

FORT WORTH SOUTH, INC.

Report to Members & Partners

www.fortworthsouth.org

December 2006



Sponsorships Available for “Cutting Edge” Annual Banquet – Save the date, February 6th, for FWSI’s 6th Annual Banquet. This year’s theme is “On the Cutting Edge,” a line from the new advertising campaign. Please note that we have changed locations to the Masonic Temple on the corner of Henderson and Lancaster. Sponsorship and individual ticket information is available at www.fortworthsouth.org, or contact Michel at (817) 923-1343.

Oldest Downtown Retailer Moving to Historic Southside – Pendery’s World of Chiles & Spices is moving to 1407 Eighth Ave., the former Providence Restaurant, in January 2007. Joe Kline of Kline & Co. represented Pendery’s and Chris Stewart, a broker with Coldwell Banker Kelly, Geren & Searcy, represented the seller, Robert Lenz of Dallas. Pendery’s has been in business for 136 years and is Fort Worth’s oldest retailer. They are well known in the Fort Worth area and a welcome addition to the Historic Southside.

City Council Approves Matching Funds for Rosedale

Streetscape – Thanks to advocacy from the district’s City Council Members Wendy Davis and Kathleen Hicks, the full Council voted on Tuesday, December 19 to approve local “matching” funds for streetscape improvements along West and East Rosedale. Within a \$43 million bond sale for critical capital needs, the Council included \$2 million for East Rosedale and \$1 million for West Rosedale (which should be supplemented by another \$1 million from the Southside TIF for a combined \$2 million for West Rosedale). The Council’s approval allows the City to seek federal funding through the North Central Texas Council of Governments (NCTCOG) and the Regional Transportation Council. Public investment in these streetscape projects will be paid back with increased tax revenues from adjacent private development.



State Farm Insurance Ribbon Cutting – State Farm branch owner Jason Needham is having an Open House 11:30 am to 4 pm at his new location at 1708 8th Ave. on Wednesday, January 17, 2007. Come meet Jason and welcome him to the neighborhood. Jason will be grilling hot dogs on the back patio!



Magnolia cover shot

Magnolia Makes the Cover! – Some might have expected the Kimbell or Texas Motor Speedway on the cover, but Magnolia Avenue? Yes! For the recently released Fort Worth and Tarrant County Newcomer’s Guide 2007, the Fort Worth Chamber of Commerce selected a cover shot of sidewalk dining in front of Nonna Tata that captures the vibrant activity that is returning to Magnolia and other urban villages throughout the central city. The new Fort Worth South ads can be found on pages 41 and 45 of the guide. We greatly appreciate the Chamber’s support. Copies of the guide can be ordered through www.fortworthcoc.org.

“Food for Thought” Seminar Series Coming in 2007 – Beginning in February we plan to kick off a new opportunity for FWSI members. Members may hold lunch seminars at the Fort Worth South, Inc. office for educational purposes. Attendance is open only to FWSI members, the seminar is free, and the host provides lunch. We can only accommodate 20 attendees so it will be the first 20 to sign up. Ideas discussed so far include a seminar on development incentives such as tax credits for redevelopment and new construction. You may sign up by emailing michel@fortworthsouth.org.

Annual Meeting of FWSI Members and Board of Directors on Monday, January 8, 2007 – All members are invited to attend the annual membership and Board of Directors meeting scheduled for 4:00 pm, Plaza Medical Center, 900 Eighth Avenue, Classrooms A&B.



State-of-the-Art Medical Unit – Harris Methodist Fort Worth and Harris Methodist Northwest Hospitals, partners in the Texas Health Resources system, have become the first hospitals in the nation to privately obtain a non-military, inflatable, portable, surge-capacity unit. The 2,700-square-foot self-contained medical unit can be erected in less than 2 hours in a hospital parking lot or deployed to a disaster scene, and can serve as an isolation ward with germicidal air filters. The mobile unit will be deployed anywhere the federal government needs the hospital to go if a crisis occurs. Barclay E. Berdan, president of HMFV and vice president of Texas Health Resources said “It is a symbol of hope and security for North Texans, it demonstrates to each member of the community that someone is looking out for them and learning from past events to plan for the future.”

Welcome Asia Bistro – The district welcomes another unchained restaurant on the corner of Pennsylvania and 8th Ave. Asia Bistro has a buffet and serves Chinese, Indian, and Japanese cuisine. Their hours are 11 am – 9 pm, Mon-Sun.

Design for Density Conference – As reported last month, FWSI is working with TCU and a coalition of community organizations to coordinate a spring conference on urban redevelopment titled “Design for Density.” We want to thank David Grebel, TCU’s Director of Extended Education, for his leadership in securing grant funding for the conference. David’s office will coordinate registration through their website www.lifelong.tcu.edu. We are currently working to book keynote and lunch speakers and should have more information next month.



Crime Watch Update – I was able to compare 2004 to 2006 crime statistics for the Fort Worth South area. Although the 2006 statistics are only 11 months (Jan-Nov) the results are very encouraging. There was a 20.8% overall reduction in part-1 (serious) crimes. Statistics for 2005 are incomplete because the City upgraded their software and were unable to collect data for several months. I am also encouraged by the efforts of the South Main property owner group and the Hemphill Corridor Task Force. Both groups are meeting monthly with City leaders, Code Compliance officers, and Neighborhood Police Officers to identify problem areas.

Member’s Breakfast – Wednesday, January 3, 2007, meet 8 – 9 am for an hour of networking to meet others interested in the redevelopment of the district. **Hosted by Scampi’s & Fort Worth South, Inc.** at FWSI’s offices, 1606 Mistletoe Blvd – bring someone who has never attended, either another member who has never been or someone new to FWSI. We would like to thank Art Brender for hosting the December breakfast and giving us a tour of their office at 608 Eighth Ave. **Next month’s breakfast: February 3rd, 8 am** – Host, Square One Development, located at Texana Townhomes Phase Two on the corner of Oleander Walk & Adams St. We need breakfast hosts for the first Wednesday of the month between June and December 2007. Please contact Michel Stebbins, michel@fortworthsouth.org or 817-923-1343.



No-Host Happy Hour Social – Meet at Finn McCool’s **Thursday, January 25th, 5:30 – 7 pm** for a Fort Worth South, Inc. networking Happy Hour Social. This is a great way for those who cannot attend the breakfast meetings to meet with others interested in the redevelopment of the Historic Southside.

Welcome New Members – There are now **317** funding members of Fort Worth South, Inc. Applications are available at www.fortworthsouth.org “Join Us”. Membership dues support the redevelopment of the district.

Colonial Saving, F.A.	Sergio San Pedro	Commercial Banking	2600 W. Freeway, 76102
Crimson Healthcare	Tom O’Donohoe	Development	Medical Towers, Eighth & Rosedale
Lucien Wright Insurance	Brandon Finks	Insurance	1200 W. Freeway Suite 200. 76101

Have / Want

For Sale – 28,000-112,000 sf. @ 415 S. Main btw. Broadway & Peter Smith – Tom Palmer (817) 336-2055 ext 118.

*Distributed monthly to 1,638 Fort Worth South, Inc. members and partners. Past newsletters available at www.fortworthsouth.org
 Fort Worth South, Inc. is a private, member funded, non-profit company dedicated to the revitalization of the near Southside.
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