

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF
TRINITY RIVER VISION AUTHORITY (“TRVA”)
HELD ON THE 6th DAY OF NOVEMBER, 2025 AT 9:00 AM**

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

<u>Present</u>
G.K. Maenius
Dan Buhman
Jay Chapa
Bob Riley
Manny Ramirez

Also in attendance were Kate Beck, Susan Alanis, Kelly Halcom, Bob Magness, Matt Oliver, Sandy Newby, Kathleen Ray, April Sewell, Jennifer Mitchell, Rick Odom, Chris Akers, Zach Hatton, and Stephen Tatum of the Tarrant Regional Water District (“TRWD”); Dana Burghdoff and Clair Davis of the City of Fort Worth (“CFW”); Maegan South (Tarrant County).

I. Call to Order

President Maenius convened the meeting at 9:03 AM with the assurance that a quorum was present.

II. Pledges of Allegiance

III. Public Comment

None.

IV. Presentations

Kate Beck, TRWD Program Director, provided an update on the Central City Flood Control Project and related TRWD activities, beginning with the North Bypass Channel, which remains advertised for bids with bids opening in January, award in spring, and groundbreaking anticipated in summer 2026; she noted the schedule reflects a nationwide federal issue regarding project labor agreements for Department of Defense contracts now under Department of Justice review. She presented renderings of the channel, describing the “soft” levee side and the “hard” promenade side with upper and lower walkways, ramps, pocket parks, kayak launches, and the Northern Pedestrian Bridge to be built with the project, emphasizing that the shorter, straighter channel will reduce upstream water surface elevations compared to the existing river confluence. The South Bypass Channel is expected to be at 100% design in February and could be ready to advertise in summer 2026, though only partial construction funding is available pending additional federal appropriations and comparison of North Channel bids to estimates. She reviewed the three flood control gates and pump station that will manage water levels during floods and ultimately allow decommissioning of existing levees; final design award for the gates is expected this month, while construction timing depends on federal funding. University Drive raising will provide roughly 25% of required flood storage, elevating the roadway 12 - 15 feet to eliminate overtopping in a 100-year storm event; the project is at 30% design with final design resuming early next year, City utility relocations and a detour road in progress, and construction expected to last about one year once started. Samuels Avenue Dam design began in August with an 18-month schedule, with construction funding not yet secured. She highlighted ecosystem restoration efforts in Gateway, Harmon (Ham Branch), and Rockwood Parks, noting the design contract was awarded in September and Harmon Park aquatic mitigation construction will begin in January with a one-year duration. Regarding TRWD predecessor activities, demolition of the

remaining Operations Yard facilities is now expected in spring; environmental remediation there is complete pending Texas Commission on Environmental Quality (TCEQ) paperwork, and Gateway remediation will begin soon in partnership with the City. She concluded by noting TRWD has bond funds available to cash-flow project expenses and recently processed its largest reimbursement to the City to date of \$41 million for utility relocation costs. On a motion made by Director Chapa, and seconded by Director Ramirez, 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 on City-led projects supporting the North and South Bypass Channels, beginning with the Grand Avenue Stormwater Project where recent quality testing revealed several pipe segments failed water-tightness requirements and grout deficiencies were identified between the stormwater and carrier pipes; after attempting in-place repairs, the City determined full removal and replacement was necessary, now underway with completion anticipated in February and no expected impact to the overall project schedule. For the New Main Street outfall, all tunnels are complete and sluice gate construction will begin once parts arrive in December 2025 - January 2026, with full completion expected April 2026; the Part 10 Water and Sanitary Sewer project is complete and in closeout. On the South Bypass Channel, the Part 13 sanitary sewer project remains at 90% design with October 2025 submittal and construction completion expected September 2028, while Part 14 construction is underway including final junction structures and tunneling under the West Fork Trinity River, with design modifications in progress and completion still anticipated summer 2026. The Viola stormwater project will proceed with sluice gate installation once parts arrive in November 2025, targeting completion in March 2026. Franchise utility relocations continue with Oncor Segment B/C beginning this month and finishing April 2026,

Oncor Segment D completing March 2026, and AT&T fiber relocations in Segment D finishing December 2025. Regarding University Drive, the United States Army Corps of Engineers (USACE) received the 60% design in September and construction has been rescheduled to align with channel hydrology plugs; the New University Access Road is expected to be built summer 2026–summer 2027, with all water, sewer, and franchise utility relocations in the corridor targeted for completion in 2027. On a motion made by Director Ramirez, and seconded by Director Chapa, the Directors voted unanimously to receive and file the update presented by Clair Davis.

P3.

Dana Burghdoff, CFW, Assistant City Manager, provided an update on the Form Based Code (FBC), explaining that it serves as the development standards and zoning for Panther Island and is being updated to align with the vision and strategic framework adopted by the City in March 2024 in partnership with TRWD, Tarrant County, Tarrant County College, and others. Working with TRWD, the City expedited a Phase I portion focused on Canal C, which the City Council approved last month, increasing maximum building heights from 8 to 15 stories and allowing greater flexibility in minimum heights when certain conditions are met to support development opportunities along Canal C just east of North Main Street. She noted this complements the prior zoning update for North Main Street that increased heights to 20 stories. The consultant team has completed a draft update of the FBC and is holding workshops this month with City and TRWD staff to review comments; following revisions, the draft code will be shared with stakeholders and property owners for additional feedback. On a motion made by Director Buhman, and seconded by Director Riley, the Directors voted unanimously to receive and file the update presented by Dana Burghdoff.

P4.

Matt Oliver, TRWD Outreach Coordinator, provided an update on communications and outreach, first noting the project maintains three related websites: CentralCityFW.com for the Central City Flood Control Project, PantherIsland.com for island development information, and TrinityRiverVision.org for Board meeting schedules, agendas, and minutes. He highlighted the recent community open house held two weeks prior focused on the Central City Flood Control Project, featuring representatives from USACE and the City to answer questions and provide informational handouts; the attendance of Councilman Flores and TRWD Board Member Killebrew was appreciated. Outreach efforts targeted neighborhoods adjacent to the project through direct mailers, emails to neighborhood groups and Samuels Avenue apartments, postings by the City, and media promotion including Channel 5 coverage and articles in the Fort Worth Business Press and Fort Worth Report. He thanked the City for strong support and noted interest in making the open house a recurring event, complementing the annual Industry Day held in late spring or summer for the contracting community. He also summarized recent press, including coverage of the TRWD land request for quote (RFQ) by the Fort Worth Report and Dallas Business Journal, increased discussion within the real estate community on social media, an interview with Design Develop Construct Journal on the multi-faceted nature of the project, and outreach from CEO Magazine featuring Brigadier General Walter, who cited the Central City Flood Control Project as an example of federal/local partnership. On a motion made by Director Ramirez, and seconded by Director Chapa, the Directors voted unanimously to receive and file the update presented by Matt Oliver.

P5.

Susan Alanis, TRWD Program Director, reported on progress in Panther Island development, noting TRWD's responsibilities for canal construction, land disposition, and

coordination of regulatory and infrastructure efforts. She stated the developer RFQ has been issued with responses due November 26 and that strong interest has been shown through pre-submittal meetings and Q&A sessions. She reminded the Board that Seco Ventures is advancing a private project nearby and that TRWD amenities at the Coyote Drive-In site will support early activation. Tarrant County College has issued an invitation to bid for redevelopment of the historic power plant property, and TRWD offered technical assistance to ensure quality proposals. The Panther Island Canal System Manual was adopted by the TRWD Board in September, and design of the Phase I paseo and parks is progressing in coordination with canal design so all can be constructed simultaneously; final design is expected early next year. TRWD also issued a request for proposals (RFP) for an activation partner to support programming during and after construction, with award anticipated by year-end. On governance, she noted work continues on interim zoning through the Form Based Code, formation of the Public Improvement District, and establishment of a Design Review Committee. The TRWD-led drainage study is nearing completion and will inform the City's drainage master plan. She added that TRWD plans to bring recommendations to its Board in December regarding a developer canal connection fee to address drainage requirements, and that an interlocal agreement with the City is being prepared to clarify infrastructure roles and funding. Director Ramirez emphasized the importance of clear governance and predictable processes for developers; in response Ms. Alanis noted a new "developer tools" section has been added to PantherIsland.com to centralize guidance. On a motion made by Director Riley and seconded by Director Ramirez, the Directors voted unanimously to receive and file Ms. Alanis's presentation.

V. Action Items

A1.

On a motion made by Director Chapa and seconded by Director Ramirez, the Directors voted unanimously to approve the minutes of the meetings held on July 31, 2025.

A2.

With the recommendation of Kathleen Ray, TRWD Finance Director, Director Buhman made a motion to receive and file the Central City Finance Report as of September 30, 2025. The motion was seconded by Director Chapa, and the vote in favor was unanimous. The Central City Finance Report as of September 30, 2025, is attached hereto as Exhibit “A”.

A3.

Director Maenius introduced a new TRVA purpose document, attached hereto as Exhibit “B”, to be considered for recommendation to the TRWD Board of Directors. Director Chapa expressed his support for keeping the TRVA Board of Directors. Director Chapa commented that while having multiple public entities with clearly delineated duties work together on this project is great from an outcome standpoint, from the public’s outside perspective, it can be confusing as to which entity is responsible for each duty. for the TRVA Board and the proposed purpose statement reflects a coordinated effort among multiple public entities. He noted that with so many public entities participating in the project, the public can have a difficult time understanding who is responsible for what. He emphasized that as channel construction begins and public interest increases, the TRVA Board should serve as the primary venue for presenting the overall picture and receiving public comment so residents are not required to engage separately with each individual agency. Director Buhman stated he agreed with Director Chapa and emphasized the importance of clearly distinguishing between the federally funded Central City Flood Control Project and the locally funded Panther Island Development Project, which

represents an opportunity created by the flood control project rather than its purpose. He agreed with Director Ramirez's earlier remarks regarding the significance of governance for both developers and the public, noting that it provides clarity about engagement and about the overall purpose of the work being undertaken. He expressed support for the proposed purpose statement as a positive step toward improving that clarity. Director Ramirez agreed with Director Chapa regarding the value of a central body for public engagement and added that the TRVA's independent identity is also important when seeking additional federal, state, and private funding. He noted that potential funders may be hesitant if resources appear tied solely to one governmental entity, whereas a distinct project partnership can attract broader support and avoid regional funding conflicts. He observed that the organization has evolved from a governance-focused body into an advocacy organization that promotes funding opportunities and public understanding. He concluded that having a central collaborator benefits the public and funding partners alike and expressed support for the purpose statement. Director Riley expressed agreement and cited the canal system as a prime example of issues requiring clarity, including questions about who will fund construction and long-term maintenance, whether a Public Improvement District will be used, and whether stormwater fees will contribute to those costs. He noted that many details still need to be refined and stated that the proposed changes help address those concerns. On a motion made by Director Chapa and seconded by Director Riley, the Directors voted unanimously to recommend the TRWD Board of Directors approve the updated TRVA purpose document.

VI. Discussion Items

D1.

Director Buhman pointed out that despite delays there is significant positive momentum, noting that the North Bypass Channel is moving toward construction and the Panther Island developer RFQ represents meaningful progress. He described the effort as a long-term, generational project and thanked all presenters and staff involved in advancing the work. Director Ramirez expressed appreciation for the partnership among all parties, including USACE. He stated the County remains committed to doing its part, whether assisting with temporary University Drive improvements, canal construction, or other needs and emphasized that this body provides a forum to address pinch points where one entity may be able to assist another. Director Chapa thanked staff and all those working on the projects and noted that the presentations demonstrate how much progress occurs between meetings. He emphasized that regularly showing advancements, both at Board meetings and public events, helps build momentum. Director Riley thanked staff and all involved and expressed appreciation for the opportunity for Streams & Valleys, which he represents, to be part of the process. He noted the organization's primary interest is in preserving recreational opportunities along the river and ensuring those activities are not interrupted during the course of the project. Director Maenius welcomed Director Ramirez to the Board and remarked on the County's evolving role in the project. He noted that the County had previously served primarily as a funding source while the City and TRWD handled most of the implementation, but expressed appreciation that the County is now becoming more fully engaged in areas such as canal work, roadways, and related efforts. He stated this broader involvement had been a missing element and represents a positive change.

He thanked Commissioner Ramirez and acknowledged that while significant work remains, the project is on the right path.

D2.

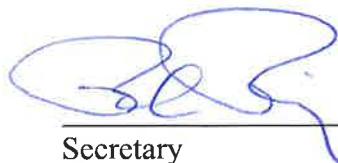
The next TRVA Board of Directors meeting was tentatively scheduled for February 5, 2026 at 9:30 A.M.

VII. Executive Session

No executive session was held.

VIII. Adjourn

There being no further business before the Board of Directors, the meeting was adjourned at 10:21 A.M.


President
Secretary

CENTRAL CITY FLOOD CONTROL PROJECT - SUMMARY

	Estimated Cost	Actuals Thru 9/30/25	Remaining
Total USACE Flood Control Project	\$991,647,502	\$455,074,827	\$536,572,675
Total TXDOT Bridges Project	\$112,008,112	\$126,227,030	(\$14,218,918)
Total Local Projects	\$28,545,899	\$7,115,760	\$21,430,139
Total Contingency	\$36,408,910	\$1,516,222	\$34,892,688
Total Project	<u>\$1,168,610,423</u>	<u>\$589,933,839</u>	<u>\$578,676,584</u>

*** Preliminary ***

USACE - CENTRAL CITY FLOOD CONTROL PROJECT

		Estimated Cost	Actuals Thru 9/30/25	Remaining	Increase from 3/31/25
LOCAL					
TRWD	Preliminary Design	\$18,225,972	\$18,225,972	\$0	\$0
	Land Acquisition	\$71,525,518	\$67,844,601	\$3,680,917	\$7,500
	Flood Control Cash Match	\$50,900,362	\$31,647,074	\$19,253,288	\$0
	Relocation	\$58,338,214	\$55,917,078	\$2,421,136	\$137,331
	Demolition	\$13,931,792	\$8,394,578	\$5,537,214	\$98,533
	Environmental	\$40,158,259	\$38,562,556	\$1,595,703	\$175,715
	Central City Flood Control Program Coordination	\$27,543,367	\$27,050,701	\$492,666	\$723,064
CITY OF FW	Sewer & Water Relocation	\$105,341,467	\$56,268,183	\$49,073,284	\$2,209,213
	Storm Water Relocation	\$41,013,159	\$42,490,670	(\$1,477,511)	\$7,192,758
	Franchise Utilities	\$20,556,417	\$11,134,837	\$9,421,580	(\$5,564)
	Local Street Mods	\$3,406,427	\$3,406,427	\$0	\$0
	CFW Program Management	\$0	\$0	\$0	\$0
Local Subtotal		\$450,940,954	\$360,942,677	\$89,998,277	\$10,538,550
		Estimated Cost	Actuals Thru 3/31/25 *	Remaining	Increase from 12/31/24
FEDERAL / STATE MATCH					
USACE	EDI HUD	Land (Offsets Local Above)	\$4,487,035	\$4,485,535	\$1,500
		Preliminary Design	\$7,372,888	\$7,372,888	\$0
		Valley Storage	\$124,231,564	\$66,942,424	\$57,289,140
		Ecosystem Restoration	\$38,551,750	\$576,287	\$37,975,463
		North Bypass Channel	\$74,290,882	\$21,748,090	\$52,542,792
		South Bypass Channel	\$104,401,759	\$18,092,439	\$86,309,320
		Flood Gates & Pump System	\$99,385,763	\$5,345,906	\$94,039,857
		Dams & Channel Expansion	\$85,528,943	\$76,117	\$85,452,826
LOCAL		USACE Prog Mgmt/Contingency	\$48,356,327	\$1,139,538	\$47,216,789
		Less Local Flood Cash Match	(\$45,900,363)	(\$31,647,074)	(\$14,253,289)
Federal/State Subtotal		\$540,706,548	\$94,132,150	\$446,574,398	\$3,785,926
Total USACE Flood Control Project		\$991,647,502	\$455,074,827	\$536,572,675	\$14,324,476

* The last update received from USACE was for March 2025.

*** Preliminary ***

TXDOT - BRIDGES PROJECT

		Estimated Cost	Actuals Thru 9/30/25	Remaining	Increase from 3/31/25
LOCAL					
TRWD	Land Acquisition	\$28,304,561	\$28,304,561	\$0	\$0
CITY OF FW	Bridge Costs Local Share	\$34,096,247	\$33,733,372	\$362,875	\$0
	CFW Project Management	\$0	\$362,878	(\$362,878)	\$0
	Local Subtotal	\$62,400,808	\$62,400,811	(\$3)	\$0

* City of Fort Worth actuals reflect activity through August 31, 2025.

		Estimated Cost	Actuals Thru 10/31/23 *	Remaining	Increase from 10/31/23
FEDERAL / STATE MATCH / NCTCOG					
TXDOT/STATE	Henderson Street Bridge	\$17,598,353	\$24,586,310	(\$6,987,957)	\$0
	White Settlement Road Bridge	\$17,792,487	\$24,580,041	(\$6,787,554)	\$0
	North Main Street Bridge	\$11,414,779	\$14,659,868	(\$3,245,089)	\$0
	Contingency - Federal	\$2,801,685	\$0	\$2,801,685	\$0
	Federal/State Subtotal	\$49,607,304	\$63,826,219	(\$14,218,915)	\$0
	Total TXDOT Bridges Project	\$112,008,112	\$126,227,030	(\$14,218,918)	\$0

* Last cost update for the bridges was received in October 2023.

*** Preliminary ***

LOCAL PROJECTS (with or without flood project)

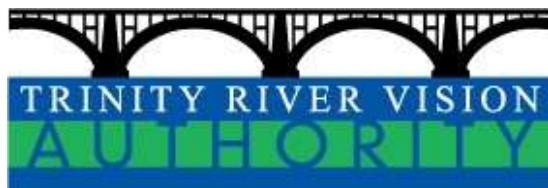
		Estimated Cost	Actuals Thru 9/30/25	Remaining	Increase from 3/31/25
LOCAL					
TRWD	Marine Creek/Stockyards Connection	\$0	\$0	\$0	\$0
	Bypass Local Share (hardscape & softscape)	\$21,834,670	\$7,092,605	\$14,742,065	\$358,435
	Local Projects Program Coordination	\$0	\$0	\$0	\$0
CITY OF FW	Panther Island 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	\$23,155	\$19,460	\$4,812
Total Local Projects		\$28,545,899	\$7,115,760	\$21,430,139	\$363,247

* City of Fort Worth actuals reflect activity through August 31, 2025.

LOCAL CONTINGENCY

		Estimated Cost	Actuals Thru 9/30/25	Remaining	Increase from 3/31/25
LOCAL					
	TRVA Programmatic Review		\$466,222		\$0
	NCTCOG note payable *		\$1,050,000		\$0
	Total Contingency	\$36,408,910	\$1,516,222	\$34,892,688	\$0

* 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 third payment of \$350,000 was made in December 2024, leaving a current balance of \$2,450,000.



Trinity River Vision Authority (TRVA) purpose, per the Certificate of Formation:

“...the specific purpose for which the Corporation is formed is to educate the general public about the “Trinity River Vision” project in Fort Worth, Texas, which project (the “Project”) is intended to provide flood control infrastructure and related improvements; to publish educational materials about the Project; to assist in the coordination, implementation and management of the Project among the constituents of and contributors to said Project, including municipal, county, state, and federal authorities and local community organizations; and to perform such other public activities and purposes as permitted by applicable law and authorized by the Board of Directors of the Tarrant Regional Water District.”

Potential updated purpose statement to be recommended to the Tarrant Regional Water District (TRWD) Board of Directors:

TRVA’s purpose is to coordinate on infrastructure investments related to the Army Corps of Engineers (USACE) Central City Flood Control Project. TRVA provides a venue for public transparency with executive and elected leadership from the primary public entities.

- Infrastructure investments include but are not limited to:
 - USACE work on the Central City Flood Control Project.
 - CFW work on water, sewer, stormwater, and transportation infrastructure.
 - TRWD work on stormwater canals, preparing land for flood control construction, and coordinating with USACE as the Non-Federal Sponsor.
- TRVA receives reports on public engagement and education, led and executed by TRWD staff and supported by staff from the CFW.
- TRVA members will advocate at local, state, and federal levels for project funding.
- TRVA may request presentations on projects that impact or are related to the flood control project.

Proposed TRVA Board Operations:

TRVA intends to meet quarterly, tentatively beginning in Summer 2025. A typical agenda would include, but is not limited to, some or all the following reports:

- CFW - updates on CFW infrastructure.
- TRWD Central City Program Director - updates on TRWD and USACE infrastructure.
- TRWD Panther Island Program Director - updates on Panther Island Development for situational awareness.
- TRWD Public Outreach Coordinator - updates on outreach activities and public education.
- TRVA Board Members – updates on advocacy and other Project related topics.

Panther Island Governance:

The current intent is that local partner governance of Panther Island will occur through a separate organization, now being considered. The relationship between TRVA and the Panther Island governance organization will be articulated as the new organization is structured.