

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF  
TRINITY RIVER VISION AUTHORITY  
HELD ON THE 3<sup>rd</sup> DAY OF JANUARY, 2007 AT 2:00 P.M.**

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The call of the roll disclosed the presence of the Directors as follows:

Present  
G.K. Maenius  
Charles Boswell  
Victor Henderson  
Jim Oliver  
Elaine Petrus

Also present were Brian Boerner, Shanna Cate, Steve Christian, Woody Frossard, J.D. Granger, Randle Harwood, Adelaide Leavens, Lisa McMillan, Saji Puthenpurayel, Sandy Swinnea, and Peter Vaky.

Also in attendance were Lee Christie and Jared Harrell representing Pope, Hardwicke, Christie, Schell, Kelly & Ray, LLP, Max Baker representing the *Fort Worth Star-Telegram*, Charles Dreyfuss, Robert Francis representing the *Fort Worth Business Press*, Steve Veal of Carter & Burgess, Ann Kovich of Turner Collie & Braden, Amy Robinson of CDM, Bob Brashear of Parsons Brinckerhoff, Wyntress Ware representing Trinity River Communications Joint Venture, Ron Lemons and Dwain Brown of Freese & Nichols, Mike Bastian, Bob Terrell, Ken Hall of CH2MHILL, Jason Smith, Doug M. [sic] of LG Group, Laura Alexander and Nick Bulaich representing First Southwest, and Shauna McMahon and M. Wommack of Carter & Burgess.

**I. Call to Order**

President Maenius convened the meeting with the assurance that all requirements of the Texas Open Meetings Act had been met.

**II. Public Comment**

Charles Dreyfuss, of 2416 Park Place, Fort Worth, Texas, asked that future Board meetings be recorded and broadcasted on the City of Fort Worth's community cable television channel. Director Boswell noted that the City of Fort Worth does have the capability to record the meetings if the Board

chooses to do so. President Maenius asked that staff include consideration of the matter on the agenda for the next Board meeting.

### **III. Action Items**

#### A1.

On a motion made by Director Oliver and seconded by Director Henderson, the Directors unanimously voted to approve the minutes from the meeting held December 6, 2006 with the correction noted by Mr. Granger in Item No. 8 with regard to the forty five-day minimum advertisement period for the Project Management Plan RFP. It was accordingly ordered that these minutes be placed in the permanent record book of Trinity River Vision Authority (“TRVA”).

#### A2.

With the recommendation of counsel, Director Henderson moved to adopt the Trinity River Vision Authority Relocation Assistance and Real Property Acquisition Policies. The motion was seconded by Director Petrus and the vote in favor was unanimous.

#### A3.

Randle Harwood (Trinity River Vision Director, City of Fort Worth) presented an overview of the proposed combined Request for Proposals (RFP) for an updated Central City Project plan and recommended that the board adopt and issue the proposed RFP. After much discussion, the Directors requested that staff advertise the RFP on all Project partners’ websites and in local and national publications, including the *Fort Worth Commercial Recorder* and the *Engineering News-Record*. It was the general consensus of the Board that the selected firm not be precluded from bidding on future Project management contracts. Likewise, the selected firm will not be automatically awarded any future contracts, as similar competitive procedures will be used for any future Project management contracts. The Board approved of the members of the “Pre-Screening Committee” as listed on Page 9 of the RFP. Additionally, the Board agreed that the “Interview Committee” should be comprised of the Project Managers, a representative from First Southwest, and two (2) Board members. The Board recommended

Director Maenius and Director Boswell to serve on the “Interview Committee.” TRVA staff noted that pending approval, it plans to advertise the RFP beginning Monday, January 8, 2007.

After the discussion concluded, Director Oliver moved to approve the issuance of the combined RFP presented by Mr. Harwood, as modified by the preceding discussion. The motion was seconded by Director Petrus and the vote in favor was unanimous.

A4.

With the recommendation of Sandy Swinnea (Chief Financial Officer, TRWD), Director Oliver moved to receive and file the TRVA Financial Report. The motion was seconded by Director Boswell and the vote in favor was unanimous.

A5.

With the recommendation of Laura Alexander (First Southwest), Director Henderson moved to receive and file the December 2006 Central City finance report. The motion was seconded by Director Petrus and the vote in favor was unanimous.

A6.

With the recommendation of J.D. Granger (Executive Director, TRVA) Director Petrus moved to receive the *Fort Worth, Texas* magazine contribution of \$17,459.00. The motion was seconded by Director Boswell and the vote in favor was unanimous.

#### **IV. Discussion Items**

D1.

Wyntress Ware (Trinity River Communications Joint Venture) gave a brief update on the communications activities of Trinity River Communications Joint Venture. A Fair Contracting Workshop is scheduled for February 8, 2007, which will educate contractors about contracting opportunities with the federal government. The communications team is also working with TRVA staff to develop web-based applications, including a vendor database and a contract-tracking system. The Winter 2007 issue of the Trinity River Vision newsletter is scheduled for release on January 26, 2007. A private donor has

underwritten this issue for \$5,000. This contribution will be applied to the costs of publishing the newsletter.

D2.

Randle Harwood (Trinity River Vision Director, City of Fort Worth) gave a presentation on the Gateway Park Master Plan, as previously outlined in 2002. There is an opportunity to refresh and update this Master Plan in accordance with current needs and community desires. A public meeting on the Master Plan will be held February 1, 2007 at 7:00 p.m. in the East Regional Library, 6301 Bridge Street, Fort Worth, Texas.

D3.

Brian Boerner (Director of Environmental Management, City of Fort Worth) provided an environmental update on the Central City Project. He also presented information on a Municipal Settings Designation (MSD), which addresses regulatory requirements for contaminated groundwater. The City is preparing to submit an application to the Texas Commission on Environmental Quality (“TCEQ”) to establish an MSD for the Trinity Uptown area. If established, this would be the largest MSD in the state and is already being referred to as a possible model project for brownfield redevelopment. Public hearings on the proposed MSD will be held this spring. The City is targeting August 2007 to receive TCEQ approval of the proposed MSD..

D4.

Steve Christian (Real Property Director, TRVA) presented a flow chart which summarized real property acquisition procedures for the Central City Project. TRVA’s real property acquisition procedures will include USACE and TxDOT reviews, and are intended to meet all other requirements as prescribed by applicable federal laws and regulations.

D5.

The Board noted that the next meeting of TRVA will be held at 2:00 P.M. on February 7 at the Tarrant Regional Water District Administration Building, 800 E. North Side Drive, Fort Worth, Texas.

**V. Adjourn**

There being no further business before the Board of Directors, the meeting was adjourned.

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President

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Secretary