

Alamo Regional Mobility Authority

Meeting September 18, 2007, noon, in the Transguide, 1st Floor Conference Room, at 3500 N.W. Loop 410.

Minutes

1. **Call meeting to order.** Chairman Thornton called the meeting to order at 12:05 pm. All Board members present with the exception of H. Muñoz.
2. **Approval of the Minutes of the Alamo RMA August 8, 2007 Board of Directors meeting.** *J. Reed made the motion to approve the minutes as presented. J. Jenkins seconded. Motion carried.*
3. **Presentation to the Board on the proposed schedule for the development of the 281 N toll project.** T. Brechtel presented to the Board the proposed schedule for the development of the 281 N toll project. T. Brechtel went over who the RMA is accountable to, the environmental schedule, and some of the benefits of going through the Market Valuation Study. T. Brechtel stated that the Study establishes transparency in the process for the business terms that will be involved with the development of the project. The terms will be made public and will go before the Metropolitan Planning Organization (MPO). The terms will include the initial toll rate, the escalation methodology, and how the toll rates will increase over the life of the Bonds. T. Brechtel went over the timeline for the Market Valuation and the roll of the MPO and TxDOT. T. Brechtel stated that following the Project schedule, the RMA is projecting to brief the Board in the October Board meeting. The RMA would then take the Market Valuation to the MPO for its 1st reading in October and then the 2nd reading and approval of the Business Terms by the MPO will be in December. T. Brechtel stated the other elements of the Project Development Agreement (PDA) between the Alamo RMA and TxDOT, and the transfer request. On August 26, the Texas Transportation Commission (TTC) approved the reallocation of the Alamo RMA existing loan funds, through financial assistance agreement 3. T. Brechtel stated that this month the RMA will be working closely with TxDOT to develop the project development agreement, to finalize a draft of the Project Development Agreement document, and to finalize the terms and conditions under which the RMA will be requesting transfer or use of the right of way to develop the project. T. Brechtel went over the bond financing process in the bond financing portion of the Design/Build project development schedule.

L. Schietinger, Project Manager for the RMA's GEC, HNTB, went over the benefits of doing a Design/Build RFQ for both the Alamo RMA and the potential proposers. She explained to the Board some aspects of what the RMA will be looking for when choosing a proposer. L. Schietinger explained the project development timeline and process after the RFQ has been approved. L. Schietinger also explained the process that will be taken for choosing a final proposer and initiating a final contract.

Chairman Thornton wanted to know if the technical committee will know who the proposers are when they are reviewing the proposals for value, knowledge and quality of work. L. Schietinger informed him that yes the technical committee will know who the proposers are, but they will not know the pricing. Pricing will be seen by a Pricing Committee. That committee will be a blind committee so they will see the price; however, they will not know who the proposers are. The Senior Advisory Committee will be the only Committee that see's both the price and the proposer.

Chairman Thornton wanted to know why from last month to this month did the project schedule get

pushed back from a January start date to an April start date. T. Brechtel informed the Chairman that last month the RMA was looking at a project development schedule that would have been a Bid Build procurement. The RMA saw an economic opportunity to take the project from Stone Oak Parkway to Marshall Road, and to also have a chance to make some small design changes. By going with the Design/Build procurement, it enables the RMA to go farther, and fix the small design issues.

J. Reed, Planning Committee Chair, stated that he feels good about the planning work that has been done. The Planning committee has worked with staff on developing the schedule and while the schedule may be very aggressive he believes that it is doable.

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

4. **Discussion and appropriate action regarding a resolution amending the Policies and Procedures Governing Procurement of Goods and Services by the Alamo RMA.** B. Cassidy, General Counsel for the Alamo RMA, stated that with the new 2007 law changes taking effect, the Good and Services Polices and Procedures document had to be modified and cleaned up. Most of the changes made to the document were language cleanup, and clarification. Section 9 of the document was the section most heavily cleaned up. Originally the RMA had to pay unsuccessful proposers a stipend, with the clean up the RMA no longer has to pay unsuccessful proposers the stipend. The document hadn't been amended since it was first created by the RMA. The document was reviewed by the Planning Committee and recommended for full Board approval. *R. Diaz made the motion to approve the documents as presented. B. Thompson seconded. Motion carried.*
5. **Discussion and appropriate action regarding a resolution approving the release of the Request for Qualifications for a Design/Build Comprehensive Development Agreement for the 281 N toll project.** T. Brechtel presented the Request for Qualifications for a Design/Build Comprehensive Development Agreement for the 281 N toll project to the Board for approval. As soon as the document is approved it can then be released for potential proposer's to review. The document was reviewed by the Planning Committee and recommended for full Board approval. *J. Reed made the motion to approve the document as presented. B. Thompson seconded. Motion carried. There were 5 yeas and 1 nay. J. Jenkins voted no stating that he was opposed to toll roads.*

One citizen signed up to speak on this item. Terri Hall of Comal County requested clarification on the Design/Build comprehensive development agreement, and other related items on this process.

6. **Discussion and appropriate action on the financial statements for the period ending September 30, 2007.** C. Conner presented the financial statements for period ending September 30, 2007. She reviewed the balance sheet, described the assets, liabilities, and fund equity; the statement of revenue, expenses, and changes in fund deficit, explained the monies allocated for each column, and the statement of cash flow. B. Thompson stated that he was happy with the Legal Services, and with the way the balance is between the out of town firm and the local firm. *M. C. Rodriguez made the motion to approve the financial statements as presented. J. Jenkins seconded. Motion carried.*
7. **Citizens to speak.** Citizen Mike Whitman, resident of the Woods of Shavano, stated that he was not happy with the idea of tolls, and is opposed to them. He also stated that he believes that people moving here to San Antonio from out of state should have to pay for the right to move and live here.

8. **Presentation/briefing - Executive Director Report.** T. Brechtel went over the Board calendar for the period of September through November. T. Brechtel also went over the GEC monthly report.

Board discussion occurred.

9. **Executive Session.**

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The Board did not meet in Executive Session.

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There being no further business to come before the board, Chairman Thornton adjourned the meeting at 2:15 p.m.

APPROVED:

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 September 18, 2007.

ATTEST: _____
REYNALDO DIAZ
SECRETARY/TREASURER