

Berkner Park Neighborhood Association
2024 Spring General Membership Meeting Minutes
March 26, 2024
Donna Buhr, Secretary



The following are the Minutes of the Berkner Park Neighborhood Association 2024 Spring General Membership Meeting held Tuesday, March 26, 2024 at Berkner High School.

Call to Order

Berkner Park Neighborhood Association President, Gene Lawrence called the meeting to order at 7:06 p.m.

Board Members Present

President Gene Lawrence; Vice President Stephen Beyer; Treasurer Jano Pretorius; Secretary Donna Buhr

Leadership Team Members Present

Membership Chair Carol Weldon; Beautification Co-Chair Judy Bergstrom; Beautification Co-Chair J.J. Wampler; Social Chair Allison Turner; Welcoming Chair Cindy Read; Newsletter Editor Delphia Lawrence

Speakers and Guests

Guest speakers, David Tran, CEO VM Holding Company and Richardson Square Sears building owner Eric Deuillet, Owner Structure Commercial
Quyên Nguyen, Vice President Structure Commercial, Marketing and leasing partner
Curt Anderson, Real Estate Agent, C21 Judge Fite Company
Tiffany Lam, Licensed Broker C21Commercial

Opening Remarks

- President Gene Lawrence offered greetings to members and introduction of guests.

Treasury Report presented by Treasurer, Jano Pretorius

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| • Beginning Balance January 1, 2024 | \$16,838 |
| • 2024 Deposits to date | 2,157 |
| • Current PayPal Balance | 228 |
| • Pending Deposit | 150 |
| • 2024 Expenses to date | (217) |
| • Current Total Funds Available | 19,156 |

Unfinished Business - None

New Business – None

Guest Speaker: David Tran, CEO VM Holding Company and Richardson Square Sears building owner Eric Deuillet, Owner Structure Commercial

Topic: Sears Building Redevelopment

David Tran, CEO VM Holding Company and Richardson Square Sears building owner and Eric Deuillet, Owner Structure Commercial provided a slide presentation of the proposed redevelopment plan for the former Sears building located in Richardson Square Mall.

Renovation plans include an updated exterior facelift and revamping the interior of the former Sears building. The proposed project renderings divided the structure into four buildings separated by open-air walkways. The buildings could accommodate up to 20 storefronts and would be anchored by the first U.S. location of a Japanese grocery store, AEON. Mr. Deuillet stated over 45 businesses have expressed interest in becoming tenants, including Panera Bread, Ulta, and Cava. However, it is currently a “wait and see” for these potential tenants until the work on the property actually begins. Because of issues with building deterioration and homeless encampments, Deuillet said that “It gets more difficult as time goes by trying to get to the finish line to start construction.”

Quick facts:

- Investment: \$20 million redevelopment
- Timeline: Early September 2025 completion date
- Employment: Many jobs created
- AEON: Proposed anchor store
 - Japanese grocery store located internationally
 - One of the largest retail companies in Japan
 - This will be the first AEON opened in the U.S.
 - Sells general merchandise in addition to grocery items
- Why Richardson Square Mall?: Prime location
 - Location and demographic market research indicate Richardson Square Mall is an ideal destination for shoppers
 - Minutes to Central Express Way and major highways
 - Surrounded by major national brands, such as Target, Lowes, and Banks
 - Population trends and key indicator projections for the market study area

The Sears building redevelopment presentation ended with questions and discussion from BPNA members.

Neighborhood Beautification Update

- There will be no Matching Funds Beautification (MFB) project for 2024
- The MFB application has been submitted for 2025
- MFB project options are being evaluated
- Street sign topper replacement criteria and strategy discussion
 - 40 locations with two single sided toppers per street sign

Important Updates & Announcements

- Spring Fling – Saturday, April 27, 2024

Meeting Adjourned at 8:21 p.m.

Refreshments donated by Coco Shrimp located at 1240 E. Beltline Road, Richardson TX 75081