

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF  
TRINITY RIVER VISION AUTHORITY (“TRVA”)  
HELD ON THE 12<sup>th</sup> DAY OF FEBRUARY, 2026 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  
Dan Buhman  
Jay Chapa  
Carlos Flores  
Paxton Motheral  
Manny Ramirez  
Bob Riley

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 Tyler Wallach of the Tarrant Regional Water District (“TRWD”); Dana Burghdoff and Clair Davis of the City of Fort Worth (“CFW”); Dylan Maroney, Tracey Knight (Tarrant County); Carl DeZee (Kimley-Horn).

**I. Call to Order**

President Maenius convened the meeting at 9:31 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 an update on the Central City Flood Control Project, reporting that the North Bypass Channel received an individual federal exception from the nationwide project labor agreement mandate, allowing United States Army Corps of Engineers (USACE) to cancel and reissue the construction solicitation without the requirement. She stated bids are now expected to open in May, with contract award anticipated late summer, although USACE is attempting to accelerate the schedule with the goal of breaking ground this calendar year. She noted the South Bypass Channel has completed 95% design review comments and would be ready to advertise for construction in June; additionally, USACE has agreed to allocate remaining construction funding after North award to the South Bypass Channel rather than reserving it for University Drive, though the amount available will depend on North Channel bid results. The Gates and Pump Station project are at 15% design, with the fully funded final design contract executed last week and anticipated to take approximately 18 months; construction funding has not yet been secured. She explained that University Drive and Rockwood Valley Storage provide approximately 25% of the project's valley storage capacity by raising the roadway approximately 15 feet to retain floodwaters and offset the efficiency of the bypass channel. That project is at 30% design, with USACE currently negotiating the fully funded final design contract, expected to be awarded soon with completion anticipated in mid-2027. She added that initial design work is underway for the Samuels Avenue and Marine Creek dams following award of the design contract in August 2025. Ecosystem restoration and aquatic mitigation activities continue in Gateway, Harmon, and Rockwood Parks, with construction at Harmon Park beginning last month and expected to conclude by year-end, while ecosystem restoration design efforts in Gateway and Rockwood Parks began in September. Finally, she noted that the Central City Flood Control Project has been designated by USACE as a "mega-

project,” resulting in increased oversight and more direct engagement with Division and Headquarters leadership to help resolve project challenges, with the first high-level coordination meeting scheduled for April. On a motion made by Director Flores, and seconded by Director Chapa, 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 associated with the North and South Bypass Channels. For the North Bypass Channel, he reported that all three tunnels for the New Main Street Outfall and 8th Avenue project are complete, the thimble assembly has been delivered, and the contractor is now constructing the sluice gate; however, completion has shifted from the previously anticipated April timeframe to June or July 2026. On the Grand Avenue Stormwater Project, all non-conforming pipe has been removed and replacement work is underway, though removal and sluice gate repairs took longer than anticipated. The revised schedule now anticipates pipe installation completion in March, sluice gate assembly and thimble completion in May, and full project completion in July 2026. For the South Bypass Channel, he stated the Part 14 sanitary sewer project is processing a change order to revise a downstream section in response to sediment concerns identified by USACE, resulting in a revised completion date of December 2026, while the related Part 23 abandonment project remains on the same schedule. On the Viola Stormwater Project, thimble components were delivered in January and the contractor is proceeding with replacement pipe installation and sluice gate construction; revised quality-control procedures have extended completion from March to May 2026. He also reviewed franchise utility work, noting that Oncon Segment B/C pole replacements begin in February and, along with Segment D distribution relocations, are now expected to finish in May 2026 due to easement review delays. AT&T Segment D fiber and communications relocations were delayed by cable delivery and permit

extension issues, shifting completion from December 2025 to February 2026. He emphasized that all franchise utility projects remain ahead of the June 2026 real estate certification deadline. Regarding University Drive, he stated construction remains unfunded but is tentatively anticipated to begin in summer 2029 and conclude in summer 2031. Construction of the temporary access road is expected to begin in early 2027 alongside water and sewer relocations, with both the utilities and access road expected to be complete in fall 2028. Franchise utility relocations in the University Drive corridor are currently under design and anticipated to be completed in summer 2027. On a motion made by Director Motheral, and seconded by Director Riley, the Directors voted unanimously to receive and file the update presented by Clair Davis.

P3.

Susan Alanis, TRWD Program Director, provided an update on Panther Island development activities related to TRWD's responsibilities for canal construction and land disposition, focusing on Phase I development, canal and paseo design, activation efforts, and governance. She reported that TRWD issued an RFQ for developer interest in the Phase I area, which includes TRWD-owned property near the Seco project, Canal C and D convergence, and the Coyote Drive-In and pavilion area, and that responses are currently under review. She noted coordination is ongoing with the City regarding incentive strategies and street infrastructure funding to support early development activity. Canal, paseo, and park design for Phase I has reached 60% completion, with Kimley-Horn coordinating paseo design with canal construction so all elements can be built together; construction award remains targeted for summer with construction anticipated to begin in late summer or early fall. She added that TRWD continues discussions with Commissioner Ramirez regarding potential in-kind labor support. To support activation and public awareness during early development phases, TRWD awarded an activation consultant contract to Streetplans, which will assist with temporary installations, beautification

efforts, events, and long-term activation strategies; a final report with implementation recommendations is expected in June. Regarding governance, she stated that creation of the Public Improvement District is scheduled for City Council consideration on February 24, followed in March by consideration of agreements under which TRWD would voluntarily contribute at the maximum PID rate and temporarily manage the PID using in-kind labor until a permanent governance structure is established. She also noted that TRWD is forming a Design Review Committee composed of design and property management professionals to advise on development quality. She reported that the drainage study conducted by Kimley-Horn is nearing final City acceptance and will guide future storm infrastructure planning, while an interlocal agreement is being developed with the City to formalize infrastructure responsibilities. Finally, she discussed the TRWD Board's recent adoption of a canal connection fee structure to support future canal system funding, explaining that Phase I costs are now estimated at approximately \$180 million, with 40% of overall system costs assigned to developers through an \$11.81 per square foot fee. She noted developers may receive credits for constructing paseo amenities and that future incentives remain under consideration to encourage early development. She also highlighted challenges associated with transportation impact fees and varying roadway infrastructure costs across the island, noting that infrastructure needs will require project-by-project evaluation and ongoing coordination with the City on street and storm infrastructure funding. On a motion made by Director Ramirez and seconded by Director Buhman, the Directors voted unanimously to receive and file Ms. Alanis's presentation.

P4.

Dana Burghdoff, CFW, Assistant City Manager, provided an update to the Fort Worth City Council on January 27 regarding Panther Island development regulations, including the Form Based Code, canal designs, regulations adopted by TRWD, and the recently approved

canal connection fee. She reminded the Board that the City Council adopted the Phase I Form Based Code update last fall for the Seco and TRWD properties, increasing building heights and development flexibility to support planned projects in that area. She added that consultants have resumed work on the Form Based Code update for the remainder of Panther Island and that stakeholder outreach and public feedback on the broader code revisions are anticipated this spring. On a motion made by Director Ramirez, and seconded by Director Flores, the Directors voted unanimously to receive and file the update presented by Dana Burghdoff.

P5.

Matt Oliver, TRWD Outreach Coordinator, provided an overview of the TrinityRiverVision.org, CentralCityFW.com, and PantherIsland.com websites. He observed that a consistent theme in the recent news stories regarding the project is one of momentum and that things are progressing with the project. He further noted that the project has garnered interest from multiple large conferences in the area. On a motion made by Director Motheral, and seconded by Director Buhman, the Directors voted unanimously to receive and file the update presented by Matt Oliver.

## **V. Action Items**

A1.

On a motion made by Director Chapa and seconded by Director Riley, the Directors voted unanimously to approve the minutes of the meetings held on November 6, 2025.

A2.

With the recommendation of Sandy Newby, TRWD Chief Financial Officer, Director Ramirez made a motion to receive and file the Central City Finance Report as of December 31,

2025. The motion was seconded by Director Paxton, and the vote in favor was unanimous. The Central City Finance Report as of December 31, 2025, is attached hereto as Exhibit "A".

## **VI. Discussion Items**

D1.

Director Maenius inquired as to the result of the TRWD Board of Directors' vote on adoption of the TRVA Board of Directors' new Statement of Purpose. Director Buhman noted that it was accepted. Director Buhman also thanked Representative Goldman for submitting a letter to USACE encouraging them to allocate \$20M of their workplan funds to the Central City Project. He also suggested that this is an opportunity for the Board members to submit such letters to USACE as well.

D2.

The next TRVA Board of Directors meeting was tentatively scheduled for May 14, 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 10:40 A.M.

  
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President

  
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Secretary

