, ultimately, enforcement
  - Crisis management and contingency plans e.g. triggering troopers, heightened enforcement based on coordinated pattern and data analysis.
  - Youth engagement?

Once more, looking forward to your feedback and reviewing all the City has been working

on and is planning together. I am so grateful.

Thank you!

Stephanie

**STEPHANIE KELLER HUDIBURG, MPP** (she/her)

**Executive Director**

**Deep Ellum Foundation**

Cell: 314-973-4049

Mailing: PO Box 710596, Dallas, TX 75371

Physical: 2528 Elm St., Suite A, Dallas, TX 75226

[deepellumtexas.com](http://deepellumtexas.com) | [deepellum-foundation.com](http://deepellum-foundation.com)

On Fri, Aug 15, 2025 at 5:30 PM Artis, Dominique <[dominique.artis@dallasfire.gov](mailto:dominique.artis@dallasfire.gov)> wrote:

Hello Stephanie,

I hope you're having a wonderful day. I wanted to follow up on the items we have been discussing regarding the Deep Ellum Task Force. I have attached an updated document that outlines the status of all the projects mentioned below.

We have a meeting scheduled for Monday where we can discuss these updates and any items that may need further attention.

Have a great weekend!

Best regards,

**Dominique Artis**

*Chief of Public safety*

City of Dallas

1500 Marilla Street, 4DN

Dallas, TX 75201

Office: 214-671-5265 | Cell: 214-502-9084

Email: [dominique.artis@Dallasfire.gov](mailto:dominique.artis@Dallasfire.gov)



**SERVICE FIRST, NOW!**

**Connect. Collaborate. Communicate.**

\*\*OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.\*\*

---

**From:** Stephanie Hudiburg <[REDACTED]>  
**Sent:** Wednesday, June 18, 2025 5:35 PM  
**To:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>; Artis, Dominique <[dominique.artis@dallasfire.gov](mailto:dominique.artis@dallasfire.gov)>  
**Subject:** Urgent Need for Support and Plans for Sustainability for Deep Ellum

**External Email!**

Kim and Chief Artis,

It was great to see some of the ELT at inauguration and congratulations on a successful kickoff to the new Council! As it has been about 4 weeks since we last met, I wanted to circle back with you all to inquire about the tri-weekly Deep Ellum status call proposed. We would love to participate and I wanted to request a call soon. Is that possible?

As I know you all are aware, we sustained another slate of violence this past weekend, endured much bad press ([CBS](#), [FOX](#), [WFAA](#) and many, many more) and we continue to need urgent support as well as plans for sustainable change. For your reference, I share one of our internal weekly security reports City staff requested of me this week to give you a sense of the true heroism and what our safety teams are addressing each and every weekend. It is hard for me to even convey the sense of urgency our community feels right now from businesses to property owners and residents and I look forward to huddling

soon.

Ahead of a follow up call, in the meantime, I wanted to proactively share an update on my end as it relates to each action item on the list we discussed at the ELT meeting. Please see below.

## **Urgent: This Summer**

### **1. Reignite inter-department Deep Ellum Safety Task Force (recurring meeting led by Chief Artis)**

- Status: Chief Artis hosted call #1. Thank you Chief!
- Our Ask: Can we schedule follow ups?

### **1. Blitzkrieg of strategic coordination and *targeted* enforcement for Summer**

- DPD --
  - Status: DPD has increased overtime on Sundays for Central. That overtime has not been assigned to Deep Ellum. Rather, I understand, it is to remain responsive only as issues arise. All other staffing remains the same with exception of a downtick in our Deep Ellum Task Force as our Sergeant was badly injured in breaking up a fight a few weeks ago.
  - Our ask: We would like to see assigned support to bridge the coverage gap on Sundays where we largely only have off-duty officers despite significant crowds (esp. as we know it will take time to permanently add new posts). Overtime would be a start but is inconsistent. Could we have the Mounted Unit? or tactical units like Gang to bridge support? It is not sustainable for DEF to continue to cover Sundays when crowds are similar sizes to Fridays and Saturdays. We have already cut and moved resources from several other days of the week and our daytime presence to increase on Sundays.
- Code
  - Status: Code is also severely understaffed on nights and weekends. Staffing levels were supposed to be at 10 for nights/weekends as of last year and we understand that has been cut to 3.
  - Our Ask: We need more code officers to handle street preachers, street vendors, and other violations that have been on the rise. We have been reporting these issues and, unfortunately, very little presence has been able to come out. Can an additional 4

code reps be assigned to Saturday and Sunday days and weekend nights esp.? This low code staffing on nights and weekends is esp. challenging as we understand DPD officers have been directed specifically to not engage street vendors and leave that to Code. So, no one is currently enforcing these issues including when they block the entire public right of way - including full sidewalks - making pedestrians go into the street. It has resorted to me asking my security officers to address these issues but vendors know they have no jurisdiction to enforce.

- Community Prosecution
  - Status: For nuisance abatement, I believe one case is proceeding with a letter being issued this week. This is 6 months after DPD first mentioned this intent to me and many months earlier that the problems started.
  - Our Ask: How can we expedite these cases including through inter-department collaboration in the future? What can we proactively do before cases are officially launched to better get ahead of arising problem properties. Currently, there is not a protocol for City staff to proactively engage such businesses in conversation prior to an official investigation other than through code violations warnings and citations. This is not enough.
  
- OSE
  - Status: The Nighttime Economy Manager continues to be actively engaged with us and Deep Ellum. We are planning to meet with a venue with challenges later this week.
  - Our Ask: We would like to leverage OSE permits to test out new means to manage the core entertainment area such as with promoting weekends as event times, precluding vendors, and implementing access control to preclude weapon entry etc. We will be requesting permits coming up.
  
- Community Cares
  - Status: None yet but Liz and I are meeting. We also have proactively engaged and are working on an agreement with Community Ambassadors to engage youth on weekend nights.
  - Our Ask: We would like City guidance on this youth engagement community ambassador pilot program and engagement. We'd like to see it taken on by the City as a City program and budget line item next summer if successful this year.

#### **1. Cultural Trail Coordination Task Force (started by OAC)**

- Status: Liz and I have touched base and are planning to get lunch. Martine continues to work directly on our Advisory Board. We are

grateful!

- Our Ask: We appreciate a continued prioritization of this project by OAC and the City.

#### **Midterm: Fall through FIFA**

#### **4. Partner to produce Deep Ellum Community Safety Plan 2.0**

- Status: Not started.
- Our Ask: Who is my best POC for this? Chief Artis? I will begin a draft and want to meet to ensure we are in alignment upon it. I'd like to have it ready by the time we introduce the new policy to the Council Committee.

#### **4. Policy solution to make nightlife a jewel in Dallas' crown**

- Status: Robin reached out for more information and I have provided it on sister city entertainment permits. We plan to meet in July
- Our Ask: We ask that urgency for policy change remains on track with a September date to bring a proposed new policy to Council Committee and targeted adoption date of January as Kim noted so that we have time to roll it out in Spring and in time for FIFA with the business community.

#### **4. 2nd Deep Ellum DPD Task Force (8 officers, Sat-Tue)**

- Status: Our chief for central relayed to me there are not currently plans for adding to or creating a second Deep Ellum Task Force utilizing recruits from the academy.
- Our Ask: Can we please put in place 4 or more recruits from the next graduating class to join the Deep Ellum Task Force and specifically report to duty on Sundays and ideally Saturdays (perhaps with Fridays off so they don't have to work every weekend day)?

#### **4. Install Infrastructure for Rideshare on Elm (DART), Parking Under I-345, and Bike/ Micromobility on Canton before FIFA**

- Status: Elizabeth sent the mapping tool from DOT. Thank you!
  - DOT also sent their traffic plan for Commerce. It is a typical construction barricading plan. We appreciate it. As noted, it is not a dynamic traffic plan that takes into account DPD operations.
  - DOT Staff organized a call on the rideshare zone which I unfortunately missed due to being on a conflicting security call. No movement on inter-agency agreements for expanded parking or rideshare infrastructure at this time to my knowledge.
  - No movement on Bike Lane.
  - Commerce Street there is discussion of an expansion on scope and contract to expedite the north side being complete by FIFA.

- Our Ask: Can the City contract and complete a traffic study by next spring to be implemented next summer that takes into account at a minimum DOTPW construction, DPD operations and anticipated FIFA traffic as well as our typical traffic flows and conditions? We need an actual traffic management plan agreed upon across relevant City departments and expertise.
- We also appreciate continued work to advance interagency agreements and contract updates to expedite Commerce Street and the new parking lots and rideshare zone to be in place by next June.

Thank you both so much once more for your leadership. As I have said before, your energy and openness and affirmations of intent to act thus far have given me true hope. I look forward to reconvening very soon.

Stephanie

**STEPHANIE KELLER HUDIBURG, MPP** (she/her)

**Executive Director**

**Deep Ellum Foundation**

Cell: 314-973-4049

Mailing: PO Box 710596, Dallas, TX 75371

Physical: 2528 Elm St., Suite A, Dallas, TX 75226

[deepellumtexas.com](http://deepellumtexas.com) | [deepellum-foundation.com](http://deepellum-foundation.com)

**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.

**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:** [Saab, Elizabeth](#)  
**To:** [Linda McMahon](#); [Bentley, Robin](#); [Hill, Channler](#)  
**Cc:** [Tolbert, Kimberly](#); [Dane Nichols](#)  
**Subject:** RE: Welcome Letter Template  
**Date:** Tuesday, April 15, 2025 9:58:35 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

---

Hi Linda – thank you! Going to send over a template.

[@Hill, Channler](#) – I will follow up with you to put together the template. Please note – this is time sensitive.

TY!

---

**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:** Linda McMahon <[REDACTED]>  
**Sent:** Tuesday, April 15, 2025 9:56 AM  
**To:** Bentley, Robin <[robin.bentley@dallas.gov](mailto:robin.bentley@dallas.gov)>; Saab, Elizabeth <[elizabeth.saab@dallas.gov](mailto:elizabeth.saab@dallas.gov)>  
**Cc:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>; Dane Nichols <[REDACTED]>  
**Subject:** RE: Welcome Letter Template

**External Email!**

Every one will be personalized. Thanks all. I will assume with no changes – I will put together a few of the letters for the specific companies and send them to you for signature and sending.

The letter states that I will be following up with them and making a visit and then also bringing a welcome gift.



**Linda McMahon**

CEO

214.851.8687



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

---

**From:** Bentley, Robin <[robin.bentley@dallas.gov](mailto:robin.bentley@dallas.gov)>  
**Sent:** Monday, April 14, 2025 10:29 PM  
**To:** Saab, Elizabeth <[elizabeth.saab@dallas.gov](mailto:elizabeth.saab@dallas.gov)>; Linda McMahon <[REDACTED]>

**Cc:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>; Dane Nichols <[REDACTED]>

**Subject:** Re: Welcome Letter Template

The letter is great with me. If we can add one or two personalized sentences for each one that would be great, too.

---

**From:** Saab, Elizabeth <[elizabeth.saab@dallas.gov](mailto:elizabeth.saab@dallas.gov)>

**Sent:** Monday, April 14, 2025 8:38:24 PM

**To:** Linda McMahon <[REDACTED]>

**Cc:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>; Dane Nichols <[REDACTED]> Bentley, Robin <[robin.bentley@dallas.gov](mailto:robin.bentley@dallas.gov)>

**Subject:** Re: Welcome Letter Template

Hi Linda - it looks good to me - we have a new logo for you to use on the letterhead, I'll send that first thing in the am. Are these coming from Kim? Is her electronic signature ok or would you prefer handwritten?

Robin - is the letter ok with you?

Thank you,  
Elizabeth

On Apr 14, 2025, at 7:26 PM, Linda McMahon <[REDACTED]>  
wrote:

**External Email!**

I have gifts

I have not gotten approval on the letter.

So waiting for that and then I will get a list of companies to send to.

Linda McMahon

[Dallas Economic Development Corporation](#)

---

**From:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>

**Sent:** Monday, April 14, 2025 7:14:14 PM

**To:** Linda McMahon <[REDACTED]> Saab, Elizabeth

<[elizabeth.saab@dallas.gov](mailto:elizabeth.saab@dallas.gov)>

**Cc:** Dane Nichols <[REDACTED]>

**Subject:** RE: Welcome Letter Template

Just checking to make sure we have a final template and I am ready to start sending letters...

Also, do we have a welcome wagon of gifts?

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](mailto:k.bizortolbert@dallas.gov)



---

**From:** Linda McMahon <[REDACTED]>

**Sent:** Thursday, March 20, 2025 6:51 PM

**To:** Tolbert, Kimberly <[k.bizortolbert@dallas.gov](mailto:k.bizortolbert@dallas.gov)>; Saab, Elizabeth <[elizabeth.saab@dallas.gov](mailto:elizabeth.saab@dallas.gov)>

**Cc:** Dane Nichols <[REDACTED]>

**Subject:** Welcome Letter Template

**External Email!**

Apologies for sending this much later than anticipated, however, please see a draft of a welcome letter for the City to send to businesses who are moving into Dallas. I am assembling a list of companies and names and will have them in the next few weeks but please review this letter and let me know if you approve.

Once you send the letter, I will follow up with a call and visit with a welcome basket for that business. My plan on the welcome

basket would be to include swag from our Dallas sports teams – The Stars have already offered to get a jersey for me and get the company name emblazoned on the back – hopefully soon to be the Stanley Cup champions (my hope). I have worked with them for many years and they have always been supportive of the work I have engaged in with the City. But also the Wings and the Mavericks and maybe some World Cup swag. Then some samples of goodies from Dallas based businesses along with some information on the city. I will reach out to VisitDallas to see what they have to add.

Please let me know your thoughts and again, my apology for not getting this sooner.

Regards,

Linda



Linda McMahon

CEO

214.851.8687



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

**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.

**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.

**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:** [Tolbert, Kimberly](#)  
**To:** [STANKEY, JOHN T](#)  
**Cc:** [Linda McMahon](#); [Goree, Ahmad](#)  
**Subject:** Shared Priorities for Dallas's Future and AT&T's Continued Success  
**Date:** Wednesday, August 6, 2025 4:44:00 PM  
**Attachments:** [Shared Priorities for Dallas's Future and ATT's Continued Success.pdf](#)  
[image001.png](#)

---

Good afternoon, John,

Please find attached the detailed update regarding our recent initiatives and ongoing partnership efforts with AT&T. For your convenience, the full letter is also embedded below.

Should you have any questions or wish to discuss any of the points further, feel free to reach out. I look forward to our continued collaboration.

-----  
Dear John,

At our last meeting, we agreed to check in within 6 weeks. I want to provide you with an update on those key initiatives that align with shared goals for growth and continued satisfaction.

The "Safe In the City" Campaign, launched in late May 2025, has achieved significant milestones:

- **Policing Levels and Crime Reduction:** Policing levels have increased since Q4 of 2024, resulting in a 25%+ reduction in crime year-to-date.
- **Secured Funding:** Over \$2 million in partner commitments financially support this initiative, with more pending.
- **Dedicated Downtown Leadership:** The Dallas Police Department appointed Major John Madison as the new Downtown Commander. In partnership with DDI, a future Downtown substation location has been identified, with a formal announcement forthcoming.

Please know that we are not done and are continuing rehousing and "hot spot" policing efforts with urgency. This is not just a one-time initiative but the actions we are taking underscore a commitment to establishing a lasting standard of quality of life in Dallas, particularly in the downtown area.

Talent recruitment and workforce satisfaction are paramount to AT&T's success. A strong trend of major corporations relocating and building campuses is evident, as shown by the NYSE and NASDAQ, with more announcements expected.

While attracting new businesses is positive, long-term success hinges on the growth and prosperity of existing businesses like AT&T. Downtown Dallas is the region's

heart, and investments in its vibrancy will create benefits for all companies based there. Ensuring that we have a talented workforce pipeline is of critical importance to our economic development efforts. Our newly formed Dallas Economic Development Corporation is specifically working on the talent pipeline, as such, we are working with our higher education partners as well as our school systems to ensure the workforce that is being developed will be prepared to support our existing companies but also for those who are choosing Dallas.

It is understood that AT&T, like any major corporation, evaluates its headquarters and operational options. Therefore, the city is grateful for our ongoing dialogue and is dedicated to ensuring AT&T's continued presence in Downtown Dallas. Retaining businesses is recognized as critical as attracting new ones.

The city is also fully aware of ongoing discussions with interested parties regarding property-related concerns AT&T has raised. With the AT&T lease expiration approaching, the City of Dallas is committed to actively supporting the resolution of these issues. Promising discussions will continue towards a concrete, actionable plan for AT&T's benefit.

AT&T and its people are an integral part of Dallas's identity. The city remains appreciative that Dallas was chosen in 2008 and is committed to doing everything possible to ensure AT&T continues to thrive here.

I look forward to more candid conversations in the coming months, as we are coming to some recommendations regarding the ongoing property concerns, I will schedule a meeting with you to discuss those options as well as what Dallas can do to ensure your long-term commitment to our City.

Service First, Now!

—

**Kimberly Bizer Tolbert**  
*City Manager*

City Manager's Office  
1500 Marilla Street, 4EN  
Dallas, TX 75201  
Office: 214-670-3302 | Cell: 214-263-2271  
Email: [K.BizerTolbert@Dallas.gov](mailto:K.BizerTolbert@Dallas.gov)



**Connect. Collaborate. Communicate.**

\*\*OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.\*\*

*To request a meeting with me, or my participation*

*in an event, please visit:* [dal.city/CMTolbertRequest](http://dal.city/CMTolbertRequest)

**From:** [Linda McMahon](#)  
**To:** [Bentley, Robin](#)  
**Cc:** [Tolbert, Kimberly](#); [John Stephens](#); [REDACTED] [Saab, Elizabeth](#)  
**Subject:** Thoughts in preparation for our Monday Meeting  
**Date:** Friday, March 28, 2025 11:32:09 AM  
**Attachments:** [image002.png](#)

---

**External Email!**

Robin

Given that we only have 30 minutes scheduled for our meeting on Monday with City Manager Tolbert – I would like to provide you with some thoughts and what I feel are critical decision points so that we can utilize our time more effectively and hopefully move forward with a working strategy for both of us.

In my view the most critical issues that need to be addressed are as follows:

1. **Leading on Business Development** – the council envisioned the EDC being the lead in business development as indicated by the existing ILA. This means not only taking the lead on opportunities that present themselves to the EDC directly but also those presented to the City directly or by the DRC and the Governors Office. The pain point seems to be – who gets the leads from the DRC and the Governor’s office. My suggestion is that we both receive them and then engage in a discussion on how to follow up. The DRC and the Governor’s office both suggested that to me. They do it with other cities and EDCs. This is an opportunity for us to build the collaborative partnership which is essential for the success of economic development for the City.
2. **Transparency** on the part of OED in sharing information with the EDC, specifically the CEO. We would like the City to provide us with information on prospects, opportunities and other things that are important to economic development. The city staff should proactively provide information on opportunities around business development and also alert us when there are issues with business retention - if a company based in Dallas comes to the City with an issue or problem – the EDC should be brought into the conversation to provide assistance where the city cannot. We cannot build a collaborative partnership without transparency on both sides.
3. **International** – we both agree there are a lot of variables in this effort. I have a working draft of an international strategy which our Executive Committee and Jeanne Phillips has seen and I can share with you in the coming weeks for your review and input. I have some concern about the funding requested and other points of issues around international responsibilities. Let’s start the discussion and come up with a solution together.

**These 3 things are the major decision points- please correct me if I am missing something.**

The current ILA gives EDC broad authority and only needs a few tweaks to make it workable. The only reason that I suggested we needed to update it was because Kevin insisted that unless it was specifically stated in the ILA – we did not have the authority to do it. Our attorney and I disagree – the broad authority and the specific instructions regarding Business Development, Retention and Real Estate are articulated. Additionally, The Board has approved a Strategic Plan which addresses Business Retention and International business development as well as business development and real estate. The city was at the table in commenting on that plan and that is governing our operations. While it is appropriate as we grow and develop to revisit that plan and I think it is totally appropriate and acceptable for us to beef up those areas in our strategy as suggested, but again – any change in strategy has to be approved by the Board of Directors which includes two city officials.

*Other comments on the ILA Addendum that you provided to John:*

The full board discussed the critical issues at the last board meeting in Executive Session. Here are the most important issues that we discussed and we – the board and I - are in full alignment:

**Independence**

There are overarching issues that are critical to the success of the EDC – we are an independent nonprofit organization and while the board is appointed by the council, the business of the EDC in day to day operations is managed by the CEO who reports to the Board of Directors. That was the desire of the City Council when the EDC was formed and to change that would require revisiting the mission and direction with the Council and could potentially cause the EDC to fail even before we get started. The Strategic Plans of the EDC are solely approved by the Board of Directors. The city has input through the ex-officio roles on the board. The City and City Council does not have any control over the strategy or operations. This independence is what will provide us with the ability to fundraise from the corporate community. Without this independence – we have no success in finding outside sources of funding. That was validated by the Fundraising Feasibility Study conducted in late 2024.

**Incentives**

The EDC acknowledges that the granting of incentives is solely the responsibility of the City under any incentive programs approved by the City Council or in the case of individual incentives outside of approved incentive programs – the City Council approves those incentives. Which is also the case for the State of Texas incentives. The EDC will provide information to prospects about incentives both from the city or any other agency, which may include the county or the State of Texas. The EDC

may also provide assistance in the incentive application process and also may attend council meetings when incentives are discussed. The City will provide information to the EDC about the application and the process. The EDC has no influence on granting of incentives but it would like to be part of the conversations so that they can assist where necessary to move projects and opportunities forward in an expeditious manner.

### **Business Development/Lead Generation and Business Retention**

These are intertwined since businesses that are located here are the best referral sources or references for new business opportunities. The peer EDCs in the region, Irving, Ft. Worth, Frisco, Plano, Richardson, just to name a few all are the lead for all referrals from the DRC and the Governor's office – to not have the EDC in that position puts us at a competitive disadvantage. I have been asked by other EDCs about these leads – not being in the chain of leads is detrimental to the success of the EDC. Our approved strategy and what we have shared with funders and business leaders states that we are the lead agency. There is a tremendous amount of collaboration opportunities and discussions between the City and the EDC if we are all working together on prospects. When the term "marketing" is used – it also means business development. It is not just an advertising campaign or providing marketing materials. Business Development/marketing the city is a core competency of any EDC and is a best practice in the industry. Prospects and businesses want to have a consistent point of contact from start to finish. This is a great opportunity for collaboration.

### **International**

There are a lot of questions in the language presented in the addendum at issue. We are to align with the Mayor's vision but what is that? I have a working draft ready for your review and comment – this is a strategy that we can work on together so that we can provide support to the City as needed and ensure follow up on opportunities.

### **Real Estate**

While I have spent considerable time coming up with project scopes for Central Service Center and Pike Park – both first engaged us in the Fall 2024 – the speed at which these opportunities flow through the city is so slow that it is difficult to manage expectations. While I do not think we have time to discuss this in the 30 minute timeframe. I would like to revisit this in the near future.

I hope this will help us focus on the most important decision points and provides you with the feedback from me as well as our board of directors.

I look forward to settling these issues so that we can move forward.

Regards,

Linda



Linda McMahon

CEO

📞 214.851.8687



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

**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](#)  
**Cc:** [Saab, Elizabeth](#); [Henderson, Tawana](#); [Dane Nichols](#); [Bentley, Robin](#)  
**Subject:** Updates on CEO Meetings  
**Date:** Thursday, March 13, 2025 8:02:41 AM  
**Attachments:** [image002.png](#)

---

**External Email!**

CM Tolbert

We are making great progress with the CEO meetings. We have sent calendar invitations to you and will continue to do so to ensure it is on your calendar but a brief recap for the next few months.

March 17<sup>th</sup> Texas Instruments. This meeting is with the Global head of government relations but the first intro for the next step of meeting the CEO. They have told me that they would like to do more in Dallas.

May 19<sup>th</sup> Comerica Bank – Curt Farmer. Comerica currently has a request on the street for 100,000 SF of space in Uptown. Hopefully, we can make an effort to keep them downtown.

June 16<sup>th</sup> AT&T – John Stankey. As you are aware, they are also looking for a potential new HQ for the company.

April – you did not have any dates available so we do not have any meeting scheduled in April.

Please let me know if I can be of assistance in any way. Have a wonderful day.

Regards,

Linda



**Linda McMahon**

CEO

📞 214.851.8687



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

**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.