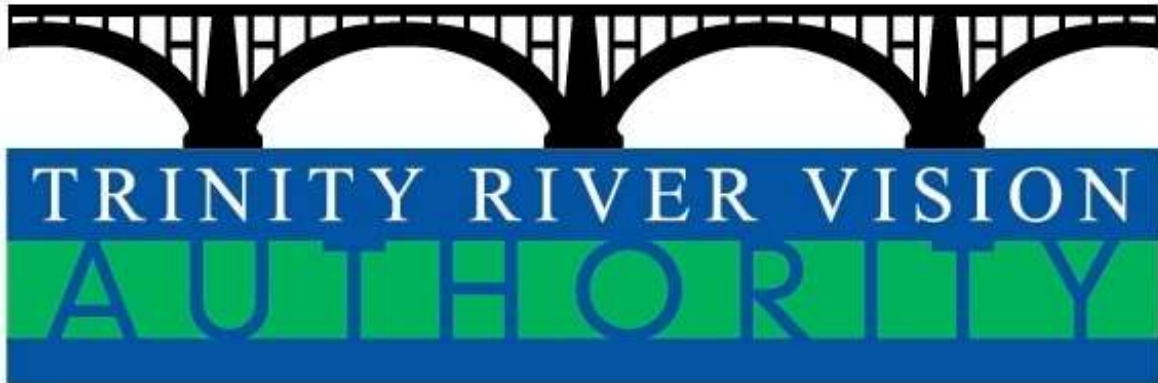




**TRINITY RIVER VISION AUTHORITY  
BOARD MEETING**

**OCTOBER 24, 2024  
9:30 A.M.**

This Notice is posted pursuant to Chapter 551, Texas Government Code

**NOTICE OF MEETING OF THE BOARD OF DIRECTORS  
OF TRINITY RIVER VISION AUTHORITY  
TO BE HELD THE 24<sup>th</sup> DAY OF OCTOBER 2024 AT 9:30 A.M.**

Front doors to the main administration building at 800 East Northside Drive will open to the public at 9:00 a.m. and close fifteen (15) minutes after the meeting adjourns

**TRWD BOARD ROOM  
800 EAST NORTHSIDE DRIVE, FORT WORTH, TX 76102**

**Please be advised that a quorum of the Board of Directors of Trinity River Vision Authority (TRVA) will convene on the above date and time for the purpose of considering and acting upon the matters set forth in this agenda. Please be further advised that some members of the Board of TRVA may participate remotely by videoconference.**

**THE LINK TO VIEW AND LISTEN TO THE MEETING VIA INTERNET IS**

<https://www.trwd.com/boardvideos/>

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- I. CALL TO ORDER
- II. PLEDGES OF ALLEGIANCE
- III. PUBLIC COMMENT

Citizens may present public comment at this time, limited to a total time of three (3) minutes per speaker, unless the speaker addresses the Board through a translator, in which case the limit is a total time of six (6) minutes. Each proposed speaker must have completed and submitted a speaker card prior to the commencement of the meeting, identifying any agenda item number(s) and topic(s) the speaker wishes to address with the Board. By law, the Board may not deliberate, debate, or take action on public comment but may place the item on a future agenda.

IV. PRESENTATIONS

P1. Central City Flood Control Project – Local Partner Projects Update – Kate Beck (TRWD Program Director)

P2. Central City Flood Control Project – Local Partner Projects Update – Clair Davis (CFW, Senior Capital Project Officer)

P3. Panther Island Development Update – Dana Burghdoff (CFW, Assistant City Manager) and Kate Beck (TRWD Program Director)

P4. Form Based Code - Dana Burghdoff (CFW, Assistant City Manager)

V. ACTION ITEMS

A1. Approval of the minutes of the meeting held August 22, 2024

A2. Election of Officers - Stephen Tatum (TRWD General Counsel)

A3. Receive and file Central City Finance Report as of August 31, 2024 – Sandy Newby (TRWD Chief Financial Officer)

A4. Consider recommendation to TRWD regarding Mark Mazzanti contract – Stephen Tatum (TRWD General Counsel)

VI. DISCUSSION ITEMS

D1. Director Discussion – Up to three minutes per Director to provide comments or updates related to the Central City Flood Control Project or Panther Island

D2. Confirm next meeting date and time – Bob Magness (TRWD, Executive Assistant)

VII. EXECUTIVE SESSION

E1. Executive Session under Texas Government Code Section 551.071 to consult with legal counsel about pending or contemplated litigation or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code.

VIII. ADJOURN

**TRINITY RIVER VISION AUTHORITY**

**AGENDA ITEM P1.**

**DATE:**       **October 24, 2024**

**SUBJECT:**   **Presentations**

**Central City Flood Control Project – Local Partner Projects Update – Kate Beck  
(TRWD Program Director)**

**TRINITY RIVER VISION AUTHORITY**

**AGENDA ITEM P2.**

**DATE:**       **October 24, 2024**

**SUBJECT:**   **Presentations**

**Central City Flood Control Project – Local Partner Projects Update – Clair Davis  
(CFW, Senior Capital Project Officer)**

**TRINITY RIVER VISION AUTHORITY**

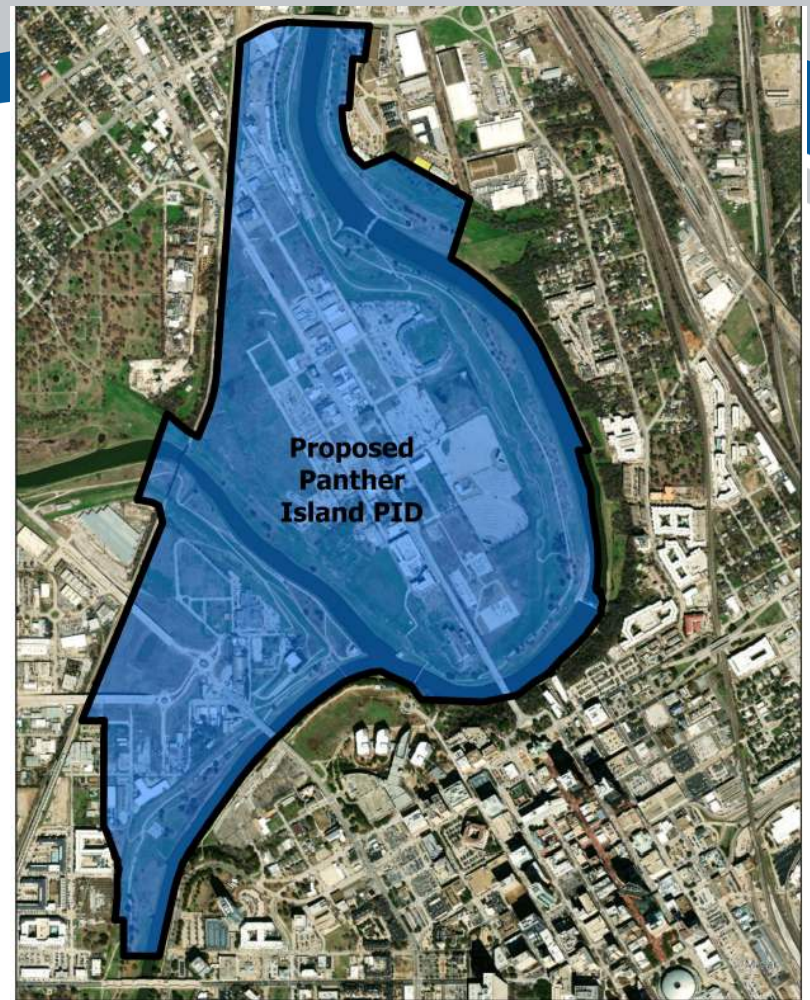
**AGENDA ITEM P3.**

**DATE:**       **October 24, 2024**

**SUBJECT:**    **Presentations**

**Panther Island Development Update – Dana Burghdoff (CFW, Assistant City Manager) and Kate Beck (TRWD Program Director)**

# Proposed Panther Island Public Improvement District



## Legend

- Proposed Boundary
- Assessed Properties

0 0.13 0.25 0.5 Miles

**TRINITY RIVER VISION AUTHORITY**

**AGENDA ITEM P4.**

**DATE:**       **October 24, 2024**

**SUBJECT:**   **Presentations**

**Form-Based Code – Dana Burghdoff (CFW, Assistant City Manager)**

# Panther Island and Peripheral Zones



## Public Sector Partners

- City of Fort Worth
  - Project Manager - Justin Newhart
- Tarrant Regional Water District
  - Doug Powell
- Tarrant County
- Tarrant County College
- NCTCOG
- Trinity Metro
- TxDOT



## Consultant Team

- Livable Plans
  - Jay Narayana
  - Mike Huston
- Side Partners
  - Randy Hutcheson
- Kimley Horn
  - Jeff Whitacre
  - Reid Cleeter
  - Wes Sprott



# What is a form-based code?

Form-based codes address:

- scale and types of streets and blocks
- relationship between building facades and the public realm
- form and mass of buildings in relation to one another

## OVERALL URBAN DESIGN FRAMEWORK

UPDATED STRATEGIC VISION

**DISTRIBUTED OPEN SPACE NETWORK  
WITH 14 PUBLIC SPACE OFFERINGS**

**CONTINUOUS PUBLIC WATERFRONT  
ACCESS**

**A WALKABLE AND CONNECTED  
PEDESTRIAN ENVIRONMENT**

**EFFICIENT & CONNECTED ROAD  
NETWORK STRENGTHENING URBAN GRID**

**ACCESS TO EFFECTIVE BIKE ROUTES**

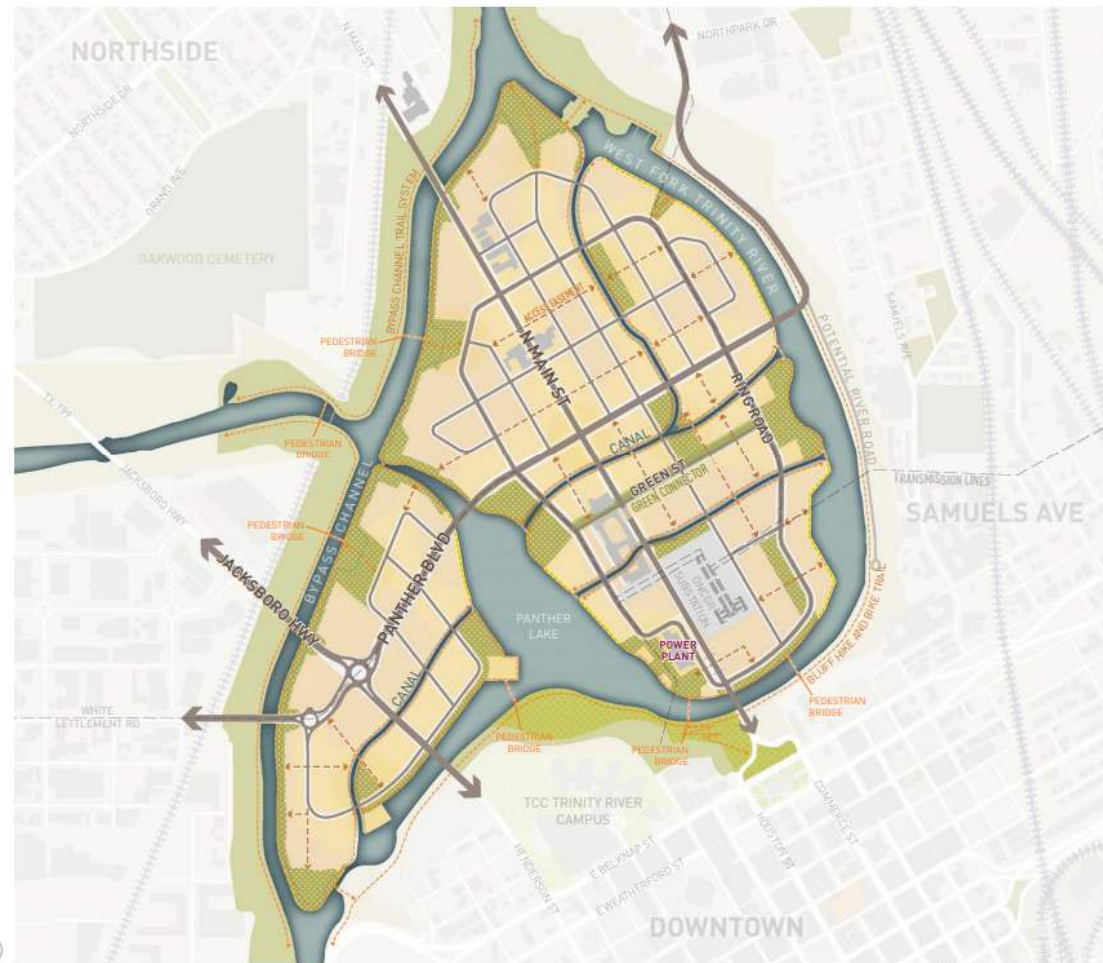
**ROBUST PUBLIC TRANSPORTATION**

**193 ACRES OF PUBLIC & PRIVATE  
DEVELOPABLE LAND**

**INTIMATE & ACTIVE CANALS WITH  
DISTRICT STORMWATER STRATEGIES**

### LEGEND

|                                                                                                                             |                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
|  DEVELOPABLE PARCEL                      |  TRANSMISSION LINES     |
|  PEDESTRIAN ROUTE                        |  WATER BODY             |
|  ACCESS EASEMENT                         |  ROAD                   |
|  INTERNAL PANTHER ISLAND<br>PUBLIC SPACE |  ADJACENT<br>GREENSPACE |
|  DOWNTOWN ADJACENT<br>PUBLIC SPACE       |                                                                                                            |



Panther Island • Fort Worth, TX 11

# Project Goals

- Implement Panther Island Vision 2.0 developed in 2023-24
- Align FBC with other policies (TRWD Canal Design Guidelines, Mayor's Urban Rail Study)
- Balancing flexibility with predictability due to several issues that are outstanding
- Other? (TIF performance, min. densities, etc.)

# Project Schedule

| Task                                                                                 | Oct. | Nov. | Dec. | Jan. 2025 | Feb. | Mar. | April |
|--------------------------------------------------------------------------------------|------|------|------|-----------|------|------|-------|
| Review all background data                                                           |      |      |      |           |      |      |       |
| Work with the City/TRWD on the stakeholder involvement process                       |      |      |      |           |      |      |       |
| Site visit with kick off meeting with key City/TRWD representatives (early November) |      |      |      |           |      |      |       |
| Other stakeholder meetings (Nov-Dec)                                                 |      |      |      |           |      |      |       |
| 2-day code workshop (mid Jan)                                                        |      |      |      |           |      |      |       |
| Draft memo and code amendment recommendations                                        |      |      |      |           |      |      |       |
| Develop FBC amendments                                                               |      |      |      |           |      |      |       |
| First Draft of FBC Amendments                                                        |      |      |      |           |      |      |       |



City/TRWD-Consultant project status update calls (bi-weekly)



# Project Schedule

| Task                                        | April | May | June | July | Aug. | Sept. | Oct. |
|---------------------------------------------|-------|-----|------|------|------|-------|------|
| First Draft of FBC Amendments               |       |     |      |      |      |       |      |
| Review meetings with City/TRWD staff        |       |     |      |      |      |       |      |
| Stakeholder meetings on draft FBC           |       |     |      |      |      |       |      |
| Final draft FBC                             |       |     |      |      |      |       |      |
| Legislative process: begins after July 2025 |       |     |      |      |      |       |      |

City/TRWD-Consultant project status update calls (bi-weekly)

# How Panther Island Development Can Help Northside

Provide access for residents to the following:



Downtown and other cultural assets



Waterfront, trails and recreational activities



Job and income earning opportunities



Improved transit and mobility options



Attainable housing and homeownership



**TRINITY RIVER VISION AUTHORITY**

**AGENDA ITEM A1.**

**DATE:           October 24, 2024**

**SUBJECT:       Approval of the minutes of the meeting held August 22, 2024**

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF  
TRINITY RIVER VISION AUTHORITY (“TRVA”)  
HELD ON THE 22<sup>nd</sup> DAY OF AUGUST, 2024 AT 9:30 AM**

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

Present  
G.K. Maenius  
David Cooke  
Dan Buhman  
James Hill

Also in attendance were Kate Beck, Kelly Halcom, Laramie LaRue, Bob Magness, Matt Oliver, Sandy Newby, April Sewell, Brenton Dunn, and Stephen Tatum of the Tarrant Regional Water District (“TRWD”); Dana Burghdoff and Clair Davis of the City of Fort Worth (“CFW”); and Max Baker.

**I. Call to Order**

President Maenius convened the meeting at 9:35 AM with the assurance that a quorum was present.

**II. Pledges of Allegiance**

**III. Public Comment**

None.

**IV. Presentations**

P1.

Kate Beck, TRWD Program Director, provided a local partner update on the North and South Bypass Channel projects to include, the South Bypass Channel 60% Design Plan, the Gates and Pump Stations 30% Design Plan, the issuance of \$50 million in TRWD bonds, CFW’s annual request for reimbursement, and the status of the Local Central City Budget Reallocation. Ms. Beck also announced that USACE received \$50 million in additional funds for the project and appointed

Donovan Blakeley as their new Program Manager. On a motion made by Director Hill, and seconded by Director Cooke, the Directors voted unanimously to receive and file the update presented by Kate Beck.

P2.

Clair Davis, CFW, Senior Capital Project Officer, provided an update of CFW projects, starting with North Bypass Channel-related projects, to include the Part 10 License 2A Project and the Grand Ave Stormwater Project. Regarding the South Bypass Channel, Mr. Davis discussed the Part 13, Part 14, Greenleaf, and Viola stormwater projects. Mr. Davis concluded with an update on the North University Dr Project. On a motion made by Director Hill, and seconded by Director Cooke, the Directors voted unanimously to receive and file the update presented by Clair Davis.

P3.

Kate Beck, TRWD Program Director, and Clair Davis, CFW, Senior Capital Project Officer, provided an update on Panther Island Development. Ms. Beck began by explaining how HR&A has been contracted to help develop recommendations around governance. TRWD is undergoing a Value Engineering study of the canals, after which, it will issue a Request For Proposals for the next phase of canal construction and installation. A canal connection fee and a canal manual are currently being developed. A new Interlocal Agreement between TRWD and CFW is also being developed. Ms. Beck concluded by announcing that the creation of a Public Improvement District is eventually anticipated. On a motion made by Director Hill, and seconded by Director Cooke, the Directors voted unanimously to receive and file the update presented by Kate Beck and Clair Davis.

## **V. Action Items**

A1.

On a motion made by Director Buhman and seconded by Director Cooke, the Directors voted unanimously to approve the minutes of the meeting held on April 25, 2024.

A2.

With the recommendation of Sandy Newby, TRWD Chief Financial Officer, Director Hill made a motion to receive and file the Central City Finance Report as of June 30, 2024. The motion was seconded by Director Cooke, and the vote in favor was unanimous. The Central City Finance Report as of June 30, 2024, is attached hereto as Exhibit "A".

## **VI. Discussion Items**

D1.

The next TRVA Board of Directors meeting was scheduled for August 22<sup>nd</sup>, 2024 at 9:30 A.M.

## **VII. Adjourn**

There being no further business before the Board of Directors, the meeting was adjourned at 10:23 A.M.

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President

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Secretary

**TRINITY RIVER VISION AUTHORITY**

**AGENDA ITEM A2.**

**DATE:**       **October 24, 2024**

**SUBJECT:**   **Action Items**

**Election of Officers – Stephen Tatum (TRWD General Counsel)**

**TRINITY RIVER VISION AUTHORITY**

**AGENDA ITEM A3.**

**DATE:**           **October 24, 2024**

**SUBJECT:**       **Receive and file Central City Finance Report as of August 31, 2024 – Sandy  
Newby (TRWD Chief Financial Officer)**

## CENTRAL CITY FLOOD CONTROL PROJECT - SUMMARY

|                                   | Estimated Cost<br>***  | Actuals Thru<br>8/31/24 | Remaining            |
|-----------------------------------|------------------------|-------------------------|----------------------|
| Total USACE Flood Control Project | \$991,647,499          | \$389,659,034           | \$601,988,465        |
| Total TXDOT Bridges Project       | \$112,008,115          | \$126,227,030           | (\$14,218,915)       |
| Total Local Projects              | \$28,545,899           | \$6,346,944             | \$22,198,955         |
| Total Contingency                 | \$36,408,910           | \$1,945,946             | \$34,462,964         |
| <b>Total Project</b>              | <b>\$1,168,610,423</b> | <b>\$524,178,954</b>    | <b>\$644,431,469</b> |

\*\*\* This report reflects the reallocation of \$46 million from non-essential to essential flood control project purposes approved by the TRVA Board on April 25, 2024.

## USACE - CENTRAL CITY FLOOD CONTROL PROJECT

|                       |                                                 | Estimated Cost<br>*** | Actuals Thru<br>8/31/24 * | Remaining            | Increase from<br>6/30/24 |
|-----------------------|-------------------------------------------------|-----------------------|---------------------------|----------------------|--------------------------|
| <b>LOCAL</b>          |                                                 |                       |                           |                      |                          |
| TRWD                  | Preliminary Design                              | \$18,225,972          | \$18,225,972              | \$0                  | \$0                      |
|                       | Land Acquisition                                | \$71,525,517          | \$67,836,131              | \$3,689,386          | \$0                      |
|                       | Flood Control Cash Match                        | \$50,900,362          | \$31,647,074              | \$19,253,288         | \$0                      |
|                       | Relocation                                      | \$58,338,214          | \$55,727,276              | \$2,610,938          | \$186,811                |
|                       | Demolition                                      | \$13,931,792          | \$8,219,131               | \$5,712,661          | \$7,053                  |
|                       | Environmental                                   | \$40,158,259          | \$36,777,962              | \$3,380,297          | \$59,105                 |
|                       | Central City Flood Control Program Coordination | \$27,543,367          | \$25,707,693              | \$1,835,674          | \$174,235                |
| CITY OF FW            | Sewer & Water Relocation                        | \$105,341,467         | \$33,705,668              | \$71,635,799         | \$2,011,279              |
|                       | Storm Water Relocation                          | \$41,013,159          | \$13,868,695              | \$27,144,464         | \$116,128                |
|                       | Franchise Utilities                             | \$20,556,415          | \$12,298,226              | \$8,258,189          | \$7,013                  |
|                       | Local Street Mods                               | \$3,406,427           | \$3,406,427               | \$0                  | \$0                      |
|                       | CFW Program Management                          | \$0                   | \$2,968,709               | (\$2,968,709)        | \$222,798                |
| <b>Local Subtotal</b> |                                                 | <b>\$450,940,951</b>  | <b>\$310,388,964</b>      | <b>\$140,551,987</b> | <b>\$2,784,422</b>       |

\* City of Fort Worth actuals reflect activity through June 30, 2024.

|                                          |                             | Estimated Cost<br>*** | Actuals Thru<br>3/31/24 ** | Remaining            |                    |
|------------------------------------------|-----------------------------|-----------------------|----------------------------|----------------------|--------------------|
| <b>FEDERAL / STATE MATCH</b>             |                             |                       |                            |                      |                    |
| EDI<br>HUD                               | Land (Offsets Local Above)  | \$4,487,035           | \$4,485,535                | \$1,500              |                    |
| USACE                                    | Preliminary Design          | \$7,372,888           | \$7,372,888                | \$0                  |                    |
|                                          | Valley Storage              | \$124,231,564         | \$65,028,135               | \$59,203,429         |                    |
|                                          | Ecosystem Restoration       | \$38,551,750          | \$295,995                  | \$38,255,755         |                    |
|                                          | North Bypass Channel        | \$74,290,882          | \$17,332,502               | \$56,958,380         |                    |
|                                          | South Bypass Channel        | \$104,401,759         | \$14,304,610               | \$90,097,149         |                    |
|                                          | Flood Gates & Pump System   | \$99,385,763          | \$957,941                  | \$98,427,822         |                    |
|                                          | Dams & Channel Expansion    | \$85,528,943          | \$0                        | \$85,528,943         |                    |
|                                          | USACE Prog Mgmt/Contingency | \$48,356,327          | \$1,139,538                | \$47,216,789         |                    |
| LOCAL                                    | Less Local Flood Cash Match | (\$45,900,363)        | (\$31,647,074)             | (\$14,253,289)       |                    |
| <b>Federal/State Subtotal</b>            |                             | <b>\$540,706,548</b>  | <b>\$79,270,070</b>        | <b>\$461,436,478</b> |                    |
| <b>Total USACE Flood Control Project</b> |                             | <b>\$991,647,499</b>  | <b>\$389,659,034</b>       | <b>\$601,988,465</b> | <b>\$2,784,422</b> |

\*\* The last update received from USACE was for March 2024. Actuals are usually received 3 months after the quarter closes, which have now been received in October and will be reflected on the September 2024 reports.

\*\*\* This report reflects the reallocation of \$46 million from non-essential to essential flood control project purposes approved by the TRVA Board on April 25, 2024.

## TXDOT - BRIDGES PROJECT

|                       |                          | Estimated Cost<br>*** | Actuals Thru<br>8/31/24 | Remaining   | Increase<br>from<br>6/30/24 |
|-----------------------|--------------------------|-----------------------|-------------------------|-------------|-----------------------------|
| <b>LOCAL</b>          |                          |                       |                         |             |                             |
| TRWD                  | Land Acquisition         | \$28,304,561          | \$28,304,561            | \$0         | \$0                         |
| CITY OF FW            | Bridge Costs Local Share | \$34,096,250          | \$33,733,372            | \$362,878   | \$0                         |
|                       | CFW Project Management   | \$0                   | \$362,878               | (\$362,878) | \$0                         |
| <b>Local Subtotal</b> |                          | <b>\$62,400,811</b>   | <b>\$62,400,811</b>     | <b>\$0</b>  | <b>\$0</b>                  |

|                                       |                              | Estimated Cost<br>*** | Actuals Thru<br>10/31/24 * | Remaining             |            |
|---------------------------------------|------------------------------|-----------------------|----------------------------|-----------------------|------------|
| <b>FEDERAL / STATE MATCH / NCTCOG</b> |                              |                       |                            |                       |            |
| TXDOT/STATE                           | Henderson Street Bridge      | \$17,598,353          | \$24,586,310               | (\$6,987,957)         |            |
|                                       | White Settlement Road Bridge | \$17,792,487          | \$24,580,041               | (\$6,787,554)         |            |
|                                       | North Main Street Bridge     | \$11,414,779          | \$14,659,868               | (\$3,245,089)         |            |
|                                       | Contingency - Federal        | \$2,801,685           | \$0                        | \$2,801,685           |            |
| <b>Federal/State Subtotal</b>         |                              | <b>\$49,607,304</b>   | <b>\$63,826,219</b>        | <b>(\$14,218,915)</b> |            |
| <b>Total TXDOT Bridges Project</b>    |                              | <b>\$112,008,115</b>  | <b>\$126,227,030</b>       | <b>(\$14,218,915)</b> | <b>\$0</b> |

Note: The City of Fort Worth has an agreement with the North Central Texas Council of Governments (NCTCOG). NCTCOG remitted \$20 million to TXDOT for the Panther Island/ Central City Project bridges, \$15 million was a grant, and \$5 million was an interest free loan to the project.

\* Final costs for the bridges were received in October 2023. The bridges have been completed and no additional costs are e

\*\*\* This report reflects the reallocation of \$46 million from non-essential to essential flood control project purposes approved by the TRVA Board on April 25, 2024.

### LOCAL PROJECTS (with or without flood project)

|                             |                                            | Estimated Cost<br>*** | Actuals Thru<br>8/31/24 | Remaining           | Increase from<br>6/30/24 |
|-----------------------------|--------------------------------------------|-----------------------|-------------------------|---------------------|--------------------------|
| <b>LOCAL</b>                |                                            |                       |                         |                     |                          |
| TRWD                        | Marine Creek/Stockyards Connection         | \$0                   | \$0                     | \$0                 | \$0                      |
|                             | Bypass Local Share (hardscape & softscape) | \$21,834,670          | \$6,335,900             | \$15,498,770        | \$109,978                |
|                             | Local Projects Program Coordination        | \$0                   | \$0                     | \$0                 | \$0                      |
| CITY OF FW                  | Panther Island Sewer and Water             | \$0                   | \$0                     | \$0                 | \$0                      |
|                             | Panther Island Storm Drainage              | \$0                   | \$0                     | \$0                 | \$0                      |
|                             | Gateway Park                               | \$6,668,614           | \$0                     | \$6,668,614         | \$0                      |
|                             | CFW Program Management                     | \$42,615              | \$11,044                | \$31,571            | \$0                      |
| <b>Total Local Projects</b> |                                            | <b>\$28,545,899</b>   | <b>\$6,346,944</b>      | <b>\$22,198,955</b> | <b>\$109,978</b>         |

### LOCAL CONTINGENCY

|                          |  | Estimated Cost<br>*** | Actuals Thru<br>8/31/24 | Remaining           | Increase from<br>6/30/24 |
|--------------------------|--|-----------------------|-------------------------|---------------------|--------------------------|
| <b>LOCAL</b>             |  |                       |                         |                     |                          |
| TRVA Programmatic Review |  |                       | \$466,222               |                     | \$0                      |
| Bond Issuance Costs      |  |                       | \$772,989               |                     | \$0                      |
| NCTCOG note payable *    |  |                       | \$700,000               |                     | \$0                      |
| Debt Service Costs       |  |                       | \$6,735                 |                     | \$0                      |
| <b>Total Contingency</b> |  | <b>\$36,408,910</b>   | <b>\$1,945,946</b>      | <b>\$34,462,964</b> | <b>\$0</b>               |

\* The North Central Texas Council of Governments (NCTCOG) note payable had a balance at 9/30/22 of \$3,500,000. Payments will be made annually for 10 years at \$350,000 per year. A second payment of \$350,000 was made in November 2023, leaving a current balance of \$2,800,000.

\*\*\* This report reflects the reallocation of \$46 million from non-essential to essential flood control project purposes approved by the TRVA Board on April 25, 2024.

**TRINITY RIVER VISION AUTHORITY**

**AGENDA ITEM A4.**

**DATE:**       **October 24, 2024**

**SUBJECT:**   **Action Items**

**Consider recommendation to TRWD regarding Mark Mazzanti contract –  
Stephen Tatum (TRWD General Counsel)**

**TRINITY RIVER VISION AUTHORITY**

**AGENDA ITEM D1.**

**DATE:**           **October 24, 2024**

**SUBJECT:**       **Director Discussion**

**TRINITY RIVER VISION AUTHORITY**

**AGENDA ITEM D2.**

**DATE:**           **October 24, 2024**

**SUBJECT:**       **Confirm next meeting date and time – Bob Magness (TRWD, Executive Assistant)**