

## Alamo Regional Mobility Authority

Meeting October 24, 2007, 2:00pm, in the Transguide, 1<sup>st</sup> Floor Conference Room, at 3500 N.W. Loop 410.

### Minutes

1. **Call meeting to order.** Chairman Thornton called the meeting to order at 2:17 pm. All Board members present with the exception of H. Muñoz, and M.C. Rodriguez.
2. **Discussion and appropriate action regarding a resolution approving the recommended short listed firms to advance to the Request for detailed proposal phase of the 281 North toll project.** All three proposing teams were recommended as qualified. The three teams are Cibolo Creek Infrastructure, Texas Sterling Construction, and Zachary Construction Corporation. P. Irwin went over the time line and major action items that precede the release of the Request for Detailed Proposal (RFDP). J. Reed stated that the Planning Committee spent a good part of the morning going over a few of the items on the agenda, and feel very strongly about the teams that sent in qualifications. P. Irwin went over how the RFDP will be evaluated. He stated that there will be two evaluating teams. One team will evaluate the proposals from a technical standpoint, and the other team will evaluate the proposals from a financial stand point. The financial team will not know who the proposing team is, and the technical team will not know what the proposing team's costs are.

A copy of the Power Point presentation is on file with this item.

*J. Reed made the motion to approve the resolution as presented. R. Diaz seconded. Motion carried.*

3. **Discussion and appropriate action regarding a resolution approving requesting the Texas Transportation Commission to transfer US 281 from Loop 1604 to Bexar County Line to the Alamo RMA.** T. Brechtel went over the transfer project limits, timeline, and process. T. Brechtel stated that the transfer request will be from TxDOT right of way to TxDOT right of way, from Loop 1604 to the county line. This will include all frontage roads, and eventually the main lanes that the RMA will be constructing. In order to get the transfer approved, the RMA must formally request the transfer. That formal request can be made by way of a resolution. As part of the process, TxDOT will hold a public hearing. TxDOT must approve the waiver of future TxDOT expenditures, the Governor must approve the transfer, and the attorney general must approve the transfer in connection with the RMA Bond Sale. With the approval of the resolution, TxDOT can publish the request on November 9. A location and date for the public hearing have not been determined. After the hearing there will be a ten day public comment period. The comments will then be compiled into a document that will be sent to the Texas Transportation Commission. If the Transportation Commission agrees with the report sent to them by TxDOT, then at their February Transportation Commission meeting, the Commission will approve, by Minute Order, the transfer of the project.

A copy of the Power Point presentation is on file with this item.

*J. Reed made the motion to approve the resolution as presented. B. Thompson and R. Diaz seconded. Motion carried.*

4. **Discussion and appropriate action regarding a resolution approving the business terms for**

**the 281 North Toll Project financing and market valuation.** T. Brechtel went over a presentation explaining the Market Valuation process, and the business terms for the 281 North Toll Project. T. Brechtel explained that some of the benefits of the market valuation process are that it establishes a transparent process for creating business terms including setting initial toll rate and setting toll escalation methodology. The process provides locally appointed and operated RMA's the right of first refusal to develop toll projects within the RMA boundaries. The process also further secures the roll of the MPO within the toll process. T. Brechtel went over the business terms, going over the projected toll rates. Emergency responders will have free access on the toll lanes, and Public Transportation will also be free to a limit per year, which will be established on a corridor by corridor basis. The toll escalation rate, used for financing purpose, from 2007 through 2016 is 2.75 percent per year, and the escalation rate from 2017 and beyond is three percent. The escalation rates are based on the consumer price index (CPI). The 2.75 percent is the average CPI for the last decade, while the three percent is the CPI average for the last 20 years.

A copy of the Power Point presentation is on file with this item.

*J. Reed made the motion to approve the resolution as presented. B. Thompson seconded. Motion carried.*

5. **Citizens to speak.** No citizens signed up to speak.
6. **Presentation/briefing - Executive Director Report.** T. Brechtel reiterated the combining of the November and December Board meetings. The new date for combined meeting will be December 4, at 3pm.
7. **Executive Session. Chairman Thornton recessed the meeting at 2:35pm**

\* \* \* \*

**The Alamo Regional Mobility Authority met in Executive Session pursuant to Chapter 551,  
Subchapter D, Texas Government Code**

**Section 551.072. – Deliberation Regarding Real Property - Discussion of real property purchase,  
exchange, lease, license, gift, donation, and/or negotiated settlement, including property to be  
acquired for right-of-way.**

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Chairman Thornton reconvened the meeting at 3:30pm. He advised the public that the Board had met in Executive Session to consult with legal counsel, and that no action was taken.

There being no further business to come before the board, Chairman Thornton adjourned the meeting at 4:11 p.m.

**APPROVED:**

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**BILL THORNTON, CHAIRMAN**

**DATE ADOPTED:** \_\_\_\_\_

**I hereby certify that the above foregoing pages constitute the full, true, and correct minutes of all the proceedings and official records of the Alamo Regional Mobility Authority at its meeting on October 24, 2007.**

**ATTEST:** \_\_\_\_\_  
**REYNALDO DIAZ**  
**SECRETARY/TREASURER**