

Panther Island Public Improvement District

Advisory Board Meeting Minutes

June 26, 2026

Attendees

- Susan Alanis – Tarrant Regional Water District
- Pamela Anglin – Tarrant County College
- Luke Crye – Property Owner
- Angela Hill – Encore Multifamily
- Brady Kirk – City of Fort Worth
- Tim Love – Property Owner
- Bob Magness – Tarrant Regional Water District
- Joshua Needham – Seco Ventures
- Matt Oliver – Tarrant Regional Water District
- Don Perfect – Oncor
- Lacey Ruiz – City of Fort Worth

1. Introductions

The Panther Island Public Improvement District (PID) Advisory Board held its first meeting on June 26, 2026. Board members and staff introduced themselves.

2. Update on Central City – Panther Island Progress

- Bids have been opened for the north half of the bypass channel, and the south half is at 100% design. The federal government has appropriated \$443 million to date, and approximately \$600 million has already been spent locally on land acquisition, environmental cleanup, and utility relocations.
- Panther Island Vision 2.0 refocuses the island on a mixed-use environment, preserves 15% of the island as open green space, and establishes the road, transit, pedestrian, and bike networks. An update of the Form-Based Code is underway, with adoption anticipated in approximately October.
- TRWD is constructing the canal system, which provides shared drainage that allows the island to develop at greater density and will eventually function as part of the overall flood control system. Approximately 105 developable acres exist today, of which TRWD owns 36.
- Phase I of canal construction extends from Main Street to the levee and includes a three-acre park anchored by the existing pavilion and playground. TRWD will fund the Phase I paseos and park improvements, with a construction contract anticipated to go to the TRWD Board this fall and groundbreaking targeted for November.
- Canal bridge crossings are being coordinated with the City and NCTCOG, including anticipated federal funding in 2028 for the Main Street crossing.
- The first private development, a residential project at 4th and Main Streets, is advancing through 380 and development agreement negotiations.

3. Overview of the PID and Advisory Board Responsibilities

- The PID was created by the Fort Worth City Council in February 2026 by petition of private property owners. TRWD, Tarrant County, and Tarrant County College, as tax-exempt owners, are participating voluntarily.
- The PID provides enhanced maintenance, security, marketing, events, and minor capital improvements beyond the City's baseline services. TRWD serves as PID manager under contract with the City, currently at no management fee.
- The Advisory Board is advisory to staff and the City Council, which retains decision-making authority, including approval of the annual budget and assessment anticipated in August/September.
- There is no assessment in the current fiscal year; participating public entities made voluntary contributions. The first assessment is anticipated in September at \$0.02 per \$100 of value, ramping in future years toward the petition maximum of \$0.165 as development milestones are met.

4. FY2026 Pre-Assessment Budget

- Voluntary contributions generated approximately \$153,000 for the current year. The primary current-year expenditure is marketing: Ashlar Projects has been engaged to develop branding and a new professional website targeted for launch this fall.
- Unspent funds will roll forward, establish the required fund balance, and provide additional resources for the coming fiscal year.

5. Draft FY2027 Budget and Service Plan

- A preliminary FY2027 budget and five-year service plan have been submitted to the City. First-year categories include marketing, public events, operations and maintenance, and security enhancements, with mid-year adjustments possible.
- An activation consultant, Street Plans, is developing events and programming, including a groundbreaking celebration in November and a new annual signature event with Streams & Valleys beginning next spring.
- The Board discussed security as a significant ongoing concern and a priority for PID resources. Staff are coordinating with the Fort Worth Police Department, TRWD law enforcement, and private security providers, and a security plan will be brought back to the Board.
- The Board also raised traffic speed and safety along North Main Street. Staff will continue working with the City and TxDOT on crossing improvements and traffic calming.

6. Proposed Meeting Schedule

- The Advisory Board will meet quarterly. Meetings are open to the public, with an online participation option, and meeting information will be posted on the Panther Island website.
- A PID newsletter will be distributed in months when the Board does not meet.