

MESQUITE

Retrial starts for ex-cop who shot unarmed man

Wiley claims he mistook him for a car thief, fired twice at his back when he ran away

By **SARA COELLO**
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Nearly 10 months after a judge declared a mistrial in the case of Derick Wiley, who shot an unarmed man twice

in the back, the former Mesquite officer returned to the Dallas County courthouse Monday for a new trial.

Wiley, who is charged with aggravated assault by a public servant, was responding to a possible vehicle burglary call made by a business owner who spotted Lyndo Jones, then 31, sitting in his own truck.

Body camera video from the Nov. 8, 2017, incident shows Jones was shirt-

less and unarmed when Wiley, now 37, pointed a gun at him and told him to get out of the truck and onto the wet asphalt.

Jones complied, but soon twisted away and ran a few steps, falling again when Wiley shot twice, hitting him in the back.

"All he wanted to do was get away

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Shaban Athuman/Staff Photographer

Derick Wiley, a former Mesquite police officer, is charged with aggravated assault by a public servant for a 2017 shooting. He could face five to 99 years or life in prison if convicted.

ELECTIONS '22

Abbott raises \$12.1M

Aides say haul biggest of any Texas governor in post-session period

By **ROBERT T. GARRETT**
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AUSTIN — Gov. Greg Abbott raised \$12.1 million in the last two weeks of June, his biggest haul in the immediate aftermath of a legislative session of his five years as governor, his campaign said Monday.

Abbott, a second-term Republican not scheduled to face the voters again until 2022, brought his cash on hand to \$26.3 million, said a release by Texans for Greg Abbott. It offered no details on donors and expenditures, other than to say more than 97% of contributions were in-state.

SPEAKER creates PAC to reelect Republicans. **8B**

Still, the campaign boasted that Abbott raised more money in the brief post-session window than the \$10.1 million he raised in 2017, attributing it to "the success" of the recently ended session, in which lawmakers passed limits on property taxes, raised teacher pay and overhauled school finance.

"Today's announcement of this record-breaking fundraising total speaks to the success of the 86th legislative session," Abbott said in the release.

"Texans demanded property tax and school finance reform this session, and Republicans delivered," he said. "I am grateful for the support of so many, and I look forward to tirelessly working over the next year and a half to expand our Republican majorities in the House and Senate and keep Texas red."

Fellow Republican Lt. Gov. Dan Patrick will report raising more than \$3 million between

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Ashley Landis/Staff Photographer

Tanya Ragan, who is developing the historic Purse Building, says she's "a little fish in a big pond" of downtown Dallas commercial real estate.

Navigating 'boys' club' of Dallas real estate

Real estate investor Tanya Ragan, who's lived and breathed downtown Dallas for 13 years, heard her critics' whispers: *Who does Ragan think she is — some Jane Jacobs?*

Her response was perhaps the most Tanya Ragan thing ever: Her newly resurrected



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114-year-old Purse Building features a floor-to-ceiling mural of the late Jacobs, an

urbanist activist and author of *The Death and Life of Great American Cities*, superimposed on a downtown street grid. Above Jacobs' striking bespectacled image, her mantra "New ideas need old buildings" blazes in neon lights.

Ragan, who runs Wildcat

Management, says the mural is a statement about the Purse Building, not about her. Well, maybe a tiny bit about her.

Recently named one of the "100 commercial real estate influencers" in the U.S. by *The Business Journals* network, Ragan says she still feels a bit

like an outsider in downtown Dallas' commercial development game. "I'm a little fish in a big pond," she said.

Ragan and I talked last week about the reality of a woman working in what she described as commercial

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BUSINESS

Boomers find niche

Some companies are seeking older workers. **3B**

METRO

Uber driver may sue

Better safety protections needed, she says. **2B**

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IMMIGRATION

False rumors of ICE raids in Dallas stoke fears

With many on edge, advocates race to record, debunk reports

By **OBED MANUEL**
and **MARÍA MÉNDEZ**
Staff Writers

Starla Patterson was eating breakfast Sunday morning and scrolling through Facebook when she read a post that

warned of an Immigration and Customs Enforcement raid at a downtown Dallas hotel.

Knowing that President Donald Trump had threatened ICE sweeps that were set to start Sunday, Patterson immediately reshared the information that was originally posted by her friend, who works at a downtown hotel.

"Dallas friends: ICE IS IN DOWN-

TOWN DALLAS. They are currently raiding the Sheraton please send undocumented friends and family somewhere safe until they are gone," Patterson posted on her Facebook Sunday morning.

Her post, which she later deleted, was wrong. ICE did not raid the hotel. On Monday, an associate at the Sheraton hotel said there was no ICE activity, and a general manager said he was not al-

lowed to comment. A Sheraton corporate spokesperson did not immediately respond to requests for comment.

But on a weekend when ICE raids were set to start across the country, nerves were on edge and social media posts like Patterson's were shared dozens of times, leaving local immigration

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SHARON GRIGSBY

Tanya Ragan navigates real estate 'boys' club'

Continued from Page 1B

development's "boys' club." Whether she is in a Dallas conference room or out of state, those around her "are almost all men." And even at age 45, she is still often the youngest among them.

Ragan knows that some people think she comes on too strong, whether on the job or in her community advocacy.

"It's something I've had to figure out — to get respect and to keep the conversation going," she said. "If I'm sweet and nice, they will just pat me on the head and say, 'She's just a cute little blonde, don't you look nice today?'"

"To be respected, I have to be respectful," she said. "But to also be firm and strong, I learned that early on."

As a woman whose first job after college was in an overwhelmingly male Detroit newsroom, I find Ragan's *I'm-all-that-and-more* confidence a refreshing change from the nonthreatening nicey-nice approach that too many of us opted for early in our careers.

In their small southeastern Minnesota town, Ragan's father taught Tanya her first lessons about competing in male-dominated endeavors. He raced snowmobiles and cars so "he'd dress me up in a snowmobile suit," and she competed too. "I never took home first place — but I wasn't last."

She went to a tiny private school and was one of a graduating class of six teens. After college, she worked as a financial analyst in the Midwest, in retail consulting in New York City and in the oil and gas leasing business.

Ragan relocated here in 2005, initially focusing on deals related to the Barnett shale boom. But she actually had worked in Dallas once before — as a college intern at Neiman Marcus.

Smitten by the fashion industry, she had researched the best companies and learned for the first time about Neiman Marcus.

After learning that Neiman's intern program was full, Ragan bought a plane ticket to Dallas, paid a call on the downtown store's human resources department and asked to speak to the manager. Based on what she had to say that day, the retailer added an extra intern spot and hired her.

She was "the sidekick," rotating throughout the operation that summer. "Maybe I only got one day with a person, but I was there to listen and to learn," she recalled. "It gave me so much confidence."

In Ragan's second act in Dallas, she owns properties that include several in the Farmers Market district, among them the historic Liberty State Bank Building, which she helped relocate there in 2014.

Right now, the six-story Purse Building, an entry point to the West End Historic District and opening next spring, is Ragan's passion.

The property, just across Elm Street from the under-renovation Dallas County Records Building, had sat empty for 30 years when Ragan stepped in. Originally housing offices and warehouse space for an agricultural equipment company, the building later became Purse & Co. Wholesale Furniture.

Ragan is the fourth owner — but she pointed out, the first female investor — to try to make a go of the building in the last decade. "As we started to peel away the layers, we had no idea it was that beautiful," Ragan told me. "It has a feminine feel. Add to that, it's been an empowering project for me."

During the Purse Building's revival, Ragan said that a-ha moment that she had wasted too many years worried about



Photos by Ashley Landis/Staff Photographer

Developer Tanya Ragan says the Purse Building, which will open next spring, was "an empowering project" for her.



"As we started to peel away the layers, we had no idea it was that beautiful," said Ragan.

what would "earn me a right [to be] at the table." She's come to see that "whatever deal I might do, no matter how big, it's still not going to get me there. So I have to accept that I

should just be me ... and set my own standard."

Ragan acknowledges that her advocacy efforts and development business can create some head-spinning moments. She's often in discussions with downtown neighbors bemoaning *oh, those big bad developers*, then she heads to a high-stakes business meeting where she hears *oh, those crazy neighborhood advocates*.

She believes the two hats she wears benefit all parties. But she also recognizes that she is better known in many circles for her activism than for her business. "Truthfully, that's been a problem," Ragan said.

To many, Ragan's name is

synonymous with the challenges of downtown's large homeless population. She fought City Hall for several years, pushing for a more aggressive strategy to deal with loitering and panhandling. Ragan continues to serve on the advisory Citizen Homelessness Commission, but she struggles with whether that is time well spent.

"Bureaucracy and the status quo are two things that make me crazy," she grimaced.

She said she has tried recently — with some success, she says — to refocus her priorities toward areas where she feels she can make a difference.

Ragan and Downtown

Dallas Inc. CEO Kourtny Garrett have been on opposite sides of downtown debates over the years, so I called up Garrett for her perspective on the developer.

Garrett, like Ragan, is a woman in a for-too-long-male development business. She took the top job at Downtown Dallas Inc., the virtual chamber of commerce for the city's center, in 2016.

Despite their disagreements, Garrett was generous about what she described as Ragan's "passion, dedication and intellect."

"It's an uphill climb and you have to be smart and you have to be patient — Tanya would laugh if she heard me call her patient because she knows she's sometimes not — but in terms of understanding how market cycles go, you have to be willing to hit the pavement every single day," Garrett said. "Tanya does that."

Garrett said the differing perspectives that she and Ragan bring to issues result in better solutions. She is not only excited about Ragan's work in the West End and the future of her Farmers Market properties, but about what she will do next.

Garrett also believes Ragan's community advocacy is key. "You can't just come into this area — if you want to be successful — build something and not be a part of it," Garrett said.

No one would ever accuse Ragan of not being firmly grounded in the place she does business. Her blunt, sometimes in-your-face style may turn off some folks. But it's honest — and Dallas always needs more of that.

Twitter: @SharonFGrigsby

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Notice of DART Community Meetings

Cotton Belt Corridor Regional Rail Project

You are invited to attend a community meeting to review the progress of the Cotton Belt Corridor Regional Rail Project. The Design-Build Contractor will be on hand to outline the latest developments and answer your questions.

The project will provide regional rail service along the 26-mile long Cotton Belt Corridor from DFW International Airport to Plano.

Presentations during these meetings will include:

- Updated project drawings showing track configurations and station layout;
- Status of track grade separations (bridges);
- Station Art & Design Progress;
- Design-Builder's early design and construction schedule;
- A general summary of project information;
- Identification of contacts for frequently asked questions and community concerns.

Community Meetings

Monday, July 22, 2019, 6:30 p.m.

Courtyard Theater
1509 H Ave., Plano, TX 75074

Wednesday, July 31, 2019, 6:30 p.m.

Crosby Recreation Center – Elm Fork Room
1610 E. Crosby Rd., Carrollton, TX 75006

Tuesday, August 6, 2019, 6:30 p.m.

The Sound at Cypress Waters - Town Hall (Second Floor)
3111 Olympus Blvd., Dallas, TX 75019

Thursday, August 15, 2019, 6:30 p.m.

Shelton School & Evaluation Center
15720 Hillcrest Road, Dallas, TX 75248

For Additional Information
Please visit DART.org/cottonbelt or contact DART Community Engagement at 214-749-2543.

