



Trinity River Vision Authority

Board of Directors Meeting

February 12, 2026



🇺🇸 **Pledge of Allegiance**

I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

🇹exas **Pledge of Allegiance to the Texas Flag**

Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

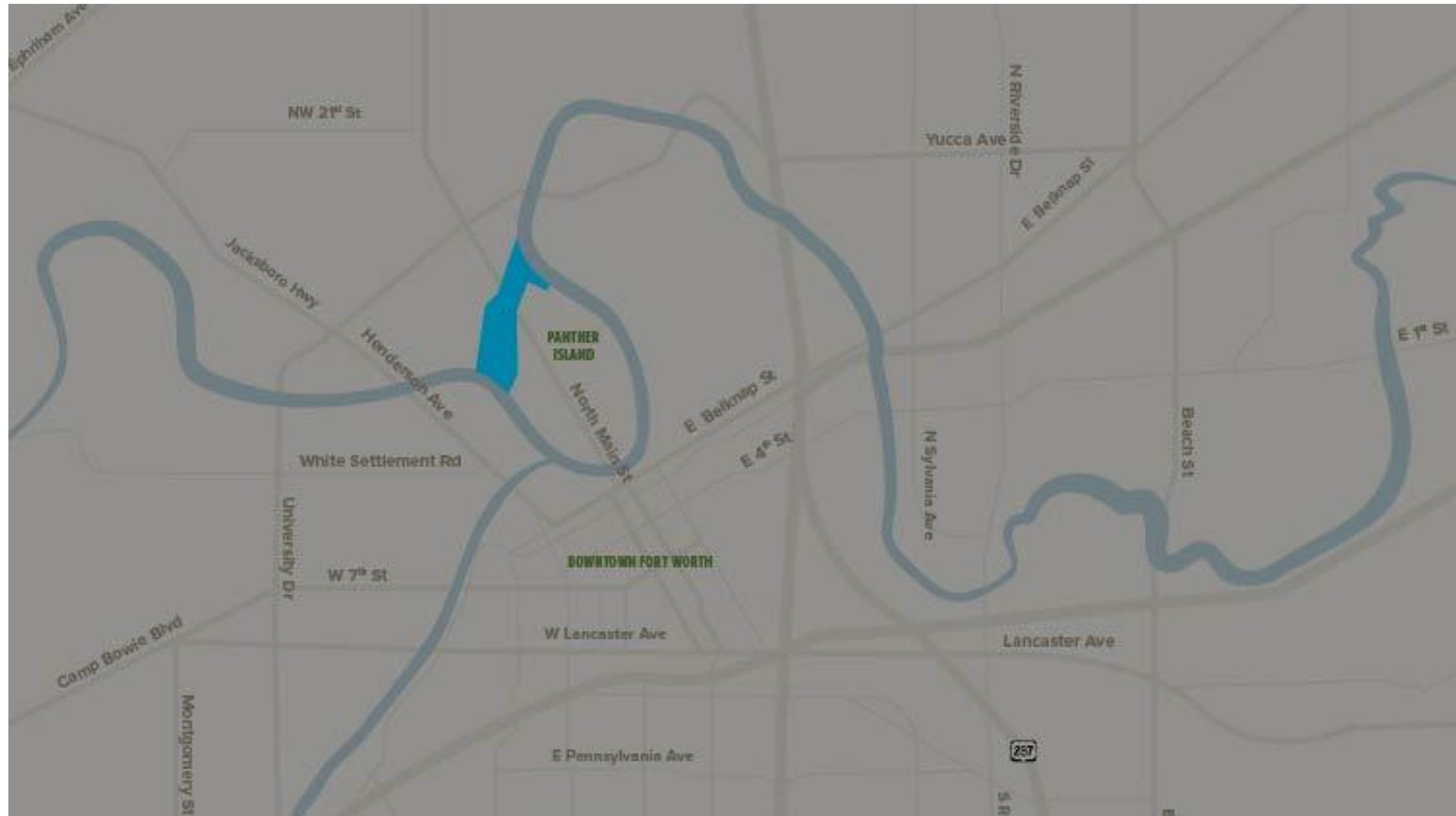
The background of the image is a close-up, low-angle shot of the ocean surface from underwater. Sunlight filters down through the water, creating bright, glowing rays and lens flares. The water is a deep, vibrant blue, with darker, more shadowed areas at the bottom. Small particles and bubbles are visible in the water. The overall atmosphere is serene and aquatic.

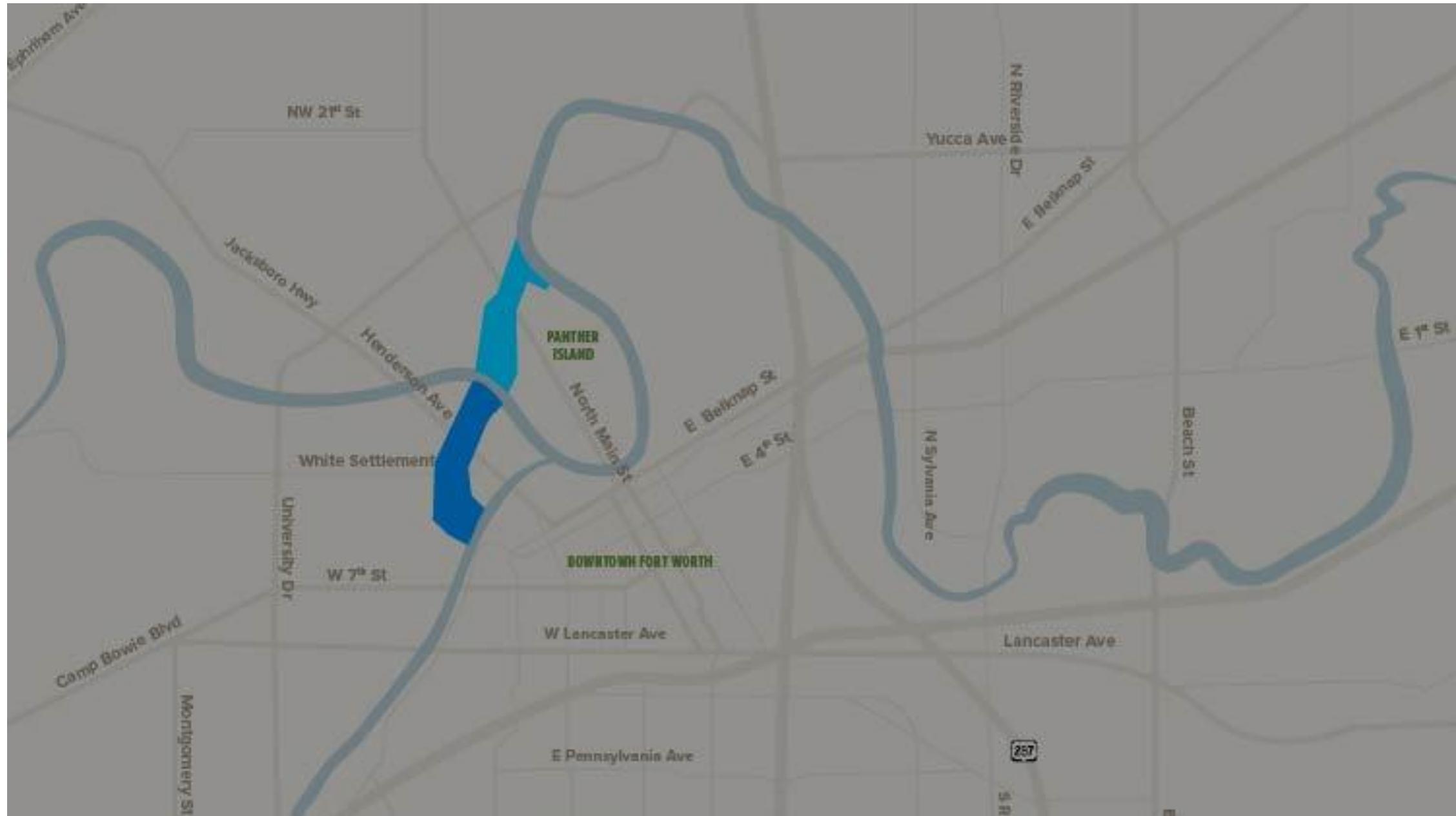
Public Comment

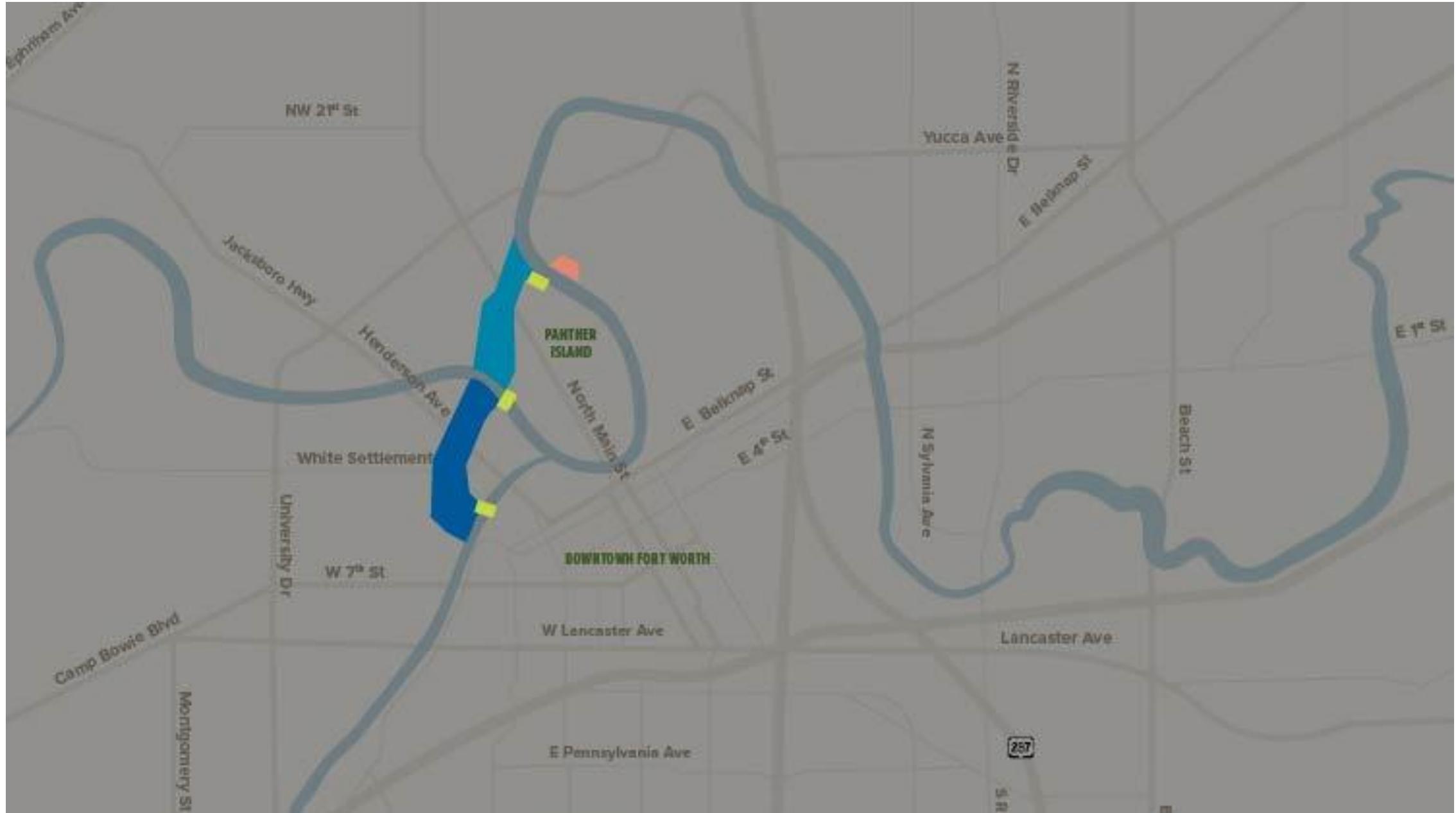


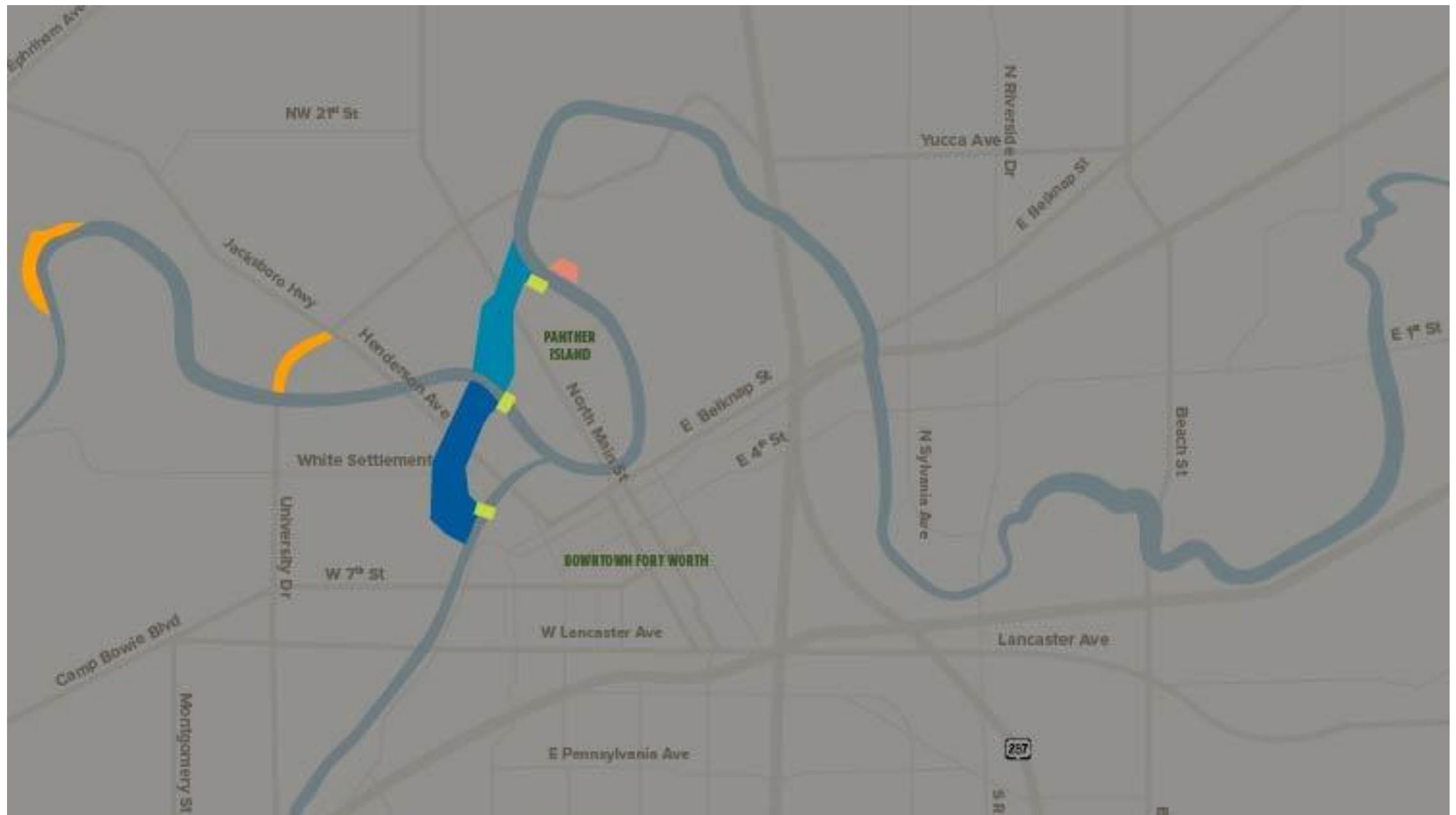
Agenda Item P1:
**Central City Flood Control Project – Local Partner Projects
Update**

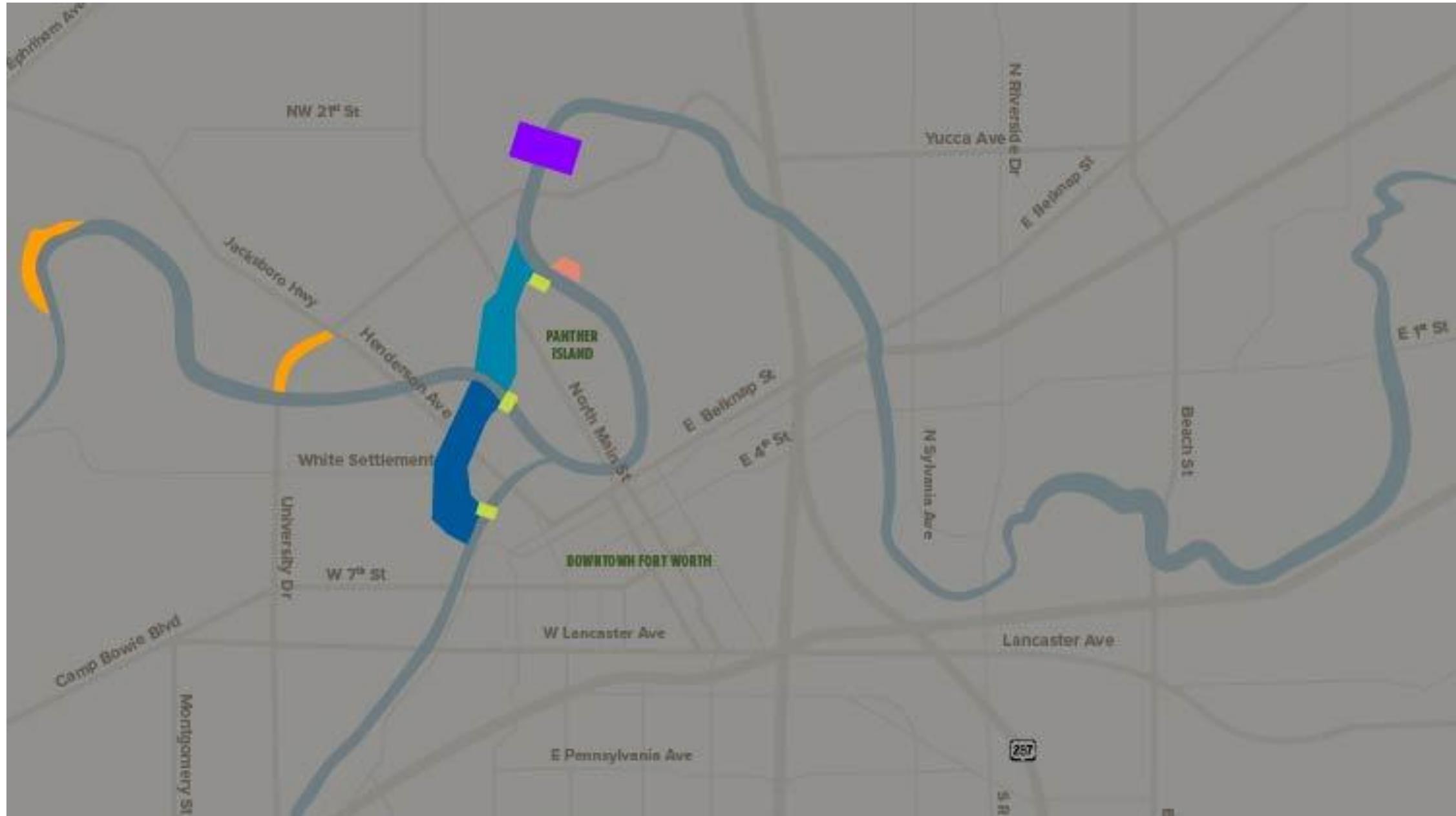
Kate Beck, TRWD Program Director

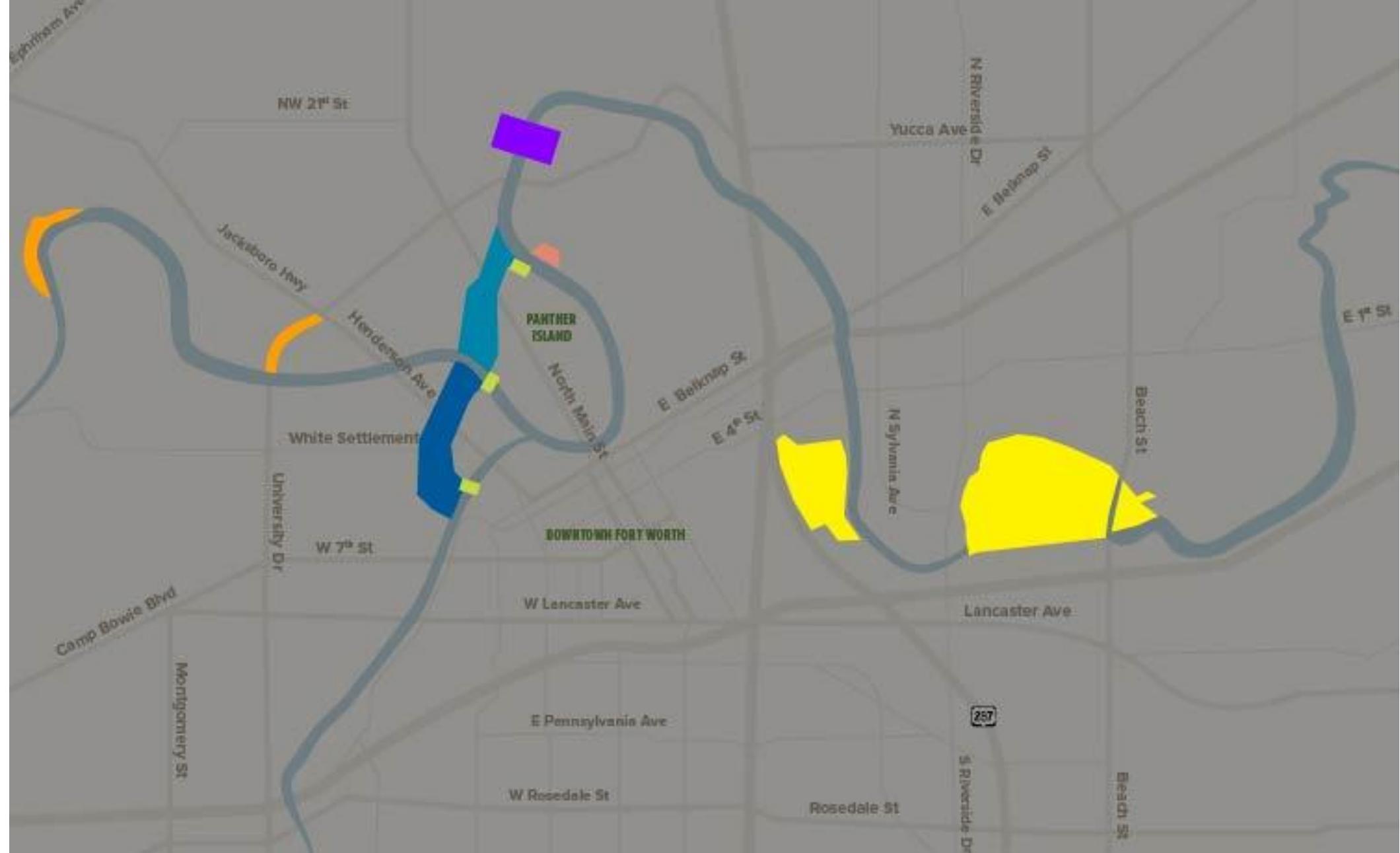






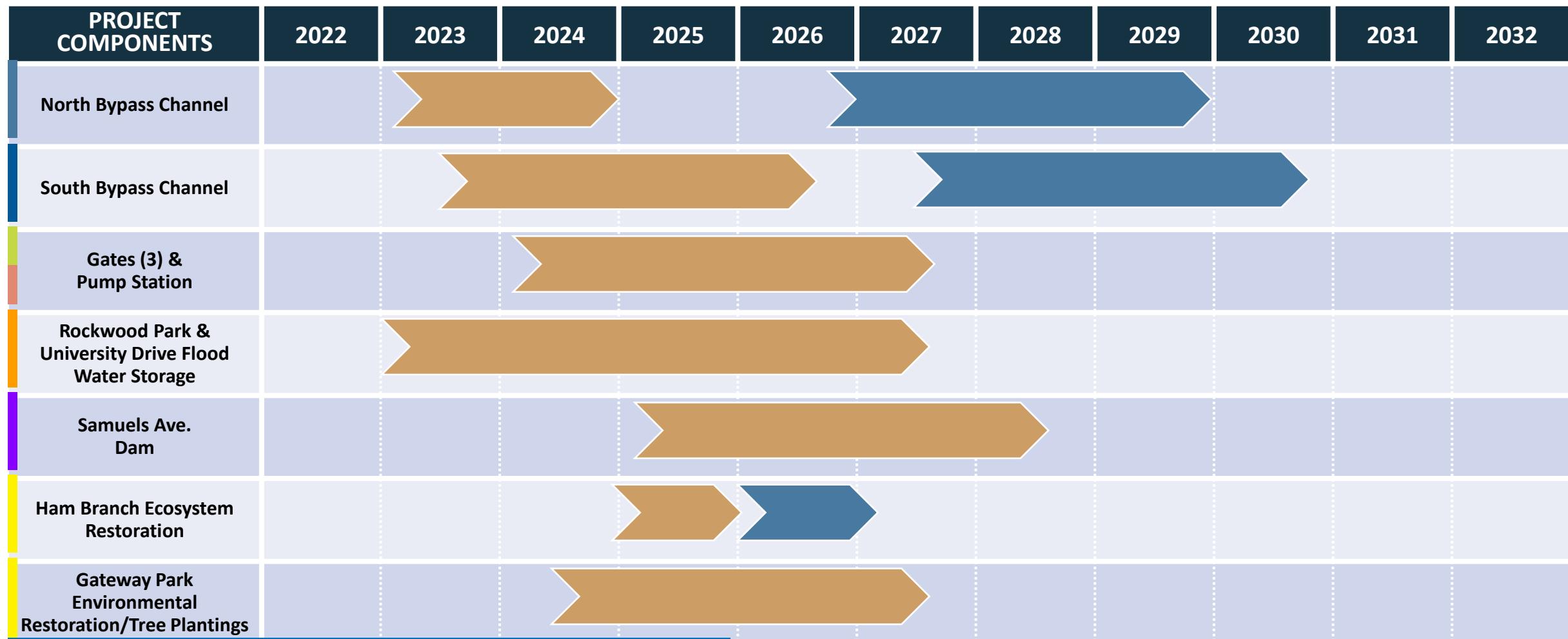






CENTRAL CITY FLOOD CONTROL PROJECT

PROJECT SCHEDULE



*CONSTRUCTION SCHEDULES NOT LISTED ARE SUBJECT TO THE PACE OF FEDERAL FUNDING

*Based on the most recent USACE project schedule



Agenda Item P2:
**Central City Flood Control Project – Local Partner Projects
Update**

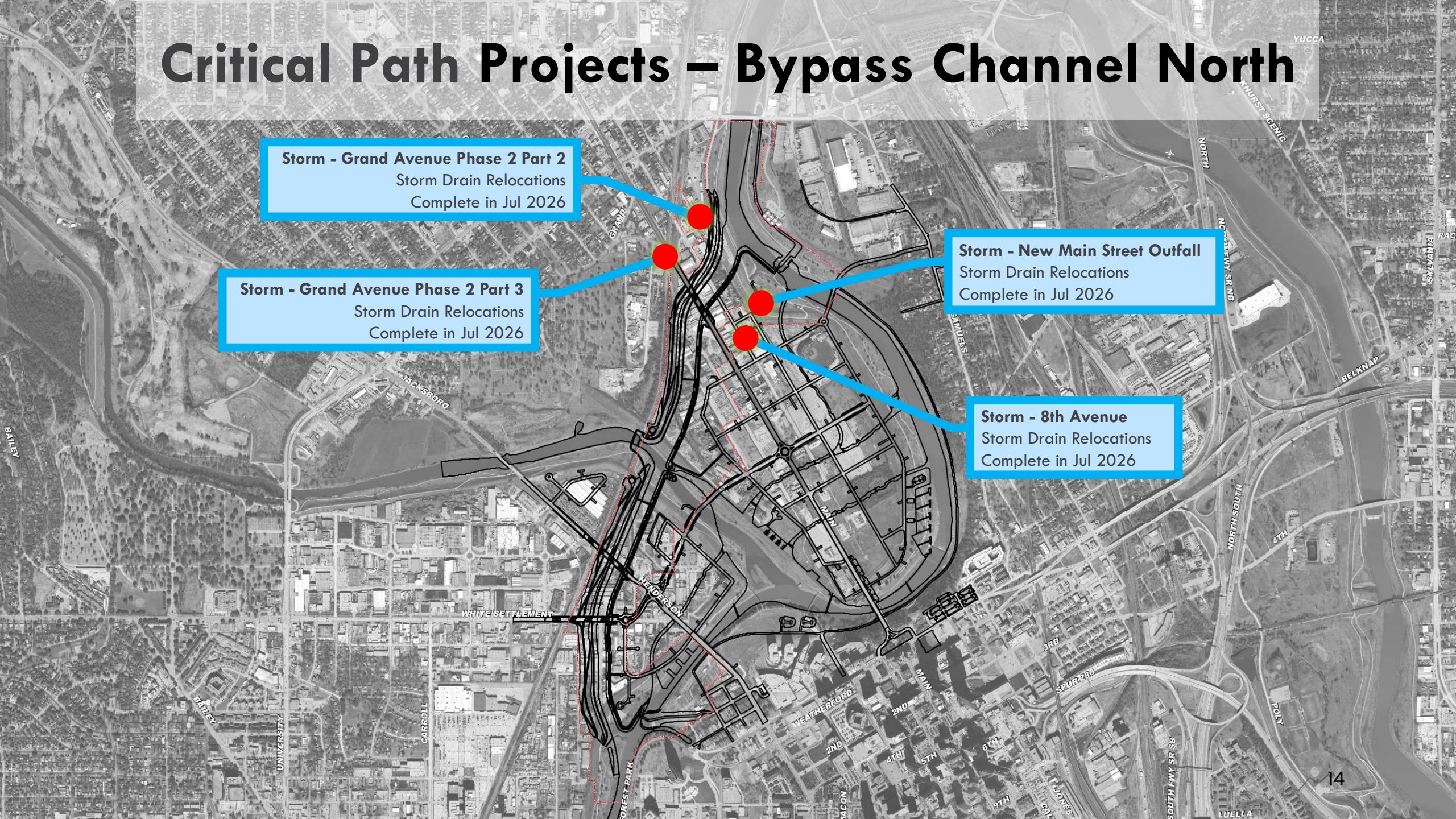
Clair Davis, Senior Capital Project Officer, City of Fort Worth

Local Partner Projects Update

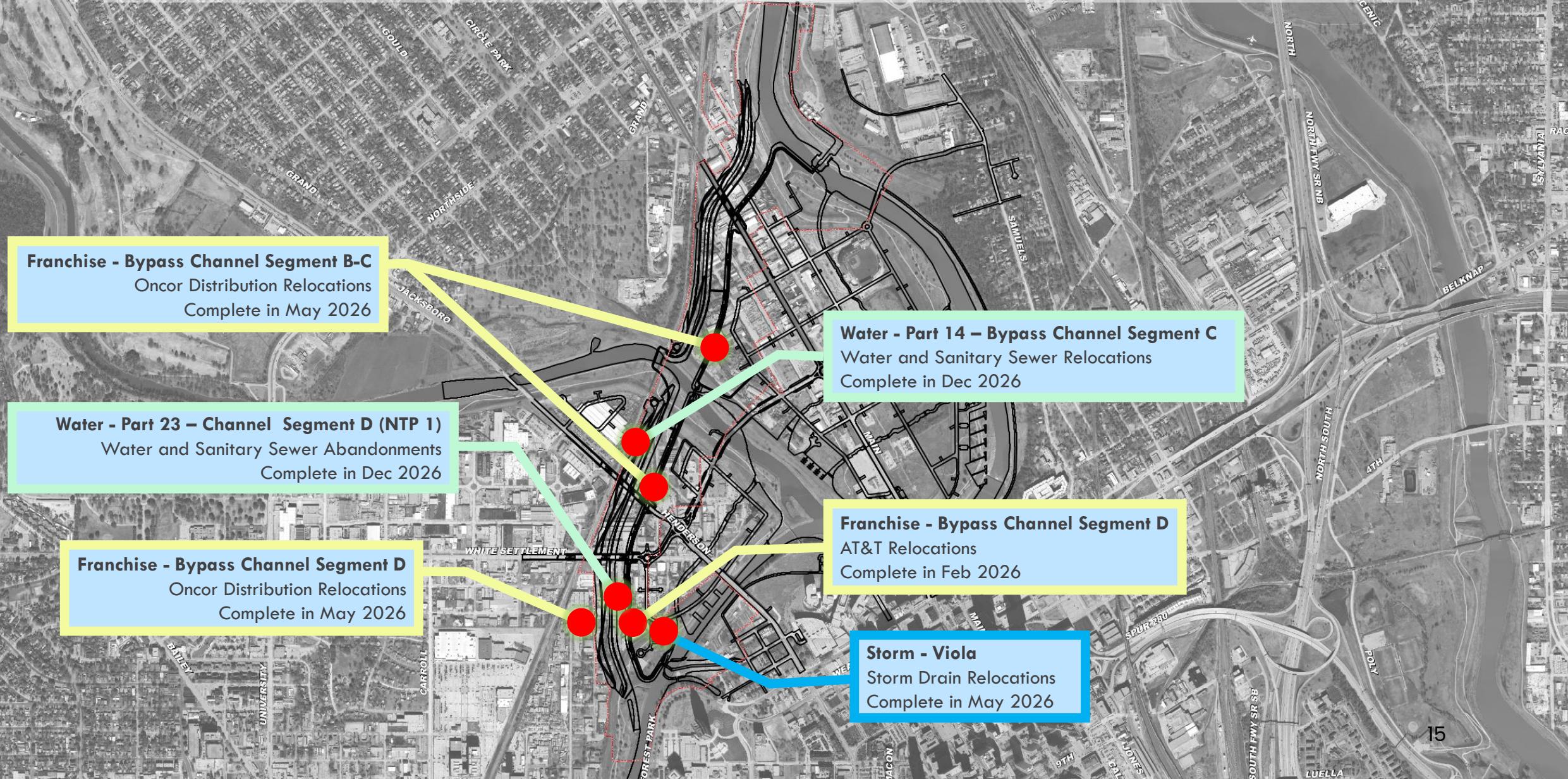
- **Critical Path Utility Relocation Exhibits**
- **University Drive and Access Road**

February 12, 2026

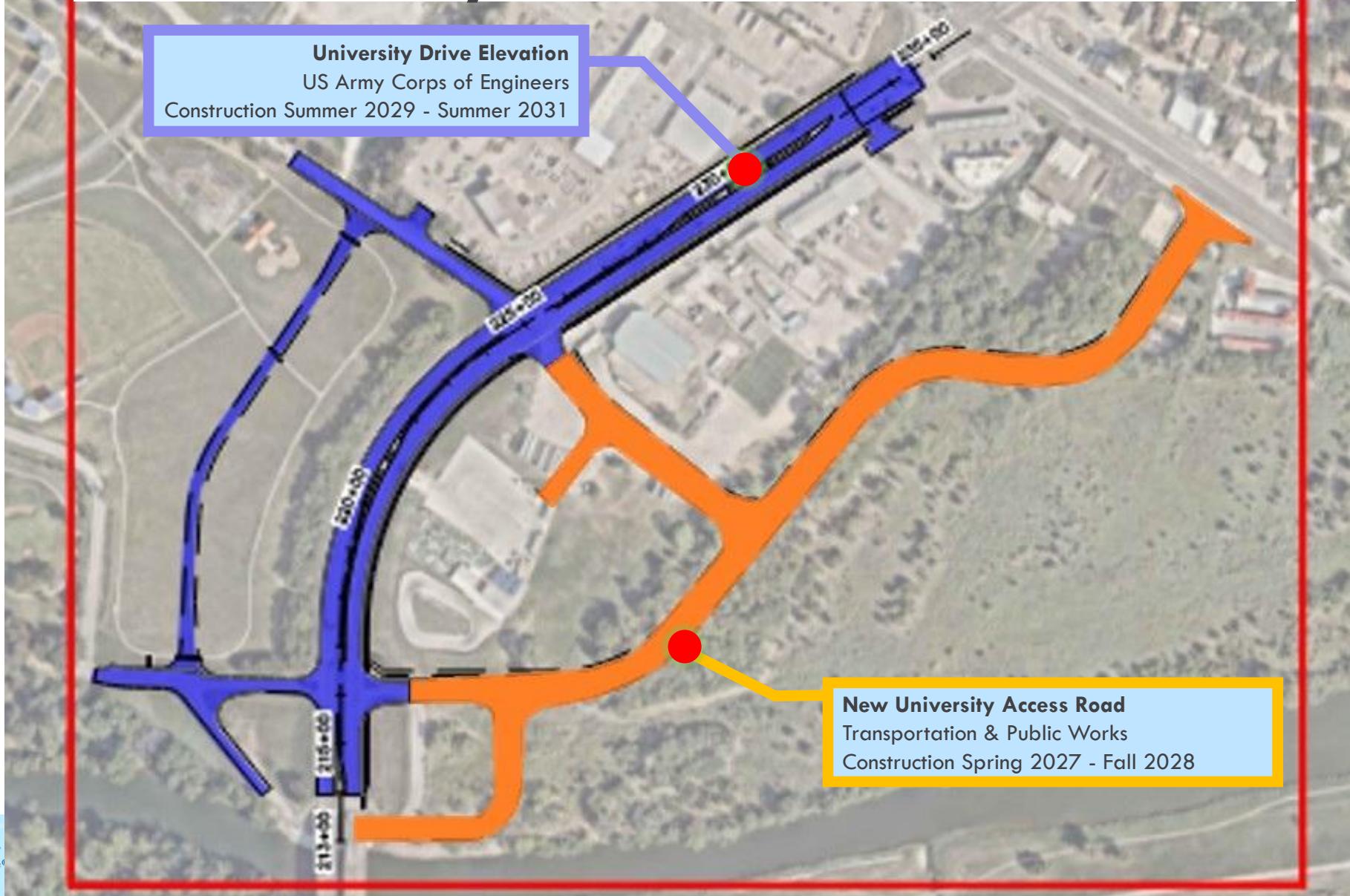
Critical Path Projects – Bypass Channel North



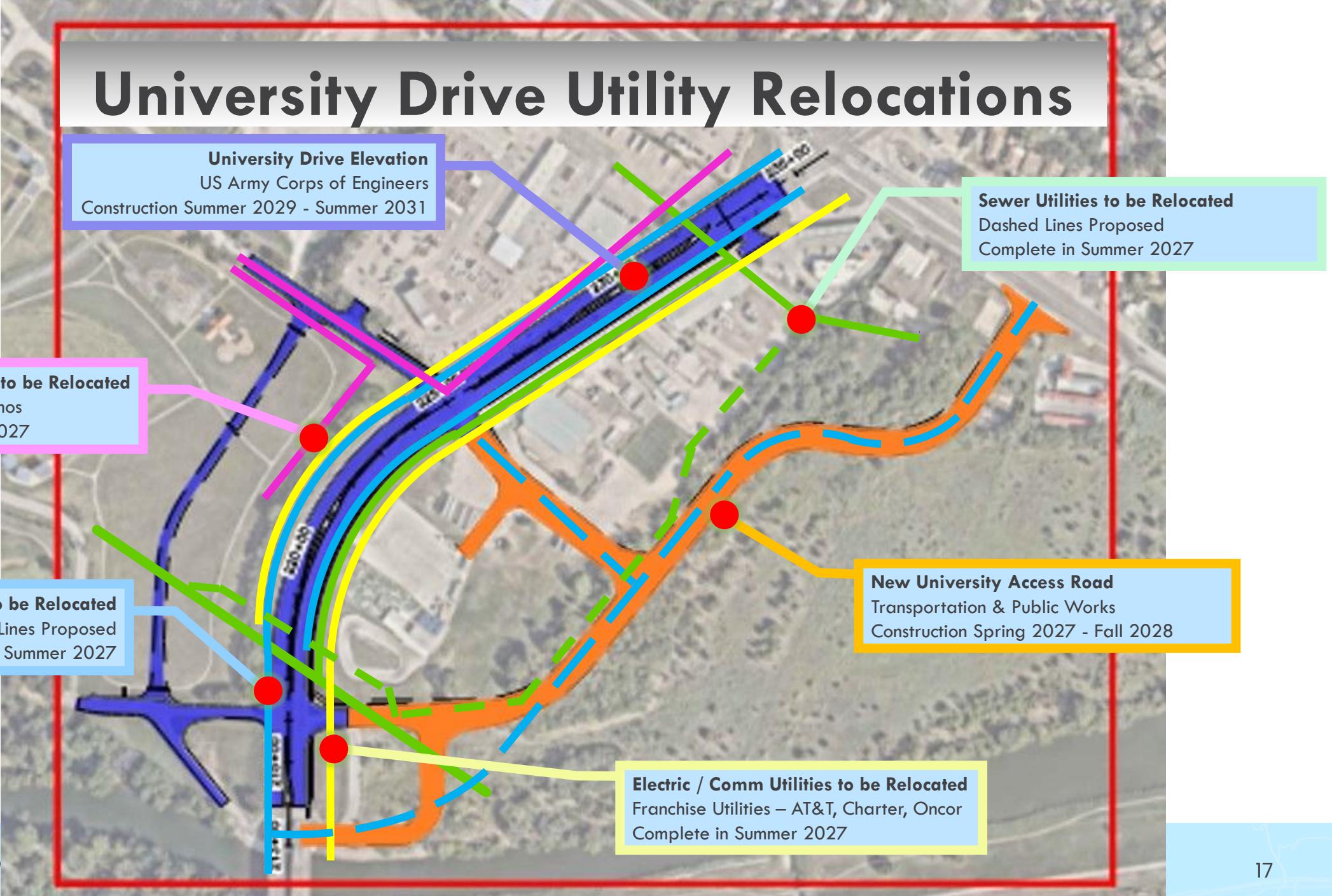
Critical Path Projects – Bypass Channel South



University Drive & Access Road



University Drive Utility Relocations



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Agenda Item P3: **Panther Island Development Update**

Susan Alanis, TRWD Program Director

Panther Island Development Update

Trinity River Vision Authority

February 12, 2026

1. Development – Phase I
2. Canal, Paseo and Park Design
3. Activation RFP
4. Governance



Development – Phase I

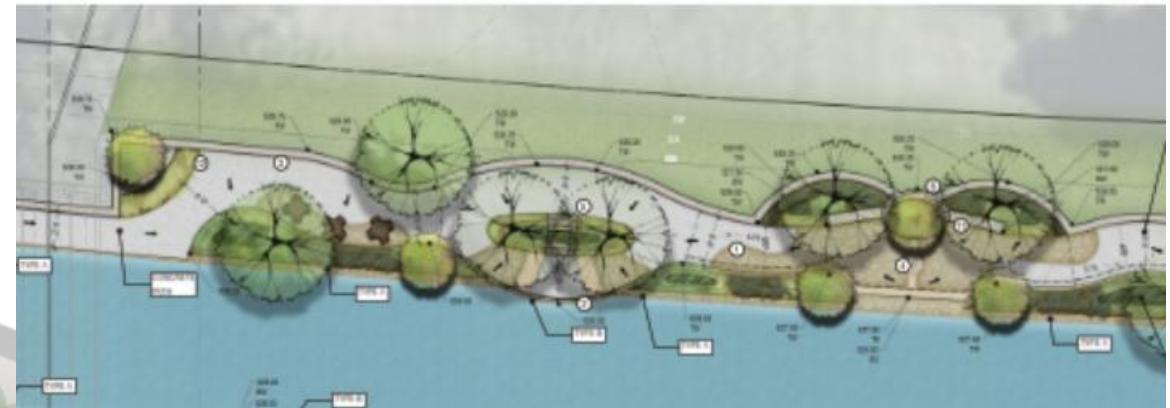
- Reviewing responses to Developer RFQ
- Coordinating with City on
 - Phase I incentive strategy
 - Design/funding of street infrastructure



Image courtesy of Lake Flato & OJB Landscape



Canal, Paseo and Park Design Progressing



Activation Contract Award

STREETPLANS



North Davidson Yard - Cleveland

Governance

- Public Improvement District
- Design Review Committee
- Drainage Study
- Interlocal Agreement: **STORMWATER, STREET, BRIDGE, AND OPEN SPACE INFRASTRUCTURE**
- Canal Connection Fee

Canal Connection Fee Purpose

- Recover **reasonable share** of cost from developers
- Combine with land sale proceeds to **construct future segments**

	North Island – 2025 Dollars
Canals	\$157,836,000
Paseo Drainage Features*	\$ 15,660,000
ROW Acquisition	\$ 6,294,217
Total	\$179,790,217

*Excludes enhanced materials, landscaping etc. that do not contribute to the operability and safety of the system.

Canal Connection Analysis

Considerations	Risks
<ul style="list-style-type: none">• Developer cost tipping point• Effect on pace and quality of development	<ul style="list-style-type: none">• Revenue stream for canal construction• TIF performance and debt/loan repayment• Pressure on City incentives

Key Differences – Sample Project

Panther Island compared to Downtown

Comparison	Panther Island	Example Project	Downtown
Canal Connection Fee	Yes	\$11.87 per land SF (40% of total costs)	\$1,292,643
Stormwater Laterals	Yes	?	?
Transportation Impact Fee	Yes	\$1.26 per GSF average	\$411,288 average \$1,731,455 for restaurant plus 300 multi-family units
Electrical	TBD Undergrounding or extension of lines	Cost paid by Developer	TBD Existing but triple redundancy required
Roadway Improvements	Likely	Cost paid by Developer	TBD

Additional Cost on PI:

- \$1.7m to \$3.4m in fees
- Roads/storm laterals could be extensive (combined avg of \$2.5m)

Additional Benefits Downtown:

- Unlimited heights
- Existing infrastructure

Potential Offset

- Lower land prices on PI

Example Project

Total Acres: [2.5](#)

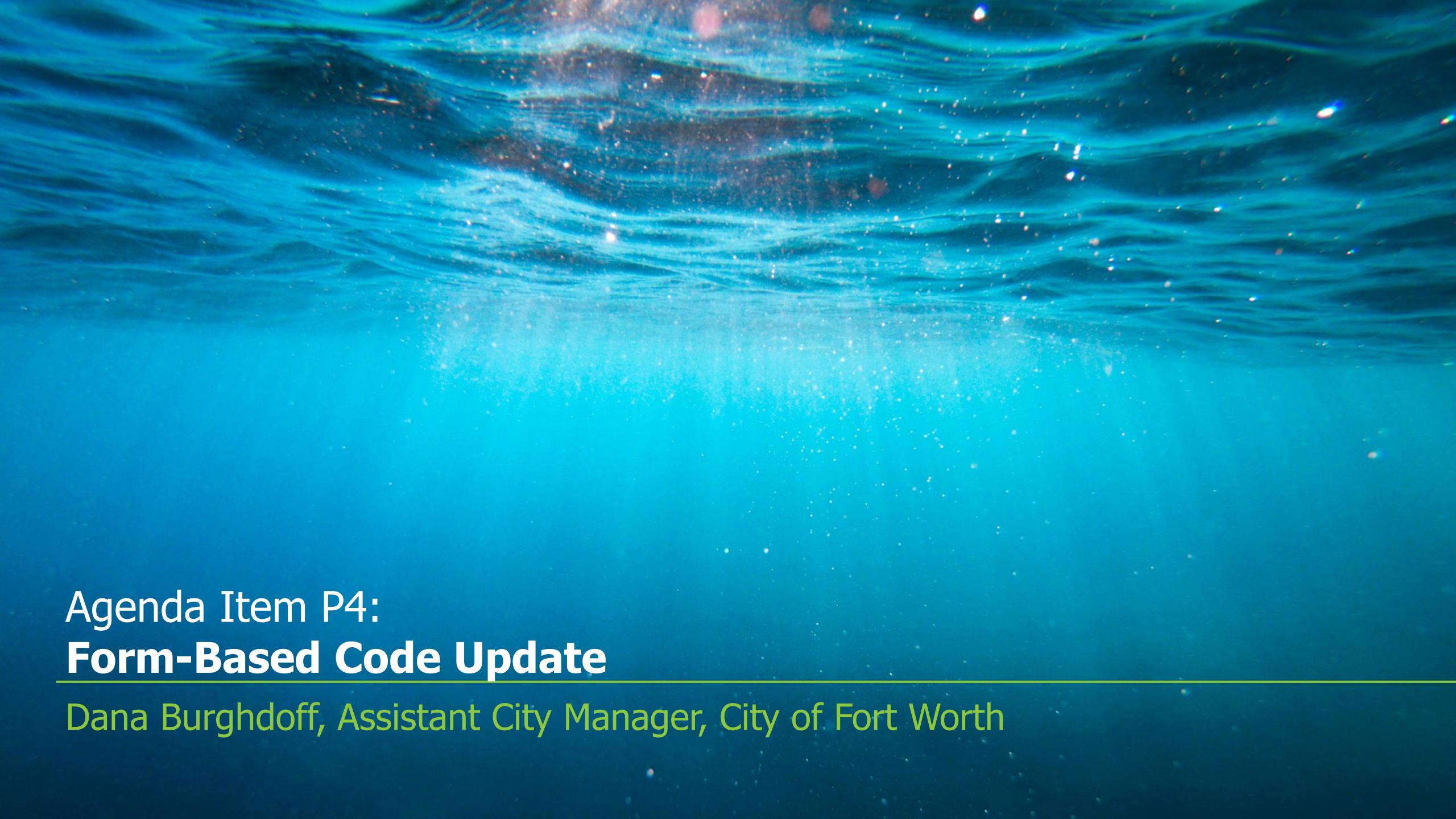
Total Land SF: 108,900

FAR: [3.0](#)

GSF: 326,700

Street Frontage LF: [660](#)

Questions



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Agenda Item P4: **Form-Based Code Update**

Dana Burghdoff, Assistant City Manager, City of Fort Worth

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Agenda Item P5: **Public Outreach Update**

Matt Oliver, TRWD Outreach Coordinator

The Next Board Meeting Is Set For
Thursday, February 12th at 9:30am
in the TRWD Board Room.

Date / time subject to change

[WATCH ONLINE](#)

Meeting Location



Tarrant Regional Water District Boardroom
800 East Northside Drive Fort Worth, Texas 76102

[GET DIRECTIONS](#)

Board Presentations & Minutes

2025

2024 2023 2022 2021 2020 2019 2018 2017 2016 2015 2014 2013 2012 2011

2010 2009 2008 2007 2006

07/31/2025

Board Meeting Presentation

07/31/2025

Board Meeting Minutes

The Trinity River Vision Authority (TRVA) coordinates 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. The participating stakeholders manage their respective components and can provide greater detail regarding each activity.



Central City Flood Control Project

Fort Worth is one of the country's fastest growing cities. Our population has grown from 350,000 when the levees were originally built, to over 1,000,000 people today. Increased development results in higher flood levels during major storms. Today's residents, homes and businesses are not adequately protected against storms the levees were originally built to contain. By taking a proactive approach to flood control and rerouting a critically vulnerable section of the Trinity River, thousands of homes and businesses, and over 1,000,000 people in the 11th largest city in the country, will be protected from disastrous floodwaters.

[LEARN MORE](#)

Panther Island

The City of Fort Worth's Comprehensive Plan calls for sustainable growth in all areas in close proximity to downtown Fort Worth. The district due north of downtown, Panther Island, has been rezoned by the City of Fort Worth to provide a lively waterfront neighborhood with green spaces, housing, jobs, and education. The district is impacted by the U.S. Army Corps of Engineers flood control project; however, no federal money is being used to accomplish the City's sustainable growth goals for the district.

[LEARN MORE](#)

CENTRAL CITY FLOOD CONTROL PROJECT

Fort Worth is one of the country's fastest growing cities. Our population has grown from 350,000 when the levees were originally built, to over 1,000,000 people today. Increased development results in higher flood levels during major storms.

Todays' residents, homes and businesses are not adequately protected against storms the levees were originally built to contain. By taking a proactive approach to flood control and rerouting a critically vulnerable section of the Trinity River, thousands of homes and businesses, and over 1,000,000 people in the 11th largest city in the country, will be protected from disastrous floodwaters. According to the US Army Corps of Engineers, \$15 of flood damage is prevented for every \$1 invested in flood protection.

We can invest in flood protection today or spend billions in disaster recovery tomorrow.

THE CENTRAL CITY FLOOD CONTROL PROJECT HAS TWO MAIN COMPONENTS:

We can spend millions today to protect the citizens of Fort Worth from catastrophic flooding or spend billions tomorrow in recovery.



The primary purpose of the Central City project is to provide Fort Worth with needed flood protection. The Central City Flood Project is limited to the area needed for flood protection.

By rerouting a section of the Trinity River, the United States Army Corps of Engineers (USACE) will return flood protection to over 2,400 acre Fort Worth neighborhoods. The flood protection project is being implemented by USACE along with the Tarrant Regional Water District (TRWD) as

Central City

FAQs

Presentations

Project Studies

Quarterly Updates

USACE Cultural Resources

Quarterly Updates

- [2025 Q3 Central City Quarterly Report](#)
- [2025 Q2 Central City Quarterly Report](#)
- [2025 Q1 Central City Quarterly Report](#)
- [2024 Q4 Central City Quarterly Report](#)
- [2024 Q3 Central City Quarterly Report](#)
- [2024 Q2 Central City Quarterly Report](#)
- [2024 Q1 Central City Quarterly Report](#)
- [2023 Q3 Central City Quarterly Report](#)
- [2023 Q2 Central City Quarterly Report](#)
- [2023 Q1 Central City Quarterly Report](#)
- [2022 Q4 Central City Quarterly Report](#)

Riverside Oxbow (Gateway Park) - Flood Water Storage



USACE FLOOD WATER STORAGE IN GATEWAY PARK

The future United States Army Corps of Engineers bypass channel will protect more than 2,400 acres of established neighborhoods in Fort Worth from the highest level of flooding. However, the USACE bypass channel cannot accomplish this alone. Times of flooding water will be moving through the future bypass channel but there has to be a way to slow that water down so we aren't flooding our neighbors to the east. A series of flood water storage sites is crucial to the Central City Project.

The amount of material moved as well as the locations themselves were carefully chosen. These flood water storage sites provide the needed flood protection but also provide multiple use opportunities. In many cases (Riverside Park and Gateway Park for example), USACE will excavate the valley storage site and then that area can be turned over to the City of Fort Worth to provide wonderful park amenities for our city.

[Click here to see the City of Fort Worth's plans for recreation in Gateway Park.](#)

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[LEARN MORE](#)

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[LEARN MORE](#)



PANTHER ISLAND - 2006 VISION

The City of Fort Worth's Comprehensive Plan calls for greater density in districts close to downtown, including Panther Island. The district is impacted by the U.S. Army Corps of Engineers flood control project; however, no federal money is being used to accomplish the City's sustainable growth goals for the district. The original Standards and Guidelines were adopted by the City of Fort Worth in 2006.

[LEARN MORE](#)

PANTHER ISLAND - VISION 2.0

The Panther Island redevelopment project is a once-in-a-generation placemaking opportunity for Fort Worth and the region. The final reports of the Vision 2.0 effort (which can be found at the link below) provide a roadmap for future decision-making to lay the groundwork for a market-responsive and well-planned waterfront district, and foster sustainable development in the city's core.

[LEARN MORE](#)

Panther Island - 2006 Vision

The City of Fort Worth's Comprehensive Plan calls for sustainable growth in all areas in close proximity to downtown Fort Worth. The district due north of downtown, Panther Island, has been rezoned by the City of Fort Worth to provide a mixed-used district of greater density. The district is impacted by the U.S. Army Corps of Engineers flood control project; however, no federal money is being used to accomplish the City's sustainable growth goals for the district.

Additional development of Panther Island can occur once USACE has completed the bypass channel and associated infrastructure. Upon completion of the flood infrastructure and decommissioning of the existing levee system it will open additional land for private development. Click below for a general overview of project components.

- MIXED USE DEVELOPMENT
- PARK SYSTEM
- MODERN ROUNDABOUTS
- RIVERWALK
- FIXED TRANSIT LINE
- TRINITY RIVER PROMENADE
- TOWN LAKE & MARINA
- HOUSEBOAT DISTRICT



PANTHER ISLAND - VISION 2.0



Since the Trinity Uptown Plan (now Panther Island) was adopted by the City of Fort Worth in 2004, the development and community landscape has changed, with Fort Worth's population and economy booming.

A partnership of public and nonprofit entities engaged a multidisciplinary consulting team, led by HR&A, to update the vision and strategy for Panther Island in 2023.

The consultant team reignited a community-led vision and strategy for Panther Island to advance redevelopment, based on current community, economic, and market conditions.

PANTHER ISLAND - DEVELOPMENT TOOLS

Documents:

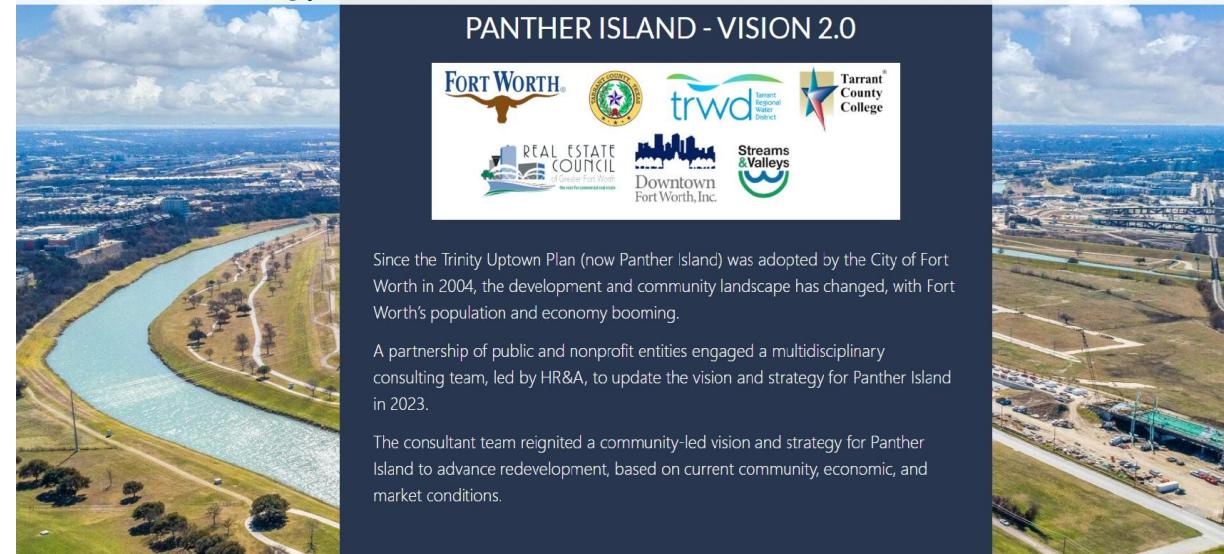
PANTHER ISLAND FORM BASED ZONING STANDARDS AND GUIDELINES

**Currently being updated by the City of Fort Worth to incorporate elements from the Vision 2.0 plan*

FBC AMENDMENT FOR PHASE I DEVELOPMENT – OCTOBER 21, 2025

PANTHER ISLAND CANAL SYSTEM MANUAL

ADOPTED CANAL CONNECTION FEE



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[LEARN MORE](#)

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[LEARN MORE](#)

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Agenda Item A1:
**Approval of the minutes of the meeting held November 6,
2025**



Agenda Item A2:
Receive and file Central City Finance Report as of December 31, 2025

Sandy Newby, TRWD Chief Financial Officer

CENTRAL CITY FLOOD CONTROL PROJECT - SUMMARY

	Estimated Cost	Actuals Thru 12/31/25	Remaining
Total USACE Flood Control Project	\$991,647,502	\$460,251,870	\$531,395,632
Total TXDOT Bridges Project	\$112,008,112	\$126,227,030	(\$14,218,918)
Total Local Projects	\$28,545,899	\$7,194,942	\$21,350,957
Total Contingency	\$36,408,910	\$1,866,222	\$34,542,688
Total Project	\$1,168,610,423	\$595,540,064	\$573,070,359

USACE - CENTRAL CITY FLOOD CONTROL PROJECT

		Estimated Cost	Actuals Thru 12/31/25 *	Remaining	Increase from 9/30/25
LOCAL					
TRWD	Preliminary Design	\$18,225,972	\$18,225,972	\$0	\$0
	Land Acquisition	\$71,525,518	\$67,844,601	\$3,680,917	\$0
	Flood Control Cash Match	\$50,900,362	\$31,647,074	\$19,253,288	\$0
	Relocation	\$58,338,214	\$56,009,030	\$2,329,184	\$91,952
	Demolition	\$13,931,792	\$8,394,578	\$5,537,214	\$0
	Environmental	\$40,158,259	\$38,580,365	\$1,577,894	\$17,809
CITY OF FW	Central City Flood Control Program Coordination	\$27,543,367	\$27,285,827	\$257,540	\$235,126
	Sewer & Water Relocation	\$105,341,467	\$56,899,193	\$48,442,274	\$631,010
	Storm Water Relocation	\$41,013,159	\$44,446,134	(\$3,432,975)	\$1,955,464
	Franchise Utilities	\$20,556,417	\$11,144,854	\$9,411,563	\$10,017
	Local Street Mods	\$3,406,427	\$3,406,427	\$0	\$0
	CFW Program Management	\$0	\$0	\$0	\$0
Local Subtotal		\$450,940,954	\$363,884,055	\$87,056,899	\$2,941,378

* City of Fort Worth actuals reflect activity through November 30, 2025.

		Estimated Cost	Actuals Thru 6/30/25 **	Remaining	Increase from 3/31/25
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	\$67,424,946	\$56,806,618
		Ecosystem Restoration	\$38,551,750	\$710,087	\$37,841,663
		North Bypass Channel	\$74,290,882	\$22,119,248	\$52,171,634
		South Bypass Channel	\$104,401,759	\$19,140,780	\$85,260,979
		Flood Gates & Pump System	\$99,385,763	\$5,516,072	\$93,869,691
		Dams & Channel Expansion	\$85,528,943	\$105,795	\$85,423,148
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	\$96,367,815	\$44,338,733	\$2,235,665
Total USACE Flood Control Project		\$991,647,502	\$460,251,870	\$531,395,632	\$5,177,043

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

TXDOT - BRIDGES PROJECT

		Estimated Cost	Actuals Thru 12/31/25 *	Remaining	Increase from 9/30/25
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 November 30, 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.

LOCAL PROJECTS (with or without flood project)

		Estimated Cost	Actuals Thru 12/31/25 *	Remaining	Increase from 9/30/25
LOCAL					
TRWD	Marine Creek/Stockyards Connection	\$0	\$0	\$0	\$0
	Bypass Local Share (hardscape & softscape)	\$21,834,670	\$7,171,787	\$14,662,883	\$79,182
	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	\$0
Total Local Projects		\$28,545,899	\$7,194,942	\$21,350,957	\$79,182

* City of Fort Worth actuals reflect activity through November 30, 2025.

LOCAL CONTINGENCY

		Estimated Cost	Actuals Thru 12/31/25	Remaining	Increase from 9/30/25
LOCAL					
	TRVA Programmatic Review		\$466,222	\$0	
	NCTCOG note payable **		\$1,400,000	\$350,000	
	Total Contingency	\$36,408,910	\$1,866,222	\$34,542,688	\$350,000

** 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 fourth payment of \$350,000 was made in December 2025, leaving a current balance of \$2,100,000.

Note payable balance as of 9/30/22	3,500,000
Less payments made (annually in December)	
FY23	(350,000)
FY24	(350,000)
FY25	(350,000)
FY26	(350,000)
Balance as of 12/31/25 (six payments remaining)	<u><u>2,100,000</u></u>

The background of the slide is a photograph of an underwater environment. Sunlight filters down from the surface in bright rays, creating a dappled light effect on the sandy ocean floor. The water is a deep, vibrant blue, and small bubbles are visible in the upper portion of the image.

Agenda Item D1: **Director Discussion**

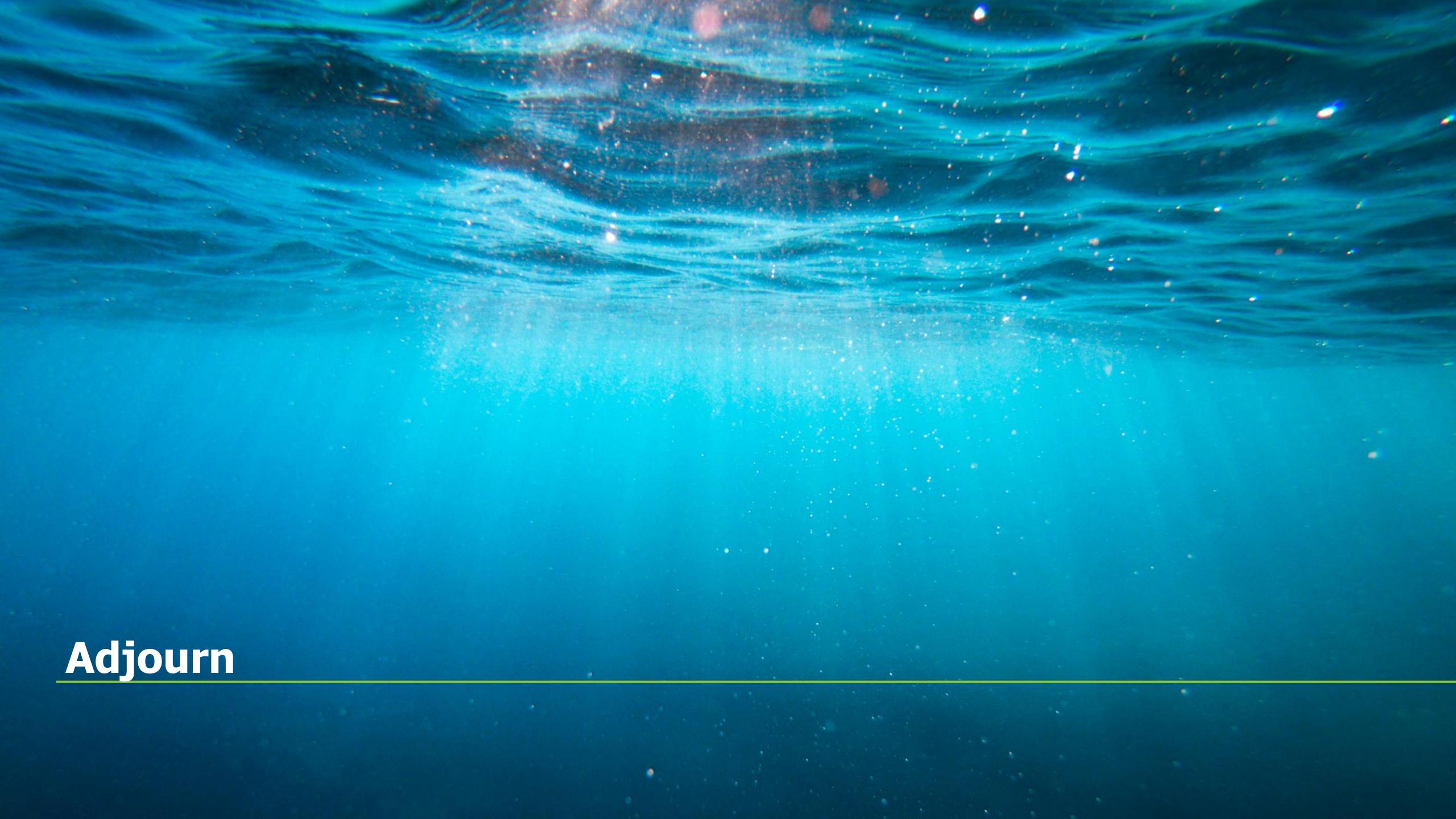
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Agenda Item D2:
Next scheduled TRVA Board meeting is May 14, 2026

Bob Magness, TRWD Executive Assistant

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Agenda Item E1: **Executive Session**

The background of the image is a close-up, low-angle shot of the ocean surface from underwater. The water is a vibrant turquoise color, with sunlight filtering down from the surface, creating bright, glowing rays and lens flares. The surface is slightly wavy, with small white caps of breaking waves visible. The overall atmosphere is serene and aquatic.

Adjourn
