

THE STATE OF TEXAS §

COUNTY OF CAMERON §

BE IT REMEMBERED on the 19th day of August 2011, there was conducted a Special Meeting of the Cameron County Regional Mobility Authority, at the Joe G. Rivera and Aurora de la Garza County Annex thereof, in San Benito, Texas, for the purpose of transacting any and all business that may lawfully be brought before the same.

THE BOARD MET AT:

1:30 P.M.

PRESENT:

DAVID E. ALLEX
CHAIRPERSON

DIRECTOR

DAVID N. GARZA
DIRECTOR

DIRECTOR

DIRECTOR

JOHN WOOD
DIRECTOR

MARK ESPARZA
DIRECTOR

Secretary

MICHAEL SCAIEF
ABSENT

YOLANDA VILLALOBOS
ABSENT

RUBEN GALLEGOS, JR.
ABSENT

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The meeting was called to order by Chairman David E. Allex at 1:33 P.M. At this time, the Board considered the following matters as posted and filed for Record in the Office of the County Clerk on this August 16, 2011, at 10:11 A.M.

AGENDA

Joe G Rivera
County Clerk
By
Hilda Perez, Deputy
Cameron County

**Special Meeting of the Board of Directors
of the
Cameron County Regional Mobility Authority**

**Joe G. Rivera and Aurora de la Garza County Annex
1390 Expressway 77
San Benito, Texas 78586**

Friday, August 19, 2011

1:30 P.M.

I. Public Comments

CONSENT ITEMS:

All Items under the Consent Agenda are heard collectively unless opposition is presented, in which case the contested item will be considered, discussed and appropriate action taken separately.

II. Consideration and Approval of the Minutes for August 9, 2011 Special Meeting

III. Consideration and Approval of a Proclamation honoring Amadeo Saenz, Jr., on the occasion of his retirement as the Executive Director of the Texas Department of Transportation

ACTION ITEMS:

IV. Approval of Claims

V. Discussion and Possible Action regarding the Transportation Reinvestment Zone

VI. Discussion regarding Report on Alliance for I-69 Board Meeting

EXECUTIVE SESSION ITEMS:

VII. Executive Session

A. Consultation with, and advice from Legal Counsel concerning negotiations and related contract issues regarding the Cameron County Regional Mobility Authority's Comprehensive Development Agreement, Pursuant to V.T.C.A. Government Code, Section 551.071 (2)

- B. Deliberation regarding real property concerning Acquisition of Parcel 9, for the West Rail Project, pursuant to Vernon Texas Code Annotated (V.T.C.A.), Government Code, Section 551.072**

VIII. Action Relative to Executive Session

A. Possible Action

B. Possible Action

IX. Adjournment

Signed this 16th day of August, 2011



David E. Alex
Chairman

SUPPLEMENTAL NOTICE

AGENDA

Special Meeting of the Board of Directors
of the
Cameron County Regional Mobility Authority

Joe G. Rivera and Aurora de la Garza County Annex
1390 Expressway 77
San Benito, Texas 78586

Friday, August 19, 2011

1:30 P.M.

CONSENT ITEMS:

All Items under the Consent Agenda are heard collectively unless opposition is presented, in which case the contested item will be considered, discussed and appropriate action taken separately.

I. Consideration and Approval to set up a Clearing Account at IBC Bank

Signed this 16th day of August, 2011

David E. Alex
Chairman

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Aug 16, 2011 at 11:27A

Joe G. Rivera
County Clerk
By
Hilda Perez, Deputy
Cameron County

PUBLIC COMMENTS

I. PUBLIC COMMENTS

Mr. Jody R. Ellington, P.E., with the Texas Department of Transportation (TxDOT), thanked the Chairman and Board Directors for attending the retirement party for Amadeo Saenz and Steve Simmons. Mr. Ellington mentioned that TxDOT also appreciated the partnership that TxDOT and the Cameron County Regional Mobility Authority have. Mr. Ellington talked about U.S. 77 and the amount of Proposition 12 funds available. He mentioned that there was \$200 million available in discretionary funds, \$200 million available in state wide connectivity and \$315 million in unassigned funds. He also mentioned that we need \$144 million to complete the improvements on U.S. 77 as well as the design waivers from the Federal Highway Administration.

CONSENT ITEMS

ALL ITEM(S) UNDER THE CONSENT RMA AGENDA ARE HEARD COLLECTIVELY UNLESS OPPOSITION IS PRESENTED, IN WHICH CASE THE CONTESTED ITEM WILL BE CONSIDERED, DISCUSSED AND APPROPRIATE ACTION TAKEN SEPARATELY

II. Consideration and Approval of the Minutes for August 9, 2011 Special Meeting

Vice-Chairman Wood made a motion to **TABLE** the Minutes for August 9, 2011 Special Meeting. The motion was seconded by Director Esparza and carried unanimously.

III. Consideration and Approval of a Proclamation honoring Amadeo Saenz, Jr., on the occasion of his retirement as the Executive Director of the Texas Department of Transportation

Chairman Alex commented on the retirement party for Amadeo Saenz and that the Cameron County Regional Mobility Authority was recognized as ones presenting proclamations for Amadeo Saenz. Vice-Chairman Wood mentioned that there were several state legislators in attendance and that we had the opportunity to visit with them about our projects.

Vice-Chairman Wood made a motion to approve the Proclamation honoring Amadeo Saenz, Jr., on the occasion of his retirement as the Executive Director of the Texas Department of Transportation. The motion was seconded by Director Esparza and carried unanimously.

The Proclamation is as follows:

ACTION ITEMS

IV. Approval of Claims

The attached claims were presented to the Board of Directors for approval.

Vice-Chairman Wood made a motion to approve Claims subject to releasing contract checks on August 25th. The motion was seconded by Director Garza and carried unanimously.

The Claims are as follows:

V. Discussion and Possible Action regarding the Transportation Reinvestment Zone

Mr. Pete Sepulveda, Jr., RMA Coordinator introduced the item and advised the Board that a power point was included in the Board packet. Mr. Richard Ridings with HNTB gave a brief explanation since the last time the item was on the agenda. Mr. Mike Weaver with Prime Strategies went over the power point in detail with the Board and Staff. Chairman Alex had questions regarding the population projections. Director Esparza asked about any planned unit developments along the Transportation Reinvestment Zone (TRZ). Director Esparza also asked about the ability of Commissioners Court to change the percentage of tax allocation. Vice-Chairman Wood commented that as cities annex areas those areas are then able to be zoned. Mr. Weaver commented that 75% to 80% of the TRZ is open land and is not developed. Mr. Sepulveda commented that the TRZ is a great long term financial tool that the RMA will be able to utilize in the future.

Director Garza made a motion to acknowledge the Report on the Transportation Reinvestment Zone as presented. The motion was seconded by Vice-Chairman Wood and carried unanimously.

The Power Point is as follows:

VI. Discussion regarding Report on Alliance for I-69 Board Meeting

Mr. Pete Sepulveda, Jr., RMA Coordinator introduced the item and talked about the visit with Chairman Mica and the commitment from the Chairman to work with the Cameron County Regional Mobility Authority to pass legislation that will allow us to place signage on portions of U.S. 77 that already meet interstate standards. Additionally, the Cameron County Regional Mobility Authority agreed to work with Chairman Mica to seek funding options for the remainder \$144 million that are needed.

Director Garza made a motion to acknowledge the Report on Alliance for I-69 Board Meeting, as presented by Staff. The motion was seconded by Director Esparza and carried unanimously.

EXECUTIVE SESSION

Vice-Chairman Wood moved to go into Executive Session the motion was seconded by Director Esparza and carried unanimously, the Board met in Executive Session at 2:26 P.M. to discuss the following matter:

VII. Executive Session:

- A. Consultation with, and advice from Legal Counsel concerning negotiations and related contract issues regarding the Cameron County Regional Mobility Authority's Comprehensive Development Agreement, Pursuant to V.T.C.A. Government Code, Section 551.071(2)**
- B. Deliberation regarding real property concerning Acquisition of Parcel 9, for the West Rail Project, pursuant to Vernon Texas Code Annotated (V.T.C.A.), Government Code, Section 551.072**

Upon motion by Vice-Chairman Wood seconded by Director Garza and carried unanimously, the Board reconvened into Regular Session at 2:44 P.M.

VIII. ACTION RELATIVE TO EXECUTIVE SESSION:

- A. Consultation with, and advice from Legal Counsel concerning negotiations and related contract issues regarding the Cameron County Regional Mobility Authority's Comprehensive Development Agreement, Pursuant to V.T.C.A. Government Code, Section 551.071(2)**

Vice-Chairman Wood made a motion to acknowledge the report of Counsel and Staff. The motion was seconded by Director Garza and carried unanimously.

- B. Deliberation regarding real property concerning Acquisition of Parcel 9, for the West Rail Project, pursuant to Vernon Texas Code Annotated (V.T.C.A.), Government Code, Section 551.072**

Director Garza made a motion to acknowledge the report of Staff. The motion was seconded by Director Esparza and carried unanimously.

SUPPLEMENTAL NOTICE AGENDA

CONSENT ITEMS

ALL ITEM(S) UNDER THE CONSENT RMA AGENDA ARE HEARD COLLECTIVELY UNLESS OPPOSITION IS PRESENTED, IN WHICH CASE THE CONTESTED ITEM WILL BE CONSIDERED, DISCUSSED AND APPROPRIATE ACTION TAKEN SEPARATELY

I. Consideration and Approval to set up a Clearing Account at IBC Bank

Director Garza made a motion for the approval to set up a Clearing Account at IBC Bank. The motion was seconded by Vice-Chairman Wood and carried unanimously.

IX. ADJOURNMENT

There being no further business to come before the Board and upon motion by Director Garza seconded by Director Esparza and carried unanimously the meeting was **ADJOURNED** at 2:45 P.M.

APPROVED this 31 day of August, 2011.

ATTESTED:



SECRETARY RUBEN GALLEGOS, JR.



CHAIRMAN DAVID E. ALLEX

**III. CONSIDERATION AND APPROVAL OF A
PROCLAMATION HONORING AMADEO SAENZ, JR.,
ON THE OCCASION OF HIS RETIREMENT AS THE
EXECUTIVE DIRECTOR OF THE TEXAS
DEPARTMENT OF TRANSPORTATION**

STATE OF TEXAS §
 §
COUNTY OF CAMERON §

PROCLAMATION

BE IT RESOLVED THAT ON THE 19th DAY OF AUGUST, 2011, THE CAMERON COUNTY REGIONAL MOBILITY AUTHORITY CONVENED IN A SPECIAL MEETING AND UPON THE REQUEST OF THE CAMERON COUNTY REGIONAL MOBILITY AUTHORITY BOARD OF DIRECTORS, THE FOLLOWING ITEM WAS PLACED ON THE AGENDA OF THE SAID BOARD MEETING FOR SUCH MEETING, TO BE CONSIDERED:

**“CONSIDERATION AND APPROVAL OF A PROCLAMATION
HONORING MR. AMADEO SAENZ, JR.
ON THE OCCASION OF HIS RETIREMENT AS THE EXECUTIVE DIRECTOR
OF THE TEXAS DEPARTMENT OF TRANSPORTATION”**

WHEREAS, Amadeo Saenz, Jr. earned a Bachelor of Science Degree in Civil Engineering with honors at the University of Texas at Austin and thereafter joined the Texas Department of Transportation (TxDOT) in 1978 in the Pharr District as an Engineering Laboratory Assistant. He became a Licensed Professional Engineer in 1983 and held various positions within the Pharr District including Assistant Area Engineer, Assistant Field Operations Engineer, Area Engineer and Deputy District Engineer; and

WHEREAS, on October of 1993, Amadeo Saenz, Jr. was named Pharr District Engineer wherein he was a key participant in negotiating the North American Free Trade Agreement and Hurricane Evacuation Route. Construction Programs including amongst other projects were the reconstruction expansion of the U.S. 77/83 Expressway and the reconstruction of the Queen Isabella Memorial Causeway; and

WHEREAS, Amadeo Saenz, Jr. in 2001 was appointed Assistant Executive Director for Engineering Operations where he implemented and managed TxDOT's Engineering Operations Policies, Programs and Operating Strategies. He was responsible for the Department's Implementation of Statewide and Regional Programs that included Pass-Through Toll Financing, Texas Mobility Fund, Colonia Bond Programs and TxDOT's Public/Private Partnership Programs; and

WHEREAS, Amadeo Saenz, Jr. on October 1, 2007 became Executive Director of the Texas Department of Transportation and since has managed, directed, and implemented TxDOT policies, programs and operating strategies where he also represented TxDOT before the Texas Legislature; and

WHEREAS, Amadeo Saenz, Jr. is President of the Western Association of State Highway and Transportation Officials (WASHTO) and an active member of the Texas Good Roads and Transportation Association and is on the Board of Directors of the American Association of State Highway and Transportation Officials (AASHTO); and

WHEREAS, throughout his career as a public servant he was able to provide, implement and direct for the betterment of the communities and the State of Texas.

NOW THEREFORE BE IT FURTHER PROCLAIMED, that the Cameron County Regional Mobility Authority Board of Directors recognizes and congratulates Mr. Amadeo Saenz, Jr. on the occasion of his retirement.

Passed, Approved and Adopted on this 19th day of August, 2011.

CAMERON COUNTY REGIONAL MOBILITY AUTHORITY

**DAVID E. ALLEX
RMA CHAIRMAN**

**JOHN WOOD
RMA VICE-CHAIRMAN**

**RUBEN GALLEGOS, JR.
RMA SECRETARY**

**MICHAEL SCAIEF
RMA TREASURER**

**YOLANDA VILLALOBOS
RMA DIRECTOR**

**DAVID N. GARZA
RMA DIRECTOR**

**MARK ESPARZA
RMA DIRECTOR**

IV. APPROVAL OF CLAIMS



**Cameron County Regional Mobility Authority
Daily Check Register 08/18/2011**

FY 2011

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<u>ck No.</u>	<u>Vendor Name</u>	<u>Fund</u>	<u>Dept.</u>	<u>Purpose</u>	<u>PO#</u>	<u>Amount</u>
11005	AVINA,VERONICA	110	110	CONTRACT FOR SERVICES FOR VE	P168066	200.00
				Check No. 00001005	Total	200.00
11006	BANK OF NEW YORK MELLON TRUST	110	110	SERIES A PRINCIPLE PAYMENT		33,333.33
				Check No. 00001006	Total	33,333.33
11007	BETANCOURT,BLANCA	110	110	CONTRACT FOR SERVICES AGREEM	P156148	700.00
				Check No. 00001007	Total	700.00
11008	DEHOYOS, SYLVIA	110	110	CONTRACT FOR SERVICES AGREEM	P156150	400.00
				Check No. 00001008	Total	400.00
11009	FEDEX	110	110	TRACK# 873118837777		32.29
				Check No. 00001009	Total	32.29
11010	GALARZA,MARTHA	110	110	CONTRACT FOR SERVICES AGREEM	P156152	800.00
				Check No. 00001010	Total	800.00
11011	GARCIA,DAVID	110	110	AMENDMENT TO CONTRACT FOR S	P160934	6,250.00
				Check No. 00001011	Total	6,250.00
11012	GREATER HOUSTON PARTNERSHIP	110	110	I-69 LUNCHEON / JOHN L. MICA		1,500.00
				Check No. 00001012	Total	1,500.00
11013	LAW OFFICE OF DANIEL L RENFRO	110	110	RMA LEGAL SERVICES, APPROVED	P149858	6,151.15
				Check No. 00001013	Total	6,151.15
11014	MONITOR,THE	110	110	CLASSIFIED LEGAL RFQ#001	P165837	453.30
			110	CLASSIFIED LEGAL RFQ#002	P165836	453.30
			110	CLASSIFIED LEGAL RFP#003	P167143	453.30
			110	CLASSIFIED LEGAL RFQ#001	P165837	453.30
			110	CLASSIFIED LEGAL RFP#001	P167148	453.30
			110	CLASSIFIED LEGAL RFP#001	P167143	453.30
			110	CLASSIFIED LEGAL RFP#003	P167148	453.30
			110	CLASSIFIED LEGAL RFQ#002	P165836	453.30
				Check No. 00001014	Total	3,626.40
11015	PENA,JESUS MARTIN	110	110	PENA FOR FY 2010-2011 TO PROVI	P156133	200.00
				Check No. 00001015	Total	200.00
11016	QUELLHORST,HENDRICK	110	110	CONTRACT FOR SERVICES FOR HEI	P167063	250.00
				Check No. 00001016	Total	250.00
11017	ROBLES,MARIA A	110	110	CONTRACT FOR SERVICES AGREEM	P156149	450.00
				Check No. 00001017	Total	450.00



Cameron County Regional Mobility Authority
Daily Check Register 08/18/2011

FY 2011

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<u>ck No.</u>	<u>Vendor Name</u>	<u>Fund</u>	<u>Dept.</u>	<u>Purpose</u>	<u>PO#</u>	<u>Amount</u>
11018	SAN MIGUEL,FRANCISCO	110	110	CONTRACT SERVICES FOR FRANCI	P156144	300.00
				Check No. 00001018	Total	300.00
11019	SEPULVEDA,PETE	110	110	AMENDMENT TO CONTRACT FOR S	P160935	6,250.00
			110	SECURITY SERVICE REIMB 8/9/11		120.00
			110	REIMB. HOU 8/10-8/11 SEPULVEDA		808.49
			110	REIMB. AUS 8/17 SEPULVEDA		327.30
				Check No. 00001019	Total	7,505.79
11020	TEXAS DEPARTMENT OF TRANSPORTA	110	1116	INTERLOCAL AGREEMENT WITH T	P163274	1,883.33
				Check No. 00001020	Total	1,883.33
11021	VEGA,DYLBIA JEFFERIES	110	110	CONTRACT FOR SERVICES AGREEM	P156151	1,100.00
				Check No. 00001021	Total	1,100.00
Print Date: 08/18/2011 Print By: HENDRICK QUELLHO					Total for All Checks:	64,682.29

**V. DISCUSSION AND POSSIBLE ACTION REGARDING
THE TRANSPORTATION REINVESTMENT ZONE**

TRZ Revenue Projection - Status Update (July 2011)

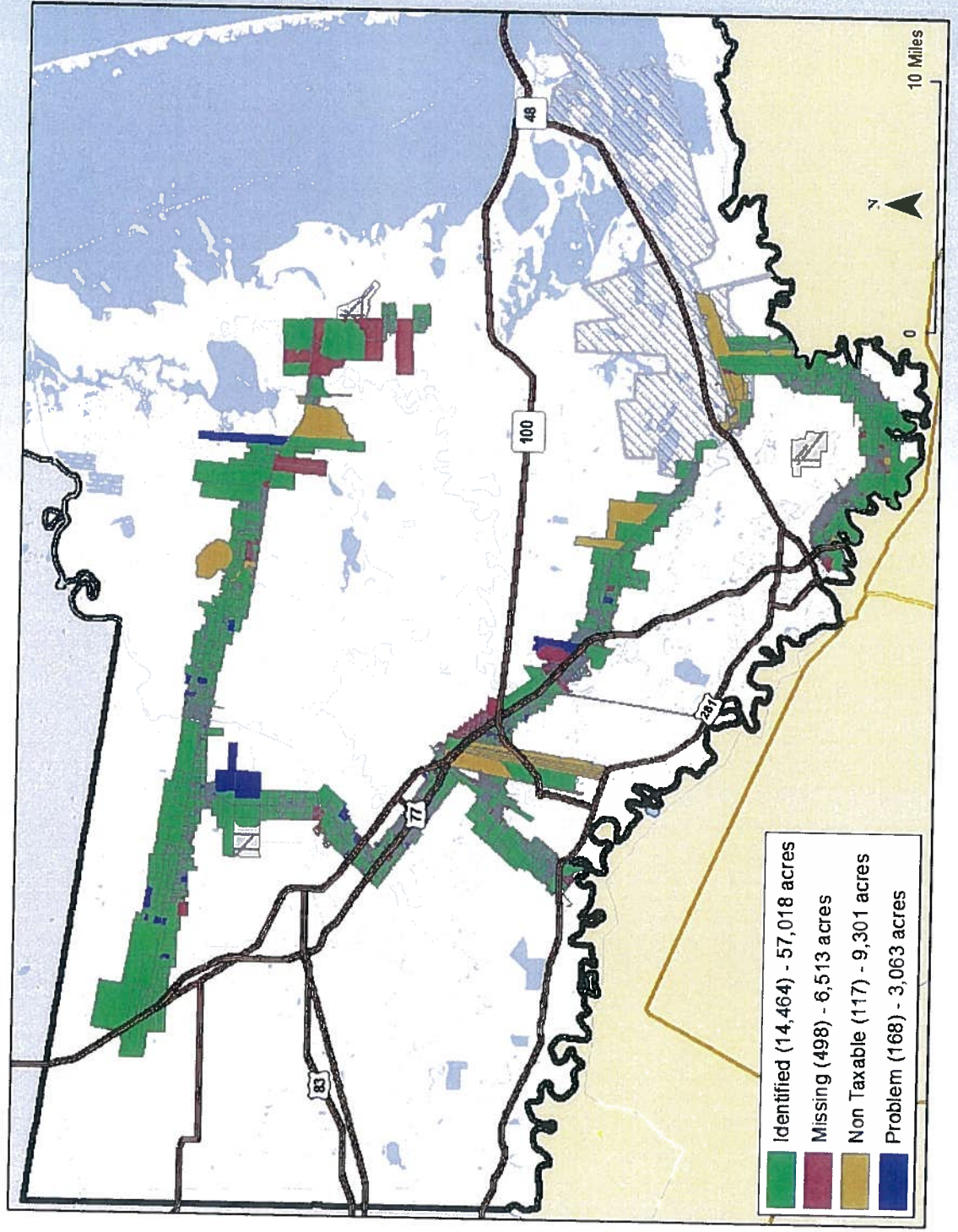
August 18,

- Completed research of unidentifiable parcels
- Worked with Cameron Appraisal District to establish historic taxable value for TRZ
- Updated 50-year Cameron County population forecast based on Census 2010 information
- Allocated future growth within Cameron County
- Developed TRZ tax revenue projections
 - Multiple scenarios
 - Based on proposed roadways being constructed

Cameron Appraisal District Data Update

- Researched missing and unidentifiable parcels
- TRZ width is a ½ mile buffer off centerline
- Approximately 15,235 parcels and 76K acres
 - Identified (14,464) - 57,018 acres
 - Tax Exempt (117) - 9,301 acres
 - Unidentifiable (654) - 9,549 acres
- See figure on next slide

TRZ Parcels





Historic TRZ Taxable Value

- TRZ is approximately 4% of Cameron County's current tax base
- In December 2010 presentation to Commissioners Court, TXP estimated value of unidentified property
- Actual baseline value is about \$125 million smaller because of size and unidentified values

Year	Taxable Value
2007	\$552,491,846
2008	\$586,474,790
2009	\$606,262,545
2010 (baseline)	\$624,867,752
2011	\$642,032,734
CAGR 07 to 11	3.1%

Cameron County Population Forecast

Year	TWDB	TSDC (.5)	W & P	TXP
2010 Census				406,220
2010	424,762	415,304	409,237	406,220
2020	510,697	499,380	487,998	484,469
2030	599,672	587,063	571,346	572,878
2040	688,532	675,777	656,819	671,935
2050	777,607	n.a.	737,874	782,045
2060	862,511	n.a.	820,483	903,519

- TWDB: Texas Water Development Board
- TSDC: Texas State Data Center
- W & P: Woods & Poole's

TRZ Population Forecast Methodology

- Updated 50-year forecast with Census 2010 data
 - forecast compared against public and private data
 - Reviewed city and sub-county population forecasts
- Identified census tracts that overlapped the TRZ
- Forecast population within each census tract
 - Convert TXP population forecast to net new households
 - Incorporate interview feedback
 - Adjust based on non-developable areas
 - Allocate forecasts within census tract based on available developable land

TRZ Population Forecasts as % of Cameron County

Year	TRZ Pop	County	% of Total
2010	28,048	406,220	6.90%
2020	38,684	484,469	7.98%
2030	51,087	572,878	8.92%
2040	64,835	671,935	9.65%
2050	79,050	782,045	10.11%
2060	92,532	903,519	10.24%

TRZ Revenue Projection Methodology

- Household forecast was transformed into tax base
- New single-family household costs were obtained from Texas A&M Real Estate Center (\$102,600)
- Appreciation for new single-family house based on data from Texas A&M Real Estate Center from 1980 to 2010 (3.3%)
- Appreciation for existing single-family home based on Cameron Appraisal District Data and the Federal Housing Finance Agency Home Price Index (2.95%)
- Ratio of taxable single family housing to commercial property remained constant during forecast period

Cumulative 50-Year TRZ Forecast (July 2011)

Tax Allocation	Scenario 1 – Low Pop Forecast		Scenario 2 – TXP Pop Forecast	
	Total Revenue	NPV (5%)	Total Revenue	NPV (5%)
10%	\$81,565,741	\$15,047,147	\$82,592,230	\$15,232,050
20%	\$163,131,482	\$30,094,294	\$165,184,461	\$30,464,101
30%	\$244,697,223	\$45,141,441	\$247,776,691	\$45,696,151
40%	\$326,262,963	\$60,188,588	\$330,368,922	\$60,928,202
50%	\$407,828,704	\$75,235,735	\$412,961,152	\$76,160,252
60%	\$489,394,445	\$90,282,882	\$495,553,382	\$91,392,302
70%	\$570,960,186	\$105,330,029	\$578,145,613	\$106,624,353
80%	\$652,525,927	\$120,377,177	\$660,737,843	\$121,856,403
90%	\$734,091,668	\$135,424,324	\$743,330,074	\$137,088,454
100%	\$815,657,408	\$150,471,471	\$825,922,304	\$152,320,504

Used constant tax rate of 0.364291 per \$100 valuation (M&O and I&S)

TRZ Revenue Forecast & Financing Plan Implications

- TRZ is a component of larger financing strategy
- 5 to 10 years for TRZ revenue to build up
 - Sluggish economy prevents rapid near-term growth
 - Unlikely to bond until sufficient growth above baseline
 - Annual forecasting difficult – use 5 to 10 year periods
- Forecast based on RMA system map implementation
 - Ex. Second Access Point to SPI and Outer Loop assumed completed in next 10 to 15 years
- Update unidentifiable parcels each year
 - Provides additional revenue to supplement projections
- Forecasts assumes continued expansion of general infrastructure (utilities, schools, etc.)