

FORT WORTH SOUTH, INC.

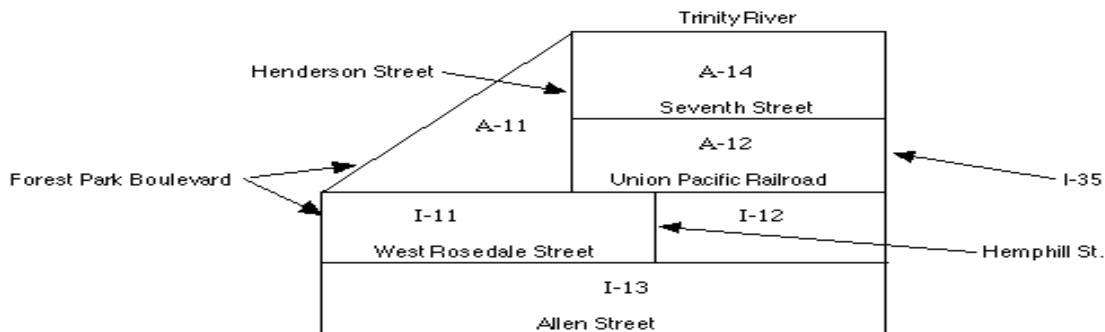
Report to Members & Partners

July 2002

Crime Stats: It's Good, and Not So Good! - Here are the Part I crime stats for the first six months of 2002 compared to the same period last year and compared to downtown. Crimes against people continue to go down (-18%), but crimes against property continue to go up (+24%). Most of this is burglary of cell phones, cameras, lap tops from automobiles, lawn mowers from garages, and other things that could be prevented. There is a large map of the development district in our office showing what crimes occurred where, available for viewing anytime. Part I crimes over the entire city went up 10% over the same period last year.

JANUARY TO JUNE

Fort Worth South	1993	1995	1997	1999	2001		2001	2002		% CHANGE
Police Beat I-11	622	370	305	295	350		151	189		+ 25
Police Beat I-12	584	346	235	241	286		132	162		+ 23
Police Beat I-13	799	546	417	359	378		190	207		+ 9
Total	2,005	1,262	957	895	1,014		473	558		+ 18
Murder	8	2	1	3	0		0	0		0
Rape	25	21	13	17	21		10	3		- 70
Robbery	142	79	59	52	49		24	28		+ 17
Aggravated Assault	149	134	86	65	61		32	23		- 28
Burglary	363	202	143	134	176		80	116		+ 45
Larceny Theft	1,118	699	560	544	638		291	338		+ 16
Auto Theft	200	125	95	80	69		36	50		+ 39
Total	2,005	1,262	957	895	1,014		473	558		+ 18
Downtown Fort Wort										
Police Beat A-11	428	297	197	266	260		117	105		- 10
Police Beat A-12	408	295	308	211	266		129	166		+ 29
Police Beat A-14	482	419	446	432	398		205	201		- 2
Total	1,318	1,011	951	909	924		446	462		+ 4



The two police beats on the east side of I-35 are only partially within the Development District. During the first six months of 2002, crime increased 24% (255 vs. 206) on these beats. Security at John Peter Smith Hospital is the responsibility of the County Hospital District's Department of Public Safety. They report offenses went up 32% (99 vs. 75) on the campus during the first six months of '02.

Carter BloodCare & Fort Worth Academy of Medicine (Medical Society) will co-locate in a new structure to be built in the 1200 block of W. Rosedale Street (the former Carter Blood site). Carter will reestablish their presence in the medical district after relocating temporarily when the widening of Rosedale forced the demolition of their building. The Medical Society will relocate to the medical district from their current offices at 3855 Tulsa Way in the cultural district. A fund raising campaign for the new building has begun. Hahnfeld, Hoffer, Stafford, Architects & Planners will design the project.

Dallas Business Journal - Tarrant Denton County Editor Mike Whiteley will profile Fort Worth South's progress in the paper's Commercial Real Estate Quarterly section to be part of the August 9, 2002 issue.

Residential - Seven of the eight for-purchase units at Schaumburg Lofts (from \$230,000) have been pre-sold, and site work has begun at the Daggett Street site. On the rental front, 75% of the new 192 apartments at the Homes of Parker Commons, 905 Jennings, are leased. The units in the old high school and elementary schools are in highest demand. The loft units with chalk boards are neat.

JWS Janitorial Supply - Tab and Lisa Bowland recently expanded their janitorial supply business formerly located at 1118 Pennsylvania with the purchase of a competitor at 507 W. Leuda. They have consolidated at the Leuda Avenue site, and now offer a full range of products and equipment to retail and wholesale customers. Phone (817) 348-8877.

Adaptive Reuse - Daedalus Development is remodeling a historic, former residential, building at 304-306 Cannon Street for reuse by North Texas Addiction Counseling. 3,000 square feet of offices, classrooms and meeting rooms with replace space formerly leased at 909 W Magnolia Avenue.

The Printing Store - Dale Rexroat recently opened his new store at 950 Forest Park Boulevard (former Blackmon Mooring). They now have room to offer office supplies and paper products for sale with free delivery. 817-332-1200

Talem Environmental - Tag Coolidge will move his environmental services business from its current location on Broadway Avenue across from Broadway Baptist to the 12,500 sf former Linotype building at the corner of Jennings and Pennsylvania.

Vickery - The agreement between Texas Department of Transportation and the City to rebuild Vickery was signed in 1996. At that time the construction letting date was January 2000. That date has now been adjusted to January 2004. The project calls for the construction of a new roadway between the I-30 access/egress ramps at Henderson and the current alignment of Vickery at Hemphill Street, and the reconstruction of the existing street between Hemphill and S. Main Street. The causes for delay are many, but primarily it's due to the historical preservation aspect (Jennings tunnel) of the environmental impact study. The EIS is now due to be finished in January 2003. With this aspect completed, the alignment can be confirmed and the 10 remaining parcels of right-of-way land can be purchased. The City's 50% share of the cost is an approved capital improvement program item, although cost overruns are the City's responsibility.

Neighborhood Relations Committee - Fort Worth South, Inc. is creating a new committee that will be composed of representatives of adjacent residential neighborhoods. A representative of this committee will sit on the Board of Directors of the company. The objective is to improve the quality and quantity of information flowing between the development company and it's neighbors, all who have a vested interest in the success of the revitalization initiative.

James M. Watts, M.D. - The long time OB-GYN physician, chief of staff at Plaza Medical Center, and co-founder and former Chairman of Fort Worth South, Inc. is waging a battle against cancer. He would appreciate your cards at 4312 N. Cumberland, FW 76116.

Partner's Breakfast - Wednesday, August 7 - This month's networking gathering of FWS members to "just talk business" will be held at 8 a.m. on August 7 at the newly remodeled historic house at 612 8th Avenue. Art and Lynda Brender own the property and have just finished renovating it. The structure is now available for lease as a very special commercial office space. Please join us for a cup.

Ann Davis - Former Executive Director of the Volunteer Center, 805 W. Magnolia, is relocating to North Carolina with husband Floyd Davis. Candidates for the vacant position should call Cynthia Miller 817-336-2491 Ext 240.

Have / Want

Have office for lease - three 200 sq ft executive offices, \$325/month each plus utilities. 301 College, Chris Hatch @ 817-366-8228.

Have office suite for lease - 1,500 sf, 126 S. Main, call Robert Kelly @ 817-332-5014

Membership vs. Coconut Cream - Forty four people attended the July 9 FWS quarterly board and membership meeting held at OFCO Office Furniture. The business content was first class, but the crowd cheered when Marketing Committee Chair Mary Kathryn Anderson announced the new membership of Mike Smith's Paris Coffee Shop - a long time in coming! However, to keep things in context, the response was even more energetic when John Belknap won the raffled Paris Coffee Shop coconut cream pie!

Fort Worth South, Inc. now has 233 dues paying members. The two new members are:

Appleman & Associates	Louise Appleman	Relocation consulting	3855 Bellaire Circle, FW 76109
Paris Coffee Shop	Mike Smith	Restaurant	700 W. Magnolia, FW 76104

Thought - "Higher density housing offers an inferior lifestyle only if it is without a community as its setting." - Andres Duany

*This information is being sent to 1,920 Fort Worth South, Inc. members, partners, and property owners (734 by email)
Fort Worth Southside Development District, Inc. is a private, member funded, non-profit development company dedicated to the revitalization of the near Southside. Don Scott-President, 1606 Mistletoe Boulevard, Fort Worth, TX 76104, Phone (817) 923-1649, don@fortworthsouth.org*