

August 19, 2026 WNA Members Meeting

Below is a meeting recap from Gordon Jackson, moderator.

Good evening WNA members:

Yesterday's WNA meeting was well attended and covered a lot of ground.

I wish to thank everyone for participating, especially the guest speakers who accepted the challenge to address neighborhood concerns head-on in a matter-of-fact format.

We had 5 guest speakers, key people representing a range of topics concerning the neighborhood. Key speakers represented Crescendo, Blue Ridge Partners, Empire Holdings, the City of Fort Worth and City Council.

The format included an update on the factual information for each major topic followed by key questions raised by neighbors during the last meeting and subsequent WNA Board meetings. The core questions were narrowly focused so the WNA members could get a clear picture of the situation.

The key topics covered were:

- golf course redevelopment
- the proposed multi-family development
- the proposed Woodhaven business park
- status of TIF 13 proposals
- the TIF 13 approval process bottleneck
- infrastructure improvement requests to the City
- proposed 2027 City budget items related to Woodhaven infrastructure

I believe we all walked away far better informed and with a deeper understanding of the issues.

I wish to bring to everyone's attention the process used to prepare for this meeting.

- Nine days before the meeting, each guest speaker received an email detailing the content they should address and requesting they review the details and questions beforehand to ensure they were well prepared. **They were also asked to share a date and time for a conference call with me to review the materials and the exact questions they would be asked during the meeting.**
- All guest speakers except Deborah Peoples responded, reviewed the materials, confirmed the facts to be shared and received a copy of the exact questions they would be asked during the meeting. There were no surprises.
- I placed 2 phone calls to Deborah, leaving detailed voicemails, within 48 hours of the meeting. Deborah did not respond to either call.
- During the meeting Deborah falsely claimed she only had 10 minutes on the agenda (she took 40 minutes). She also claimed the meeting was an "ambush" and that I, as the moderator, was "cornering her" and "beating her up".
- Deborah was unprepared to answer the questions, providing no substance or details. She committed to follow up by providing the following deliverables:

1. The TIF 13 application decision matrix / score card for each approved project.
2. The economic justification for the \$1 million playground approved by the TIF 13 Board and its related score card / analysis.
3. The meeting minutes from the last TIF 13 meeting (9 months ago).
4. A list of the current TIF 13 active applications progressing through the approval process.
5. A list of her completed infrastructure improvements / accomplishments in Woodhaven.
6. An analysis of the economic benefit of the Handley Meadowbrook Community Center.
7. A list of Woodhaven improvements itemized in the 2027 Fort Worth budget.

8. The plan to gain approval from each taxing authority to extend the TIF 13 deadline beyond 2028.

When the WNA receives these from Deborah, we will share them with WNA members.

As the meeting moderator, it was obvious that Deborah chose to ignore the meeting preparations and then changed the narrative by claiming she was treated unfairly. The questions she was asked were equally focused, probing and narrow as those asked of the other guests. They were designed to elicit yes/no answers or narrow responses to intentionally reduce platitudes and double-speak.

We look forward to working with Deborah on these important topics. In the future, we hope she takes the time to be more prepared to discuss key topics with her constituents.

For your review, the questions posed to Deborah Peoples—which she felt were an attack and unfair—are attached below.

Regards,

Gordon Jackson

City Council Representation

- ▶ What is the progress on traffic calming on Highwoods?
- ▶ What is the progress and road repairs on Oakmont?
- ▶ What is the progress on sidewalks, x-walks?
- ▶ What projects and improvements are earmarked for Woodhaven in the 2027 budget?
- ▶ What is the status of an initiative to get more police patrols, particularly in the evening hours, around Woodhaven?
- ▶ What crime reduction initiatives have you championed in Woodhaven to address the issues in the apartments?
- ▶ Specifically, which community organizations are championing the Woodhaven community center you propose?
- ▶ When would we see your community center proposal for detailed review and discussion (step 1 and step 7 of the TIF application process).

TIF Questions

- ▶ Who “owns” the entire TIF13 process? (all 11 steps and successful implementation)
- ▶ Does the bureaucracy of an 11-step approval process discourage applications?
 - ▶ Do successful businesses really have the time to deal with such a complex process?
- ▶ What can be done to encourage more proposals and more creativity?
- ▶ Why is the TIF Board meeting so infrequently?
- ▶ If meetings are 9+ months apart, how do citizens get a copy of meeting minutes from the last meetings? - last meeting minutes available are 10/2025.
- ▶ When is the next TIF Board meeting? Is it open forum?
- ▶ What are you doing to ensure the funds are spent wisely on projects that are economic “snowballs” and not one-shot projects?
- ▶ Why do we hear you wish to use most of the TIF on a community center, discouraging other projects, yet no community center proposal exists?