

# Trinity River Corridor Local Government Corporation



**City of Dallas**

*Approved by Trinity River Corridor Local  
Government Corporation on **Date***

## **Chair's Memo**

**This report serves as an update on the Trinity River Corridor Local Government Corporation (TRLGC) for the calendar year 2022.**

**The TRLGC is a seven-member board appointed by the mayor and approved by the council. For this first time in several years the board is fully constituted, and in the fall of 2022, Rene Martinez was replaced by Dr. Stephanie Knight. TRLGC has satisfied its financial reporting requirements pursuant to the Articles of Incorporation and Master Development and Use Agreement with the City.**

**The TRLGC major actions occurred in calendar year 2022:**

- Revised, updated and presented to the City Attorney's Office (CAO) for review Exhibit D (Development Schedule) of the Contract between the TRLGC and the Trinity Park Conservancy (TPC).**
- Continued communications between the United States Corps of Engineers (USACE) to integrate Harold Simmons Park (HSP) development with USACE construction schedule.**
- Reestablished strong lines of communication between the three liaisons – City of Dallas, TPC, and TRLGC.**

**The TRLGC has set the following major objectives for 2023:**

- 1. Fully implement Work Groups (committees) established November 2022**
- 2. Review Master Development Agreement between City of Dallas and TRLGC and present a term sheet to staff for review.**
- 3. Review and modify the contract between the TRLGC and the TPC based upon completion of Objective 2.**
- 4. Present a working draft for operations and maintenance of the HSP along with potential budget and funding opportunities.**
- 5. Develop recommendations for advocacy of housing stabilization and economic empowerment opportunities in the neighborhoods surrounding HSP.**
- 6. Support and approve the development of a marketing strategy in accordance with the TPC Development Agreement**
- 7. Formally update the Mayor, City Manager, and the Transportation and Infrastructure and Quality of Life Committees of the city council**

**The TRLGC offers the following recommendations for the coming year:**

- **Modify the Master Development and Use Agreement between the City of Dallas and the TRLGC.**
- **Expand funding opportunities for operations and maintenance**
- **Partner with TPC, community organizations, education and business community to mitigate the economic and social impact of HSP.**
- **Allow for the creative design of the park between the levees in the spirit of the Balanced Vision Plan.**

**I speak for the entire board in saying our thanks for the opportunity to serve in the development of HSP, a transformative space for Dallas and the entire region. We look forward to a productive coming year.**

**Sincerely**

**Vincent T. Parker, Board Chair  
Trinity River Corridor LGC**

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# **Trinity River Corridor Local Government Corporation Members**

**Position 1      Eddie Abeyta, Treasurer**

**Position 2      Vincent T. Parker, Board Chair**

**Position 3      Rene Martinez, replaced by Stephanie Knight 11/2/2022**

**Position 4      Andrew Quicksall, Vice Chair**

**Position 5      Sarah Jackson**

**Position 6      Beverly Diane Butler**

**Position 7      Gary Kutak, Secretary**

## **Mission Statement**

**The Corporation is organized for aiding, assisting, and acting on behalf of the City in the performance of its governmental functions; namely, the design, planning, development, financing, operation, and maintenance of public recreation uses of City fee-owned property located in a portion of the Trinity River Corridor, that portion also known as the "Dallas Floodway" and located on the Elm and West Forks through the main stem of the Trinity River through Dallas, Texas and ending at the ATSF Bridge, including City fee-owned property inside and within one-quarter mile outside of the centerline of the levees (the "Property").**

**It is understood by the Corporation that any use of the Property would be subservient to the City's paramount use of the Property, which is to maintain the flood control system in conformance with the requirements of (i) the United States Army Corp of Engineers, (ii) the Record of Decision Modified Dallas Floodway Project Feasibility Report and Environmental Impact Statement Dallas, Texas, (the "ROD") and (iii) the Trinity River Corridor Project's Balanced Vision Plan as approved by the City Council of City in Resolution No. 03-3391 on December 8, 2003, as amended by Resolution No.'04-1252 approved by the City Council of City on April 14, 2014 (the "BVP"). City fee owned property inside and within one-quarter mile outside of centerline of the levees is not intended to refer to internal floodway streets that the City operates for its internal floodway purposes or to public streets for the general public's use. Only those City fee-owned parcels needed for access points for pedestrian, vehicular and/or bicycle traffic to access recreation area facilities consistent with the ROD and the BVP shall be included within the Corporation's scope.**

**It is understood by the Corporation that the City shall retain ownership of the floodway. The Corporation shall have no authority to request a record of decision or final environmental impact statement supplement from any federal agency. In addition, the Corporation will not and shall not have authority to undertake or construct any kind of roadway infrastructure except for transportation-related infrastructure incidental to vehicular and pedestrian access to recreational area facilities and which shall function only as private internal recreational vehicular and pedestrian accessways.**

# **Committees/Subcommittees/Task Forces**

- **CONTRACT REVISIONS – ANDREW QUICKSALL, DIANE BUTLER**

**Purpose**

- To collaborate with the City of Dallas, TRLGC and TPC liaisons along with the City Attorney's Office (CAO) to evaluate contract modifications to the Master Agreement between the City of Dallas and the TRLGC and the management and development contract with the Trinity Park Conservancy.
- To make recommendations to the TRLGC board for approval and presentation to the Dallas City Council.

- **PARK EXCELLENCE – DIANE BUTLER, GARY KUTAC**

**PURPOSE**

- To collaborate with TPC, City of Dallas staff and consultants in developing a budget for the long-term viability, support, and care of the HSP.
- Explore funding opportunities and mechanisms to sustain long term viability and care of the HSP and make recommendations to the TRLGC.

- **COMMUNITY ENGAGEMENT – STEPHANIE KNIGHT**

**PURPOSE**

- To explore opportunities and offer recommendations surrounding the social and economic impact of HSP on the surrounding neighborhoods. Including but not limited to
  - Housing stabilization
  - Economic empowerment opportunities
- To support and offer advice to TPC in its community relations strategy
- Represents the TRLGC on TPC's Community Engagement & Inclusive Neighborhoods (CEIN) Committee. The CEIN's purpose...
  - To engage, steward, and understand the public's interest for the design, activities and programming of Harold Simmons Park and be the public advocate for inclusive development surrounding the Park.
  - To build positive support and relationships with community and civic leaders in order to help the advancement of HSP.

- **DESIGN AND CONSTRUCTION – GARY KUTAC, EDDIE ABEYTA**

**PURPOSE**

- To support and offer advice to TPC in the design and construction of HSP.
- Represents the TRLGC on TPC's Design Advocacy Committee whose purpose is to advocate for excellence in design with a sensitivity to place resulting in a beautiful, sustainable, and accessible Harold Simmons Park.

- **COMMUNICATION AND MARKETING – SARAH JACKSON**

**PURPOSE**

- To support and offer advice to TPC in its communications and marketing strategy

- **Represents the TRLGC on TPC's Communications and Marketing Committee whose purpose is**
  - **To coordinate, develop, and assist in the Conservancy's overall comprehensive marketing, branding and communications strategy, including reviewing, evaluating, and developing policies regarding such activities.**
  - **To advise on public campaigns and messaging to build positive awareness for HSP.**
  - **To assist TPC proactively recognize and prepare strategic response(s) for any potential negative issue(s)/perception(s) around the park.**

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## **FY 2022 Objectives and Accomplishments**

**Objective #1 – Revise, update and present to the Dallas City Attorney’s Office (CAO) for review Exhibit D (Development Schedule) of the Contract between the TRLGC and the TPC - completed February 2022**

**Objective #2 – Continue communications between the USACE to integrate HSP development with USACE construction schedule.**

**Objective #3 – Reestablishment of communication between the three liaisons for the HSP – City of Dallas, TPC and TRLGC.**

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# **FY 2023 Proposed Objectives and Accomplishments**

**Objective #1 - Fully implement Work Groups (committees) established November 2022**

**Objective #2 - Review Master Development Agreement between City of Dallas and TRLGC and present a term sheet to staff for review.**

**Objective #3 – Review and modify to the contract between the TRLGC and the TPC based upon completion of Objective 2.**

**Objective #4 – Present a working draft for operations and maintenance of the HSP along with potential budget and funding opportunities.**

**Objective #5 – Develop recommendations for advocacy of housing stabilization and economic empowerment opportunities in the neighborhoods surrounding HSP.**

**Objective #6 – Support and approve the development of a marketing strategy in accordance with the TPC Development Agreement**

**Objective #7 – Formally update the Mayor, City Manager, Transportation and Infrastructure and Quality of Life committees of the city council.**

# **Recommendations of the Trinity River Corridor Local Government Corporation**

- 1. Modify the Master Development and Use Agreement between the City of Dallas and the TRLGC.**
- 2. Expand funding opportunities for operations and maintenance**
- 3. Partner with TPC, community organizations, education and business community to mitigate the economic and social, impact of HSP.**
- 4. Allow for the creative design of the park between the levees in the spirit of the Balanced Vision Plan.**

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# Highlights of Trinity River Corridor Local Government Corporation

**See Appendix**

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# APPENDIX

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CITY SECRETARY  
DALLAS, TEXAS

TRINITY RIVER CORRIDOR  
LOCAL GOVERNMENT CORPORATION  
BOARD MEETING

Virtual WebEx/In-Person Meeting  
FRIDAY, January 21, 2022  
10:00 A.M. – 11:30 A.M.

Public Notice

22 0061

POSTED CITY SECRETARY  
DALLAS, TX

**CANCELLED**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the LGC in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the LGC if the deliberation in an open meeting would have a detrimental effect on the position of the LGC in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an office or employee. Section 551.074 of the Texas Open Meeting Act.
5. The deployment or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.
7. Deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. Section 551.089 of the Texas Open Meeting Act.

**Handgun Prohibition Notice for Meeting of Governmental Entities**

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

*"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."*

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

*"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."*

**RECEIVED**

**2022 FEB-18 PM2:43**

**CITY SECRETARY  
DALLAS, TEXAS**

**TRINITY RIVER CORRIDOR  
LOCAL GOVERNMENT CORPORATION  
ANNUAL BOARD MEETING**

Friday, February 25, 2022  
Video Conference and  
Council Chambers  
City Hall, 1500 Marilla Street  
Dallas, Texas 75201  
10:00 A.M. – 11:30 A.M.

**Public Notice**

2 2 0201

**POSTED** CITY SECRETARY  
DALLAS, TX

***Board Members***

Eddie Abeyta, Treasurer – Position 1  
Vincent T. Parker, Chair – Position 2  
Rene V. Martinez – Position 3  
Dr. Andrew Quicksall, Vice-Chair – Position 4  
Sarah P. Jackson – Position 5  
Diane Butler – Position 6  
Gary Kutac, Secretary – Position 7

This meeting will be conducted by video conference.

The public can view the meeting on

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e2aff1e1057edba78d0b7ae2a68196fcc>

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in-person following all current pandemic-related public health protocols.

Members of the public wishing to speak should register before 12 p.m. Wednesday, February 23, 2022 by email to [estela.ornelas@dallascityhall.com](mailto:estela.ornelas@dallascityhall.com)

1. Welcome
2. Public Speakers (on any business).
3. Approval of Minutes of the November 19, 2021 Trinity River Corridor Local Government Corporation (LGC) Board Meeting.
4. Discussion and approval of revisions to Exhibit D (Development Schedule) of the Contract between the Trinity River Corridor Local Government Corporation and the Trinity Park Conservancy.
5. Discussion of Section 5.1 of the LGC/TPC Agreement regarding an extension of the TPC's required fundraising activities for the Phase I Premises from April 20, 2022 to April 20, 2024, and approval for the LGC Chair to provide written consent for the extension as required by Section 5.1 (j) of the LGC/TPC Agreement.
6. Trinity Park Conservancy (TPC) 4<sup>th</sup> Quarter Financial Report and TPC Annual Report – Tony Moore, President and CEO, Trinity Park Conservancy
8. Other Open Microphone Speakers.
9. Adjourn.

**TRINITY RIVER CORRIDOR  
LOCAL GOVERNMENT CORPORATION  
ANNUAL BOARD MEETING**

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4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an office or employee. Section 551.074 of the Texas Open Meeting Act.
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February 25, 2022 Trinity LGC Meeting

TRINITY RIVER CORRIDOR LOCAL GOVERNMENT CORPORATION  
VIRTUAL/IN-PERSON ANNUAL BOARD MEETING  
November 19, 2022 – 10:00 a.m.

**Board Members Present:**

Vincent T. Parker  
Dr. Andrew Quicksall  
Gary Kutac  
Eddie Abeyta  
Diane Butler  
Sarah P. Jackson

**Board Members Absent:**

Rene V. Martinez

**1. Welcome**

Called the meeting to order – 10:03 a.m.

**2. Open Microphone Speakers on Minutes**

No speakers on items.

**3. Approval of Minutes of the October 22, 2021 Trinity River Corridor Local Government Corporation Annual Board Meeting**

A motion to approve the October 22, 2021 meeting minutes was made by Diane Butler. Seconded by Eddie Abeyta. The motion was approved unanimously.

**4. Approval of Trinity River LGC 2022 Board Meeting Schedule**

Vincent T. Parker presented the Trinity River LGC 2022 Board Meeting Schedule for consideration and approval. A motion to approve the Trinity LGC 2022 Board Meeting Schedules was made by Sarah Jackson. Seconded by Dr. Andrew Quicksall. The motion was approved unanimously.

**5. Nomination and Election of 2022 LGC Board Officers**

Mr. Parker introduced the board nominations for 2022 officer positions for consideration: Vincent Parker, Chair; Dr. Andrew Quicksall, Vice Chair; Gary Kutac, Secretary; and Eddie Abeyta, Treasurer. Gary Kutac makes motion to accept the board officer slate. Diane Butler seconded the motion. The motion was approved unanimously.

**6. Update on the LGC's Finance Report**

Eddie Abeyta gave an update on the Trinity LGC's waiver of audit and 2021 financial statements and made a motion to approve these items. Diane Butler seconded the motion. The motion was approved unanimously.

**7. Trinity Park Conservancy (TPC) Year-to-Date Financial Report**

Sarah Fletcher gave an update on the TPC's year-to-date 2021 financial report and provided an explanation on statement of activities. Ms. Fletcher explained that activities reflect the work that was done this year. The revenues reflect funds that have been received from private individuals and foundations. Major expenses include personnel and professional services.

**8. Other Open Microphone Speakers**

No speakers on items.

**9. Adjournment**

The meeting was adjourned at 10:33 a.m.

APPROVED BY:

ATTEST:

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Vincent T. Parker, Chair  
Trinity River Corridor LGC

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Gary Kutac, Secretary  
Trinity River Corridor LGC

**Trinity River Corridor - LGC**  
**Exhibit D - Proposed**  
**2.25.22**

The United States Army Corps of Engineers (USACE) is advancing Flood Risk Management (FRM) work for the City of Dallas' floodway system within the area identified as the "Phase I premises". As such, the entirety of the Phase I premises intended for the Harold Simmons Park (HSP) cannot be designed collectively for Approved Plans until USACE has completed all construction activities within Phase I premises.

In order to move forward with portions of the HSP that do not conflict with the USACE FRM work, the Trinity River Corridor Local Government Corporation (LGC) and the Trinity Park Conservancy (TPC) agree to undertake development of Harold Simmons Park (HSP) in subphases as individual components as development opportunities are identified by the parties, designed, and submitted to City for approved plan purposes.

Each individual component shall function independently as a stand-alone project and will have its own development, design and construction schedule that will comply with the development requirements established in both the City-LGC & LGC-TPC Agreements. Specifically, within 36 months of Approved Plans for an individual component subphase, construction for the individual component will commence, and construction will be completed within 30 months of construction start.

TPC and LGC may amend and revise the above described process based on information provided to TPC from the City and/or USACE regarding the development of HSP as a whole and/or any HSP individual development components.

**General Process for Development**

**Key Terms:**

**City** – City of Dallas

**LGC** – Trinity River Corridor Local Government Corporation

**TPC** – Trinity Park Conservancy

**HSP** – Harold Simmons Park

**USACE** - U.S Army Corps of Engineers

**Transportation Committee** - Dallas City Council Transportation and Infrastructure Committee

**Development Services** – City of Dallas department that provides permit and plan review approval and inspection services for development

**SAR** – Safety Assurance Review – Independent external peer review of design and construction activities to assure public safety for properties within the floodway system

**Section 408 Permit** – Permit issued by the USACE to grant permission to other entities for the permanent or temporary alteration or use of any USACE Civil Works project

**Initial Package** – Approximately 35% completed design package submitted to the appropriate regulatory agencies

**Intermediate Package** – Approximately 65% completed design package submitted to the appropriate regulatory agencies

**Final Package** - Approximately 95% completed design package submitted to the appropriate regulatory agencies

**Building Permit** – Permit issued by the City of Dallas' Development Services authorizing commencements of construction.

**Key Design, Permitting and Milestones:**

- LGC Briefing
- Pre-Development Meeting with Development Services
- SAR Approval – *(only required for certain construction activities)*
- City Manager and Transportation Committee Briefing
- Initial 408 Package Submittal
- Intermediate 408 Package Submittal
- Final 408 Package and City of Dallas Submittal
- Achieve City of Dallas Building Permit and Section 408 Permit
- Donation of HSP development component phased designs to the LGC/City
- Commencement of Construction

**USACE and City of Dallas Permitting Process:**

For HSP individual development components requiring a Building Permit **and** a Section 408 Permit:

1. Brief the LGC on the desired design concept of the HSP individual development component.
2. Pre-development meeting with Development Services.
3. Brief the City Manager and the Transportation Committee (LGC)
4. City Manager agrees to plans (Approved Plans)
5. Submit the Initial Package and other required documentation (the “**Initial 408 Package**”) to USACE.

**NOTE: USACE “initial” comments will dictate if a SAR is required. If a SAR is required, TPC/LGC/City will initiate the SAR process with USACE. SAR approval will be obtained prior to further design submittals to the USACE.**

6. Receive of USACE “initial” comments to the Initial 408 Package
7. Submit the Intermediate Package and other requirement documentation (the “**Intermediate 408 Package**”) to USACE for review
8. Submit the Intermediate Package to Development Services and other appropriate City staff/departments for review.
9. Receive comments from the USACE and the City on the Intermediate 408 Package and Intermediate Package.
10. Submit the Final Package and other required documentation (the “**Final 408 Package**”) to USACE to obtain a Section 408 Permit
11. Submit the Final Package to Development Services to obtain a Building Permit.
12. Obtain a Section 408 Permit and a Building Permit for individual component
13. Donate the plans for the HSP individual development component to the City/LGC and obtain a license to use the same for development, construction, and operation purposes



14. Obtain a notice to proceed from City/LGC under the terms of the Development Agreement, and
15. Issue a notice to proceed to TPC's contractor to commence construction.

**City of Dallas Permitting Process:**

For HSP individual development components only requiring a Building Permit:

1. Brief the LGC on the desired design concept of the HSP individual development component.
2. Pre-development meeting with Development Services.
3. Receive Development Service's comments
4. Progress design, address comments and review with Development Services and submit the Intermediate Package.
5. Brief the City Manager and the Transportation Committee.
6. City Manager agrees to plans (Approved Plans)
7. Progress design, address the City comments, and submit the Final Package for a Building Permit.
8. Obtain Building Permit for individual component
9. Donate the plans for the HSP individual development component to the City/LGC and obtain a license to use the same for development, construction, and operation purposes
10. Obtain a notice to proceed from City/LGC under the terms of the Development Agreement, and
11. Issue a notice to proceed to TPC's contractor to commence construction.

**Construction Timeline:**

A detailed construction schedule for each component will be provided to the LGC once required permitting is completed and a Building Permit and Section 408 Permit is issued, as applicable. It is anticipated that construction for each HSP individual development component will be approximately 24-30 months from issuance of a notice to proceed to TPC's contractor.

Concurrently with the submission of a design concept for a HSP individual development component, TPC will submit to the LGC a design and permitting schedule outlining the above critical path events and an estimated timeline for receipt of a Section 408 Permit (if necessary) and Building Permit for such HSP individual development component. TPC and LGC shall work in a commercially reasonable manner to identify opportunities for any concurrent or parallel submittals, review, approvals or other schedule efficiencies which may enable TPC/LGC/City to obtain all required regulatory approvals as expeditiously as possible for such HSP individual development component. From and after LGC approval of the concept design for an HSP individual development component, TPC and LGC shall work in a commercially reasonable manner to obtain all required regulatory approvals related to the approved HSP individual development component in substantial conformity with the approved design and permitting schedule for the same.

## **TPC Development Agreement**

### **ARTICLE V FUNDING FOR PHASE I PREMISES**

**Section 5.1 Funding Obligations.** The CONSERVANCY acknowledges and agrees that under the Master Agreement, the LGC has the primary funding obligations for any development, operation, and management of all recreational area facilities authorized within the Property, inclusive of the Phase I Premises. To date however, both parties acknowledge and agree that as such, the LGC has only been authorized by the City to pursue all funding opportunities to realize recreational development within the Phase I Premises in accordance with the Approved Plans. Under such authorization and capacity, the LGC hereby engages the CONSERVANCY as the LGC's primary fundraiser for the Phase I Premises. Effective as of the execution date of this Agreement (the "effective date"), the parties agree that the CONSERVANCY shall be responsible for all fundraising activities for Phase I Premises in accordance with the following fundraising terms:

- a) Notwithstanding the CONSERVANCY is the primary fundraiser under this Agreement, the CONSERVANCY acknowledges and agrees that the LGC may undertake its own fundraising activities for Phase I Premises and such LGC activities shall not be deemed a default hereunder. Upon the LGC's request, the CONSERVANCY agrees to support and generally be available to assist the LGC in LGC fundraising activities. In the same manner, to the extent not in conflict with LGC fundraising requirements under the Master Agreement, the LGC agrees to support and generally be available to assist the CONSERVANCY in the CONSERVANCY fundraising activities.
- b) CONSERVANCY shall establish a fundraising account for the Phase I Premises, provide LGC with evidence thereof, and proceed as LGC's primary fundraiser, to solicit, obtain, and receive monetary and other donations and pledges from various funding sources for the benefit of Phase I Premises (the monetary and other donations and pledges collectively "Phase I Funds"), subject to the funding requirements set forth in the Master Agreement. The CONSERVANCY will secure funding from any source for the costs of planning, design and construction, including but not limited to through private donations, federal funds, state funds, local funds, grants, letters of credit, or any other sources of private and public monies available for Phase I Premises; provided however with regard to any federal, state, and local public funds or grants, the CONSERVANCY, by and through the LGC, shall have obtained the prior approval of the City before seeking such funds. "Seeking such funds" shall be defined to mean the CONSERVANCY or LGC's submittal of a written request for funds. In any event, unless otherwise authorized by the LGC and the City, the CONSERVANCY shall not compete for the City's ability to obtain federal, state, and local public funds for City projects within the Dallas Floodway. The CONSERVANCY will meet quarterly with the LGC Liaison to provide updates on its fundraising activities.
- c) The LGC and CONSERVANCY agree that fundraising solicitations for said Phase I Premises may be made in the name of the CONSERVANCY, jointly to the CONSERVANCY and LGC, or to the LGC conditioned for the exclusive benefit of Phase I Premises, at the election of the donor; provided however, all efforts shall be subject to CONSERVANCY'S control and CONSERVANCY shall act solely as the Treasurer of the fundraising account for the benefit of Phase I Premises.

## **TPC Development Agreement**

- d) The CONSERVANCY shall have the exclusive right to direct all of the Phase I Funds (i) for deposit in the Phase I fundraising account or (ii) for safekeeping by the CONSERVANCY, as may be applicable, for the sole benefit of Phase I Premises.**
- e) The CONSERVANCY shall be responsible to maintain all records of the Phase I Funds and cooperate with the LGC to provide documentation and requested reports to the LGC on said funds, as may be necessary for LGC compliance under the Master Agreement.**
- f) The LGC and CONSERVANCY agree that the LGC and City have no rights to the Phase I Funds should (i) the LGC elect to cancel Phase I Premises development; or  
(ii) if the City shall dissolve the LGC or redirect the LGC's purpose under its entity documents. Notwithstanding the preceding, the LGC and CONSERVANCY agree that Phase I Premises (Harold Simmons Park and related improvements) is the sole beneficiary of the Phase I Funds.**
- g) The parties agree that at such time as the Conservancy, at its sole cost and expense, has finalized design of the Phase I Premises and the LGC secures all requisite approvals of such pursuant to Article VI of this Agreement, the CONSERVANCY shall commence the disbursement of Phase I Funds for the development of Phase I Premises in accordance with the agreed disbursement process set forth in subparagraph h) below.**
- h) The CONSERVANCY agrees it shall execute all documentation necessary to facilitate the disbursement of the Phase I Funds to the LGC' s or the CONSERVANCY'S hired construction contractor, whichever is applicable, for the payment of all construction work required or related to the completion of Phase I Premises. It may be advantageous for the LGC to satisfy its directive under the Master Agreement for the Corps to undertake the construction of Phase I Premises. Upon notification by the LGC to the CONSERVANCY of such planned Corps undertaking, the CONSERVANCY agrees to disburse the Phase I Funds that have been raised for Phase I Premises purpose in accordance with a construction agreement(s) entered into between the: (1) LGC and the City in accordance with Section 5.25 of the Master Agreement; and/or (2) the City and the Corps for the construction of Phase I Premises and other Phase 1 Premises authorized related improvements in accordance with the Master Agreement. With regard to any LGC contract(s) or contractor(s), the parties agree no disbursement shall be forthcoming from the funds raised by the CONSERVANCY for Phase I Premises, if the CONSERVANCY has not been previously notified of those LGC contract(s) or contractor(s) and the CONSERVANCY has not approved of the contract(s) or contractor(s). The LGC agrees to make good faith efforts to cooperate with the CONSERVANCY in the selection of all Phase I Premises contractors.**
- i) Notwithstanding that CONSERVANCY shall have exclusive control of the fundraising account, CONSERVANCY acknowledges the LGC has funding audit compliance requirements to the City pursuant to the Master Agreement. CONSERVANCY agrees to cooperate with the LGC in providing fundraising status reports and donations, and pledge records to comply with LGC audit requirements. CONSERVANCY shall be responsible to provide the LGC with all**

## **TPC Development Agreement**

**the necessary documentation to facilitate the proper reporting of all donor information as may be required under the Master Agreement.**

- j) CONSERVANCY acknowledges that time is of the essence for the LGC to complete design, development, and construction of Phase I Premises, and therefore, agrees to make good efforts to complete Phase I Premises fundraising activities as soon as practicable with the goal of completing the fundraising activities for the Phase 1 Premises within four (4) years of the execution of this Agreement. Subject to the LGC's prior written consent, the CONSERVANCY shall have an additional two (2) years to complete Phase I Premises fundraising activities.**
- k) CONSERVANCY agrees it shall direct all its fundraising activities to raise sufficient funds to cover all costs related to or incurred under this Agreement, whether by the CONSERVANCY or the LGC with respect to Phase I Premises, subject to adjustment based on final design. In addition, the CONSERVANCY, simultaneous with its fundraising activities for Phase I Premises shall also coordinate with the LGC to develop a long-term operations and maintenance funding model and strategy for ongoing annual funding of all operating costs for a completed Phase I Premises, or any completed portion of the Phase I Premises. Such annual funding for operating costs shall be based on the average of the past three years operating costs as accounted for by the City's Trinity Watershed Department or such other model as shall be acceptable to the LGC and the CONSERVANCY.**



**Hello:** 214.740.1616  
**Click:** [trinityparkconservancy.org](http://trinityparkconservancy.org)  
**Visit:** 1444 Oak Lawn Ave.  
Ste 200 Dallas, TX 75207

**Reimagine Our River.**

## 2021 ANNUAL REPORT

**Date:** January 28, 2022  
**From:** Trinity Park Conservancy (Conservancy)  
**To:** Trinity River Corridor Local Government Corporation (LGC)  
**Subject:** 2021 Phase I Premises (Harold Simmons Park) Annual Report

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Meaningful progress was achieved in the design of Harold Simmons Park (the Park) despite the lingering uncertainty and pervasiveness of COVID-19 and its variants. The Conservancy hired and transitioned its CEO role, strengthened connections with community stakeholders, and is now including enhancements and operations of Ron Kirk Bridge and the Continental and Felix Lozada Gateways into the plans for Harold Simmons Park. This progress was achieved amidst leadership transitions with the LGC's appointment of Pastor Vincent Parker as Chair, the Conservancy Board's appointment of Tony Moore as CEO, and a newly appointed City Liaison, Molly Carroll. Moreover, a highlight includes the public support by Mayor Eric Johnson in his December 15, 2021 letter to The Honorable Pete Buttigieg, Secretary of Transportation, stating "Parks such as this one [Harold Simmons Park] serve as perfect examples of how infrastructure projects can simultaneously improve a city's sustainability, safety, and quality of life."

This Annual Report, prepared by Conservancy staff, represents key activities and project milestones for the 2021 calendar year in the advancement of Harold Simmons Park. Should you have any questions, please contact Tony Moore at [tony@trinityparkconservancy.org](mailto:tony@trinityparkconservancy.org).

### I. COMMUNICATIONS AND COMMUNITY ENGAGEMENT

- A. The Conservancy advanced community stakeholder relationships through predominantly virtual gatherings to better understand the needs of current residents, programming and other park amenity preferences, as well as organized and led community support around the holidays. The following are specific examples of engagement activities and their results.
  - 1. As the Conservancy and the LGC were exploring the incorporation of Ron Kirk Bridge and the Continental and Felix Lozada Gateways into operational plans, the Conservancy conducted intervention surveys on-site at those community assets. This on-site canvassing collected data regarding why people visited the area, what activities they enjoyed, and what improvements they would like to see. The surveys captured over 200 responses and the collective outcomes were: a)



visitors desired more shade, greenery, water features and restrooms; b) people come for the views and photo opportunities; c) in the future, visitors would like to have a variety of different programming events to attend: live music, food trucks, family activities and outdoor markets.

2. The Conservancy convened virtual community listening sessions to reimagine the future of 106 W Commerce (former Jesse R. Dawson State Jail) as an anchor for Harold Simmons Park. These visioning sessions helped identify future potential uses for the building such as acknowledgement of former use, and a community and cultural hub. The participants were from throughout Dallas, with some having had direct impact from the building's former use.
  3. The Conservancy partnered with Builders of Hope CDC to launch the West Dallas Community Vision Plan. This plan is a grassroots, community-led vision for the future of West Dallas. This 2-year planning effort is overseen by a Steering Committee of resident leaders from each of West Dallas' 14 neighborhoods, working closely with the City of Dallas and its Forward Dallas planning team to support connection between residents and ongoing City efforts. The Steering Committee convened 6 virtual events spanning a host of community-identified topics, and culminated in an in-person year-end celebration. In total, this outreach engaged approximately 500 individuals.
  4. The Conservancy led community support for the Ledbetter neighborhood in West Dallas at Thanksgiving. Staff volunteers solicited private donations and conducted a food distribution drive, which positively impacted 150 families.
- B. 2021 Press Announcements
1. January 25: [Meet our New CEO, Tony Moore](#)
  2. May 10: [Builders of Hope CDC Builds Partnership to Create a Neighborhood Plan for Greater West Dallas](#)
  3. December 1: [Mark Lamster Article](#) citing parks and the Trinity River as crucial infrastructure needs
  4. December 15: Announcement by Mayor Johnson that he supports Harold Simmons Park.

## II. FUNDRAISING

- A. As COVID precautions have fluctuated, the Conservancy has returned to some in-person cultivation and solicitation efforts for individual donor households or very small groups as noted in the 2020 report. These measures resulted in new commitments totaling \$10.8M in 2021.



The Campaign for Harold Simmons Park remains in a silent phase where the Conservancy continues to steward solicitations from major donors. Staff anticipate that additional project detail, as well as progress toward a groundbreaking event, will drive donor decision-making in 2022.

### **III. FINANCE**

- A. The majority of the Conservancy's expenditures in 2021 were related to the advancement of the design for Harold Simmons Park. Audited financials will be released to the LGC in April 2022.

The Conservancy, in partnership with the City Liaison, continued working with the City's Office of Economic Development, under Dr. Eric Johnson's leadership, to address the long-term operations and maintenance through value capture.

The Conservancy, in coordination with the LGC Chair and City Liaison, has been in regular dialogue with our metropolitan planning organization (MPO), North Central Texas Council of Governments (NCTCOG) about connectivity planning for Harold Simmons Park. Collectively, we are seeking solutions to connect through the Park to/from neighborhoods, employment centers, community assets and other City attractions.

### **IV. PLANNING AND DESIGN**

- A. In 2021, the Conservancy continued to explore project boundaries for the East and West Overlooks and worked through challenges to refine project elements and scopes from a design and regulatory aspect. Since the United States Army Corps of Engineers (USACE) was awarded funds for the Dallas Floodway Extension project, halting design progress within the floodway, the construction of the Park will be done in a series of progressive builds. The Conservancy continues to have coordination meetings with the LGC and the City Liaison to progress design milestones.

As a result of moving to a series of builds, the Conservancy, LGC and City of Dallas, collectively, revised and updated Exhibit D, Development Schedule, to the Trinity River Corridor Phase I Premises Development Agreement among the LGC and the Conservancy. Exhibit D outlines the regulatory permitting process for the construction of Harold Simmons Park. The schedule now reflects the agreed upon process for issuance of regulatory building permits.

The Conservancy steadily advanced design for the East Overlook, accomplishing the 35% design milestone in 2021. The design consists of unique features creating diverse experiences for the public to enjoy.



As previously mentioned, collectively, the LGC, City and Conservancy have an understanding that the Conservancy will enhance, operate and maintain the City assets of Ron Kirk Bridge and the Gateways at Continental and Felix Lozada. The Conservancy is focusing on enhancements that are grounded in community input.

**END OF MEMORANDUM**





**Trinity Park Conservancy  
Harold Simmons Park  
Statements of Activities  
Q4 2021**

		Actual YTD	Budget YTD	Budget EOY FY2021	% Utilized Actual/EOY
	<b>Revenue</b>				
1	Contributions	8,419,585	21,000,000	21,000,000	40%
2	Grants	2,195,375	50,000	50,000	4391%
3	Earned Income	(8,845)	0	0	0%
4	<b>Total Revenue</b>	<b>10,606,115</b>	<b>21,050,000</b>	<b>21,050,000</b>	<b>50%</b>
	<b>Expense</b>				
5	Occupancy	80,516	93,546	93,546	86%
6	Personnel	1,306,961	1,700,541	1,700,541	77%
7	Operations	82,540	210,035	210,035	39%
8	Programs	122,667	69,000	69,000	178%
9	Travel	13,528	19,080	19,080	71%
10	Professional Services	2,580,648	8,324,580	8,324,580	31%
11	<b>Total Expense</b>	<b>4,186,860</b>	<b>10,416,782</b>	<b>10,416,782</b>	<b>40%</b>
12	<b>Change in Net Assets</b>	<b>6,419,255</b>	<b>10,633,218</b>	<b>10,633,218</b>	<b>60%</b>
13	<b>+ Net Assets - Beginning</b>	<b>25,811,521</b>	<b>25,811,530</b>	<b>25,811,521</b>	<b>0%</b>
14	<b>Net Assets - Ending</b>	<b>32,230,776</b>	<b>36,444,748</b>	<b>36,444,739</b>	<b>88%</b>

		<b>Project Funds</b>	
15	Restricted Cash on Hand as of 12/31/21	\$	16,054,801
16	Pledge Payments Scheduled before 12/31/22	\$	5,975,000
17	Cash Available to Meet Project Expenses	\$	22,029,801
18	Forecasted 2022 Cash Needs	\$	15,463,854
19	Pledge Payments Scheduled 2023-2025	\$	7,380,829
20	Verbal Commitments	\$	5,000,000
21	Contingent Gifts	\$	63,500,000
22	Total Anticipated Future Inflows	\$	75,880,829



## Trinity Park Conservancy Harold Simmons Park Narrative Q4 2021

### Revenue

- |          |               |                                                                          |
|----------|---------------|--------------------------------------------------------------------------|
| <b>1</b> | Contributions | Contributions from individuals                                           |
| <b>2</b> | Grants        | Foundation Grants                                                        |
| <b>3</b> | Earned Income | Reflects loss on sale of securities contributed in fulfillment of pledge |
| <b>4</b> | Total Revenue |                                                                          |

### Expense

- |           |                                           |                                                                                             |
|-----------|-------------------------------------------|---------------------------------------------------------------------------------------------|
| <b>5</b>  | Occupancy                                 | Includes costs allocated to rent & utilities                                                |
| <b>6</b>  | Personnel                                 | Includes costs allocated to personnel & benefits; PPP funding offset some of the expense    |
| <b>7</b>  | Operations                                | Includes costs allocated to data systems, insurances & supplies                             |
| <b>8</b>  | Programs                                  | Includes costs associated to community and donor engagement; including mailings & marketing |
| <b>9</b>  | Travel                                    | Travel expenses related to design                                                           |
| <b>10</b> | Professional Services                     | Professional consultancies in design, planning, legal, and community & donor engagement     |
| <b>11</b> | Total Expense                             |                                                                                             |
| <b>12</b> | <b>Change in Net Assets</b>               | Sum of Revenues minus expenses                                                              |
| <b>13</b> | <b>+ Net Assets - Beginning</b>           | Beginning balance                                                                           |
| <b>14</b> | <b>Net Assets - Ending</b>                | Calculated difference                                                                       |
| <b>15</b> | Restricted Cash on Hand as of 12/31/21    | HSP funds held in accounts                                                                  |
| <b>16</b> | Pledge Payments Scheduled before 12/31/22 | Scheduled pledge payments due current calendar year (2022)                                  |
| <b>17</b> | Cash Available to Meet Project Expenses   | Calculation of above lines                                                                  |
| <b>18</b> | Forecasted 2022 Cash Needs                | Forecast of 2022 expenses                                                                   |
| <b>19</b> | Pledge Payments Scheduled                 | As scheduled per commitments                                                                |
| <b>20</b> | Verbal Commitments                        | Verbal, not yet documented pledge                                                           |
| <b>21</b> | Contingent Gifts                          | Revenue not booked due to outstanding contingencies                                         |
| <b>22</b> | Total Anticipated Future Inflows          | Total, future cash payments                                                                 |

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CITY SECRETARY  
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Public Notice

220421

POSTED CITY SECRETARY  
DALLAS, T.X

TRINITY RIVER CORRIDOR  
LOCAL GOVERNMENT CORPORATION  
ANNUAL BOARD MEETING

Virtual WebEx/In-Person Meeting  
FRIDAY, April 22, 2022  
10:00 A.M. – 11:30 A.M.

**CANCELLED**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease, or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the LGC in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
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5. The deployment or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the Texas Open Meetings Act.
7. Deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. Section 551.089 of the Texas Open Meeting Act.

**Handgun Prohibition Notice for Meeting of Governmental Entities**

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

*"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."*

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

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**TRINITY RIVER CORRIDOR  
LOCAL GOVERNMENT CORPORATION  
BOARD MEETING**

Virtual WebEx/In-Person Meeting  
FRIDAY, May 20, 2022  
10:00 A.M. – 11:30 A.M.

**CANCELLED**

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**2022 JUN-13 AM 8:24**  
**CITY SECRETARY**  
**DALLAS, TEXAS**

**TRINITY RIVER CORRIDOR**  
**LOCAL GOVERNMENT CORPORATION**  
**BOARD MEETING**

Virtual WebEx/In-Person Meeting  
FRIDAY, June 17, 2022  
10:00 A.M. – 11:30 A.M.

**Public Notice**

**220614**

**POSTED** CITY SECRETARY  
DALLAS, T.X

**CANCELLED**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

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**TRINITY RIVER CORRIDOR  
LOCAL GOVERNMENT CORPORATION  
BOARD MEETING**

Virtual WebEx/In-Person Meeting  
FRIDAY, August 19, 2022  
10:00 A.M. – 11:30 A.M.

**CANCELLED**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
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CITY SECRETARY  
DALLAS, TEXAS

TRINITY RIVER CORRIDOR  
LOCAL GOVERNMENT CORPORATION  
BOARD MEETING

Virtual WebEx/In-Person Meeting  
FRIDAY, September 16, 2022  
10:00 A.M. – 11:30 A.M.

Public Notice

220859

POSTED CITY SECRETARY  
DALLAS, TX

**CANCELLED**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
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DALLAS, TEXAS

City of Dallas

Public Notice

220973

**TRINITY RIVER CORRIDOR  
LOCAL GOVERNMENT CORPORATION  
COMMITTEE RETREAT**

POSTED CITY SECRETARY  
DALLAS, TX

**October 21, 2022 at 9:00 a.m. – 12:00 p.m.  
Dallas City Hall, City Council Chambers and Videoconference**

**Video Conference:** <https://bit.ly/3Ctcw3f>  
**Telephone:** (408) 418-9388, **Access Code:** 2493 764 5267

The City of Dallas will make “Reasonable Accommodations” to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Dallas Water Utilities department by calling (214) 671-9554 or TTY (800) 735-2989, forty-eight (48) hours prior to the scheduled meeting. A video stream of the meeting will be available two business days after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

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### **AGENDA**

- I. **Call to Order** (Vincent T. Parker, Chair)
- II. **Public Speakers**
- III. **Approval of Minutes** – February 25, 2022
- IV. **Briefing on the United States Corps of Engineers Flood Risk Management project scope and timeline** (Sarah Standifer, Assistant Director, Dallas Water Utilities; and Sarwenaj Ashraf, Lead Engineer – Dallas Supplemental Projects, United States Army Corps of Engineers)
- V. **Trinity Park Conservancy Community Engagement Update** (Tony Moore, CEO Trinity Park Conservancy)
- VI. **Significance of Operations and Maintenance for a World Class Park** (Tony Moore, CEO Trinity Park Conservancy)
- VII. **TPC Priorities for 2023** (Tony Moore, CEO Trinity Park Conservancy)
- VIII. **LGC Priorities for 2023** (Vincent Parker, Trinity River LGC Chair)
- IX. **Other Public Speakers**
- X. **Adjournment**



**Handgun Prohibition Notice for Meetings of Governmental Entities**

**"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."**

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**"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."**

**EXECUTIVE SESSION NOTICE**

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
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4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt . Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical

infrastructure, or security devices. [Tex Govt. Code §551.089]

October 21, 2022 Trinity LGC Meeting

TRINITY RIVER CORRIDOR LOCAL GOVERNMENT CORPORATION  
VIRTUAL/IN-PERSON ANNUAL BOARD MEETING  
February 25, 2022 – 10:00 a.m.

**Board Members Present:**

Vincent T. Parker  
Gary Kutac  
Eddie Abeyta  
Diane Butler  
Dr. Andrew Quicksall  
Sarah P. Jackson  
Renee V. Martinez

**Board Members Absent:**

None

**1. Welcome**

Called the meeting to order – 10:02 a.m.

**2. Open Microphone Speakers on Minutes**

No speakers on items

**3. Approval of Minutes of the November 19, 2021 Trinity River Corridor Local Government Corporation (LGC) Board Meeting**

A motion to approve the November 19, 2021, meeting minutes, and to correct the date to 2021 instead of 2022 was made by Dr. Andrew Quicksall. Seconded by Eddie Abeyta. The motion was approved unanimously.

**4. Discussion and Approval of revisions to Exhibit D (Development Schedule) of the Contract between the Trinity River Local Government Corporation and the Trinity Park Conservancy**

Vincent T. Parker presented Exhibit D of the contract for consideration and approval. A motion to approve the revisions was made by Sarah Parker. Seconded by Diane Butler. The motion was approved unanimously.

**5. Discussion of Section 5.1 of the LGC/TPC Agreement regarding an extension of the TPC's required fundraising activities from April 20, 2022 to April 20, 2024, and Approval for the LGC Chair to provide written consent for the extension as required by Section 5.1 (j) of the LGC/TPC Agreement.**

A motion to provide written consent for an extension of fundraising activities for an additional two years until April 2024 was made by Diane Butler and seconded by Dr. Andrew Quicksall. The motion was approved unanimously.

**6. Update on the Trinity Park Conservancy's Fourth Quarter Financial Report and Annual Report**

Tony Moore, President and CEO, Trinity Park Conservancy; and Sarah Fletcher, CFO, Trinity Park Conservancy, gave an update on the Trinity Park Conservancy's (TPC) 4<sup>th</sup> Quarter Financial Report and TPC Annual Report.

**7. Other Open Microphone Speakers**

No speakers on items

**8. Adjournment**

The meeting was adjourned at 10:53 a.m.

APPROVED BY:

ATTEST:

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Vincent T. Parker, Chair  
Trinity River Corridor LGC

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Gary Kutac, Secretary  
Trinity River Corridor LGC

# Dallas Floodway and Dallas Floodway Extension:

October 2022



US Army Corps of Engineers  
**BUILDING STRONG®**



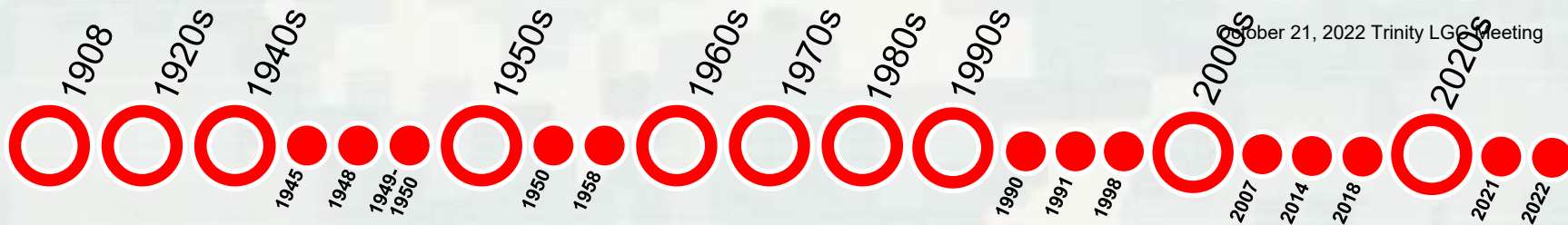
# Presentation Overview

- Background
- Program Overview
- Regional Water Management
- Operation and Maintenance
- Bi-Partisan Budget Act of 2018
- Flood Protection Projects
- Program Schedule



# Background





- **1908** – Major Flooding. Caused downtown and all West Dallas to be devastated with damages totaling more than \$5 Million
- **Mid 1920s** – Levees were constructed upstream of the Elm Fork and West Fork confluence
- **1928** – *Construction began on the floodway improvement project*
- **1942** – April flood occurred; levees withstood it
- **1945** – *Amendment of the River and Harbor Act to include flood risk management*
- **1948** – *USACE and the project sponsor, the Dallas County Flood Control District entered into an agreement for the Dallas County Flood Control District to participate in the project for the Dallas Floodway.*
- **1949-1950** – Major flood occurs resulting in Congress commissioning a new USACE District in Fort Worth in 1950
- **1950** – *Amendment of the River and Harbor Act to include flood risk management*
- **1950s** – Major USACE reconstruction begins
- **1958** – USACE completes Dallas Floodway reconstruction project.
- **1960** – The Dallas Country Flood Control District formally accepts the USACE Operation and Maintenance Manual for the Dallas Floodway Project.
- **1963** – **1975** City of Dallas improved the interior drainage by adding several Pump Stations
- **1979** – City of Dallas added pumps to Able, Charlie, Pavaho and Delta Pump Stations
- **1989** – Two floods occurred, causing \$12 Million in damage.
- **1990** – Another major flood occurred causing \$300 Million in damages to the Trinity River basin
- **1991** – Major floods in April, October and December caused \$242 Million
- **1998** – Dallas voters authorized \$246 Million to fund flood control, transportation and recreation in the Trinity River Corridor
- **2006** – Major flood occurs resulting significant property damage
- **2007** – Congress authorized the Dallas Floodway Project for construction in the Water Resources Development Act of 2007 at a total project cost of \$459 Million.
- **2012** – *Base Condition Risk Assessment was conducted by USACE.*
- **2014** – *Base Condition Risk Assessment was incorporated into the Final Feasibility Report. Amendment to the Water Resources Development Act of 1986*
- **2015** – *Record of decision (ROD) was issued in 2015 which allows for design and construction to begin (\$673,066,000)*
- **Aug 2017** – Hurricane Harvey
- **Feb 2018** – Bipartisan Budget Act of 2018, Public Law 115-123
- **June 2019** – *the PPA was signed between the Department of the Army and the City of Dallas*
- **Oct 2020** – Hampton and Nobles Branch Design Contract awarded
- **Feb 2021** – Completed AT&SF Demo
- **Sept 2021** – Awarded 277k Levee Raise and 4:1 Slope Flattening Construction Contract
- **Feb 2022** – Awarded Trinity Portland Pump Station Construction Contract
- **March 2022** – Awarded Charlie Pump Station Construction Contract
- **Current** – Conducting a Change Control Board for Dallas Floodway.

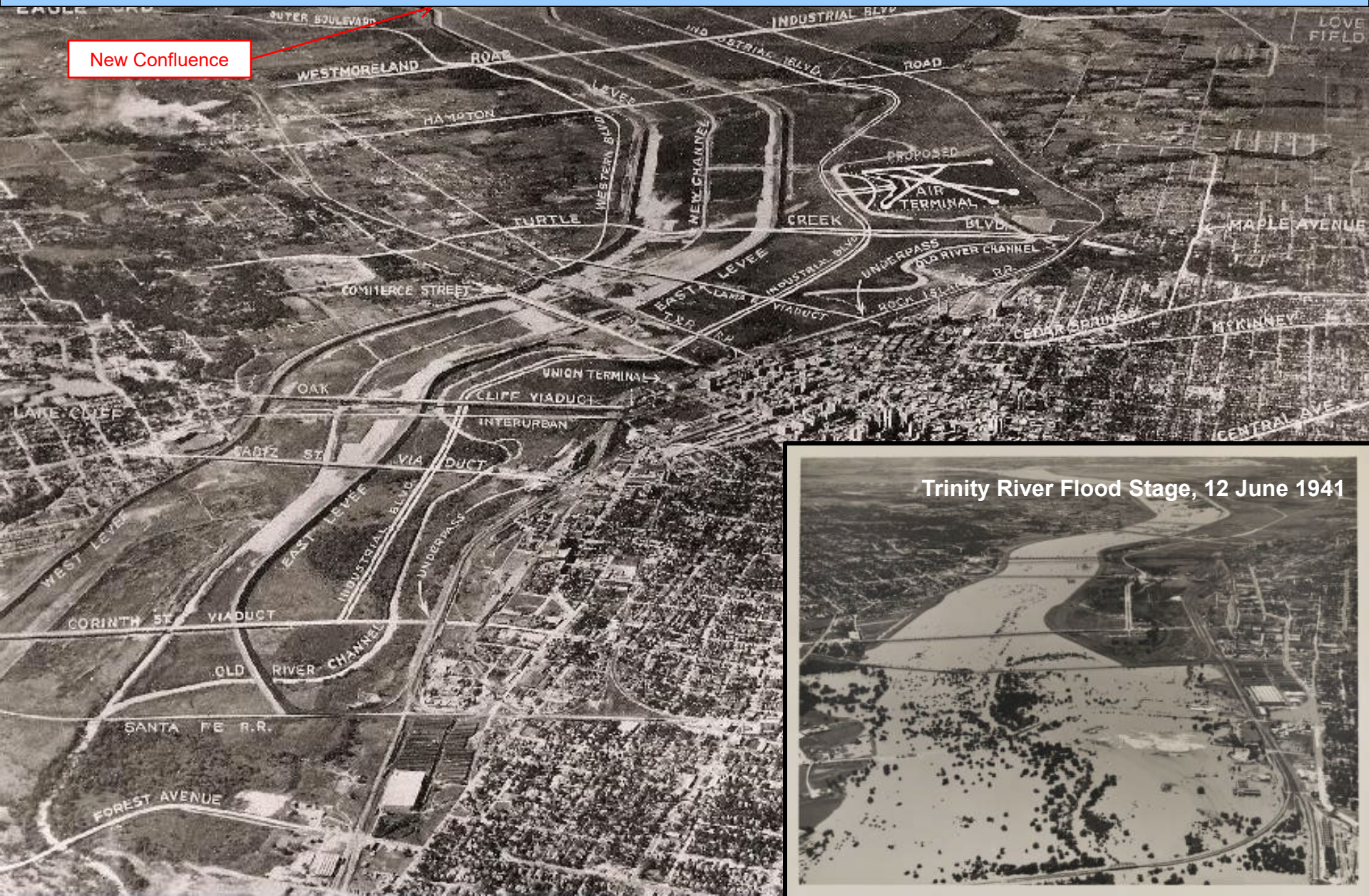




# Trinity River in Dallas through the years

## First Dallas Floodway levee system as built: 1930

October 21, 2022 Trinity LGC Meeting



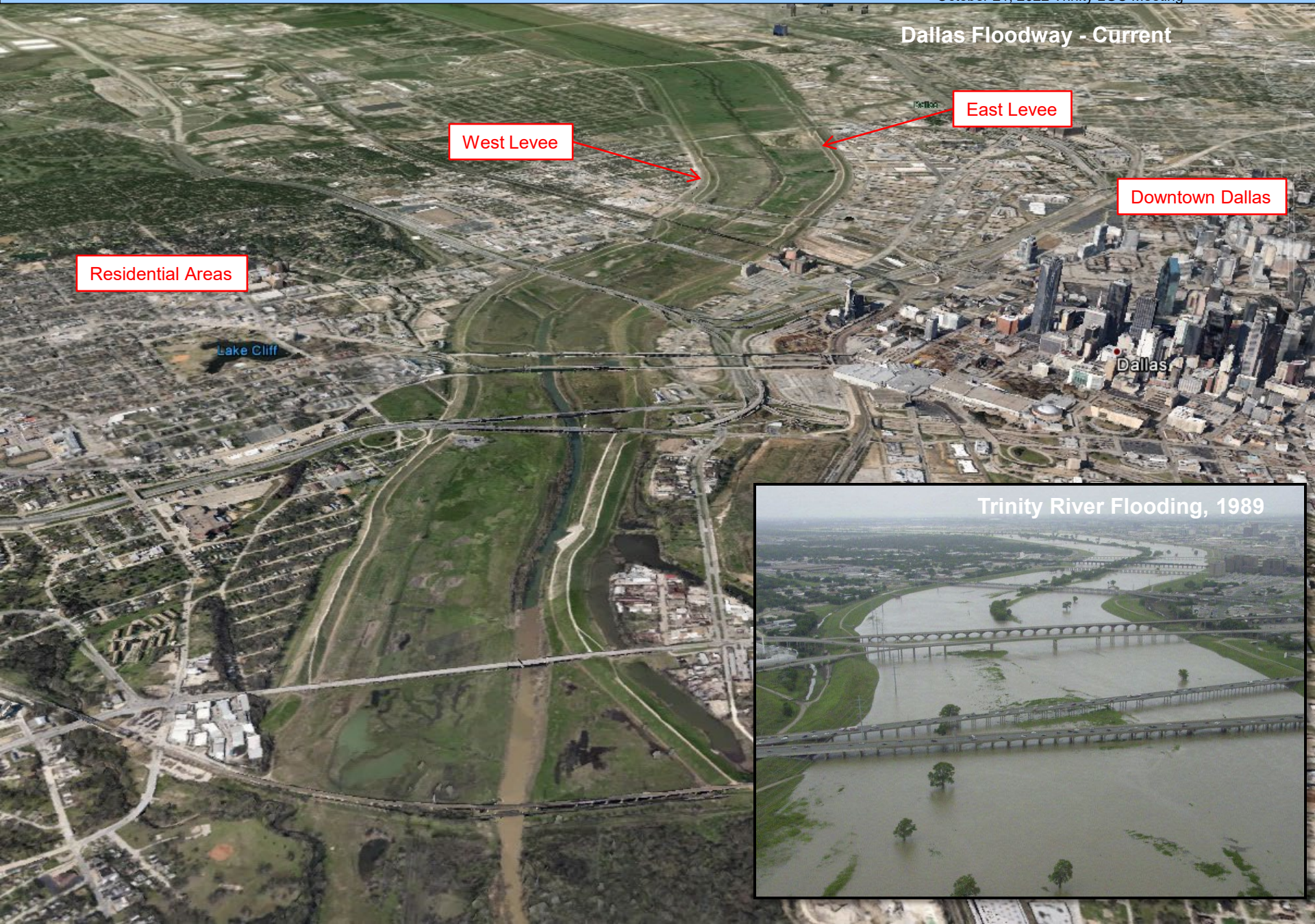
Trinity River Flood Stage, 12 June 1941





# Historic Context: USACE Strengthening in 1950s - Today

October 21, 2022 Trinity LGC Meeting



Dallas Floodway - Current

West Levee

East Levee

Downtown Dallas

Residential Areas

Lake Cliff

Dallas



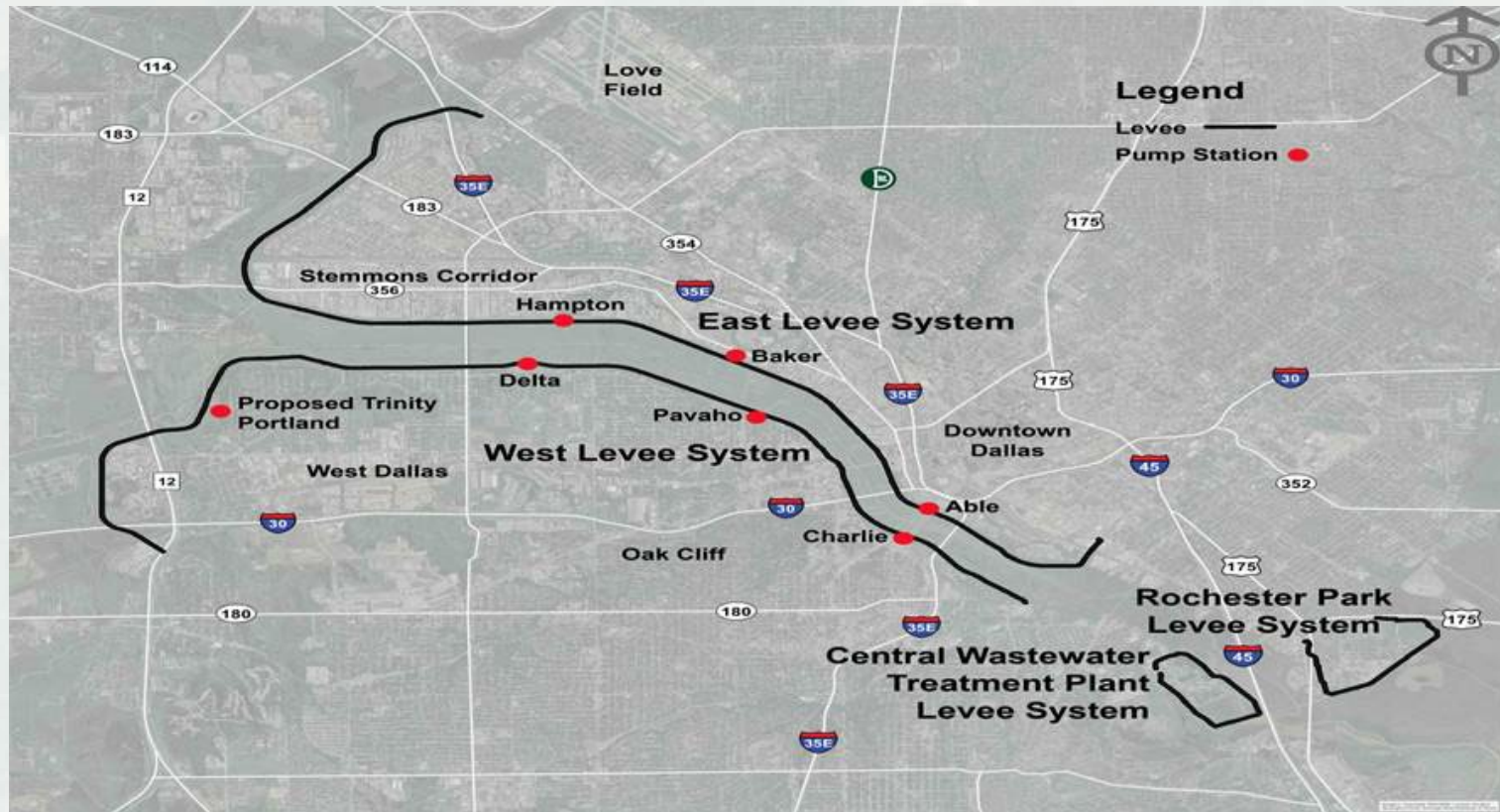
Trinity River Flooding, 1989



# Program Overview



# Dallas Floodway System



# Dallas Floodway

- Water Resources Development Act of 2007 established the current project known as the Dallas Floodway Project
- Final approvals and a record of decision (ROD) was issued in 2015 which allows for design and construction to begin
- 2015 decision outlines:
  - ▶ Federal cost share project (\$673M – 65% federal and 35% local)
  - ▶ Non-federal cost share project
  - ▶ Project implementation order
  - ▶ Project funded through workplan, no federal funding to date
- 2018 Bi-Partisan Budget Act appropriated all flood risk management projects to be complete on an expedited schedule



# Dallas Floodway

- Dallas Floodway geographic boundary:
  - ▶ West and Elm Forks through the confluence of the Trinity River to the AT&SF bridge near the DART line at 8<sup>th</sup> Street/Riverfront



# Dallas Floodway Extension

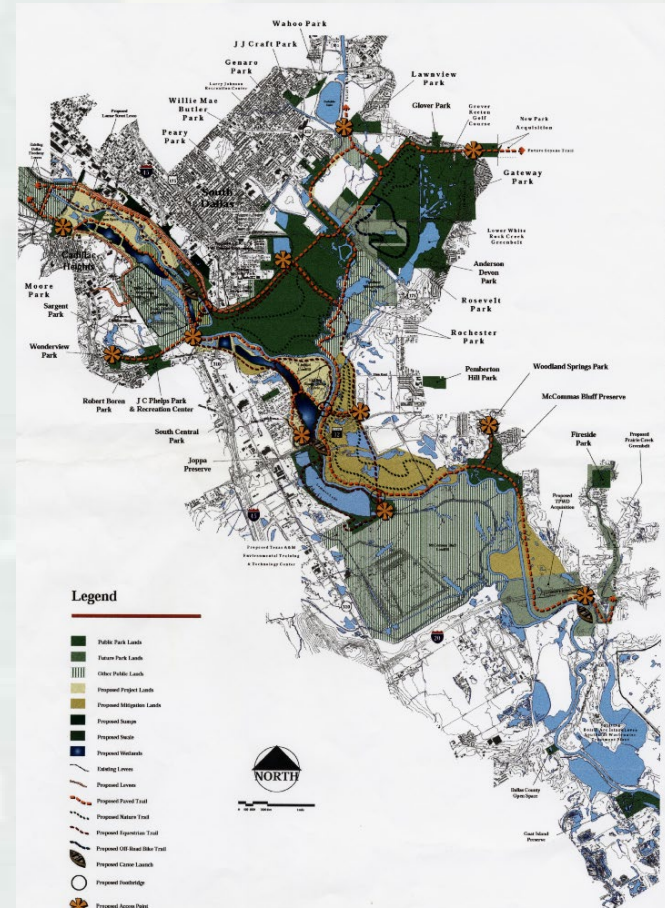
- Dallas Floodway Extension was authorized in 1965 as part of the partnership with the Corps
- Major flooding in the late 1980s/early 1990s resulted in the City building the Rochester Levee and making major improvements to the Central Wastewater Treatment Levee ahead of the Corps' study completion
- 2018 Bi-Partisan Budget Act appropriated all flood risk management projects to be complete on an expedited schedule





# Dallas Floodway Extension

- Dallas Floodway Extension geographic boundary:
  - ▶ AT&SF bridge near the DART line at 8th to IH20/Dowdy Ferry

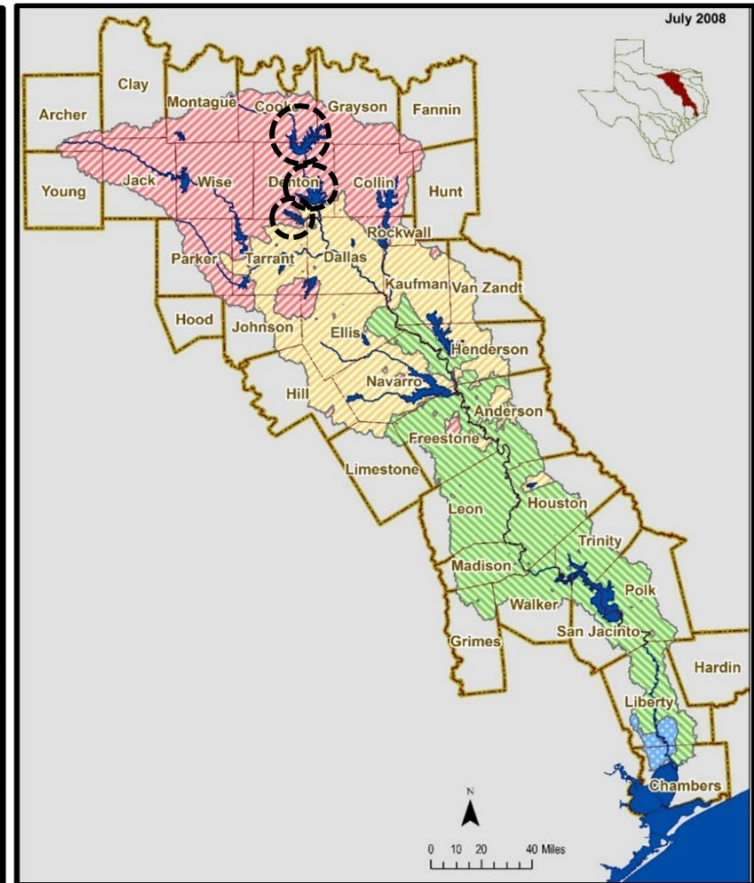
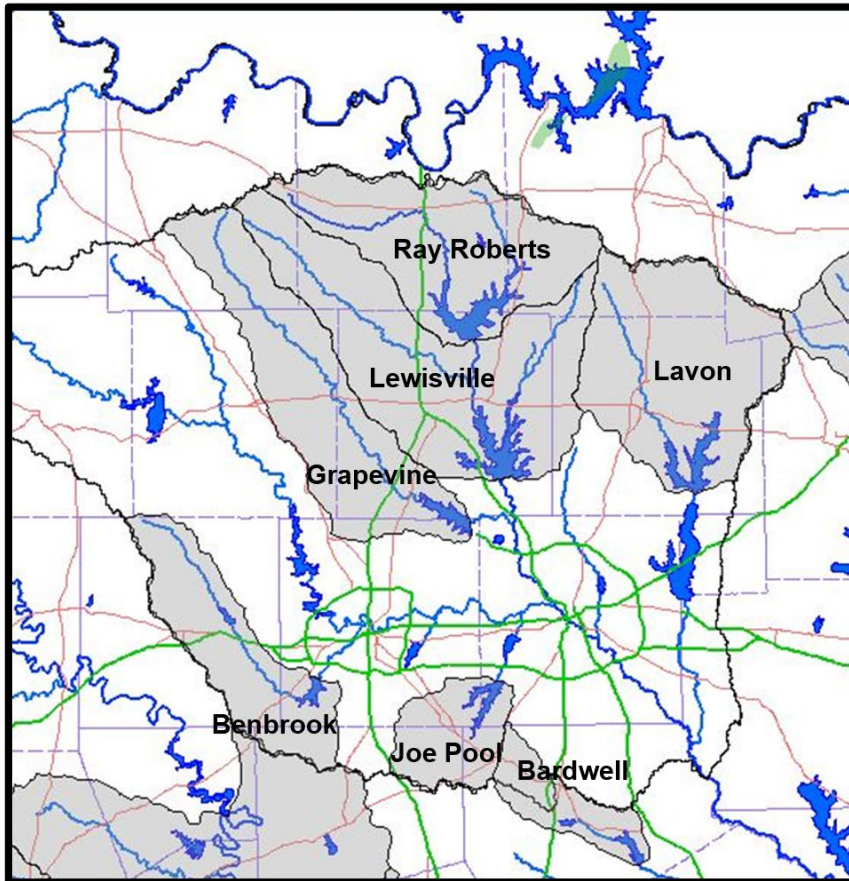




# Regional Water Management



# Water Management



# Operations and Management



# Operations and Maintenance

- City maintains eligibility in Public Law 84-99 through compliance with operations and maintenance (O&M)
  - ▶ PL 84-99 provides emergency flood fighting assistance and rebuild efforts in the event of a publicly declared disaster
- O&M requirements must be met to not negatively impact USACE and FEMA related regulations



# Operations and Maintenance

- City responsibility to adhere to O&M manuals for each project implemented
  - ▶ Design, Construction and O&M is reviewed and approved by USACE
- USACE inspects the levees, sumps, river and pump stations
  - ▶ Annually and periodically inspections
    - Annual O&M Inspection completed (13 – 15 Oct 2021)



# Operations and Maintenance

- In order to move forward with any construction that touches the levee template, DF and DFE lands, easements, and rights-of-way, it requires additional permitting by the USACE commonly referred to as a 408
  - ▶ Template is any land within 150' from the toe and the levee
  - ▶ City is responsible for ensuring compliance for any action permitted through the life of the improvement
- Projects that touch the waters of the US may require a 404 permit or Section 10 Permit



# Bi-Partisan Budget Act of 2018 Supplemental Projects





# Supplemental Background

- Following a series of disaster declarations, Congress recognized the importance of fully funding flood risk management projects that could be implemented on an expedited schedule
- Dallas Floodway and Dallas Floodway Extension met criteria set and received:
  - ▶ \$223M in federal and local funding for the Dallas Floodway
  - ▶ \$135M in federal funding for Dallas Floodway Extension





# Supplemental Background

- City is required to perform, and cost participate in certain items:
  - ▶ Cost share for Dallas Floodway (65% federal and 35% local):
  - ▶ Cost share for Dallas Floodway Extension (100% federal):
  - ▶ City required to obtain fee simple land acquisitions, subject to potential reimbursement, easements and utility relocations, and all land must be “clean” upon transfer to USACE for construction
- City and USACE are partnering to review all design and construction activities

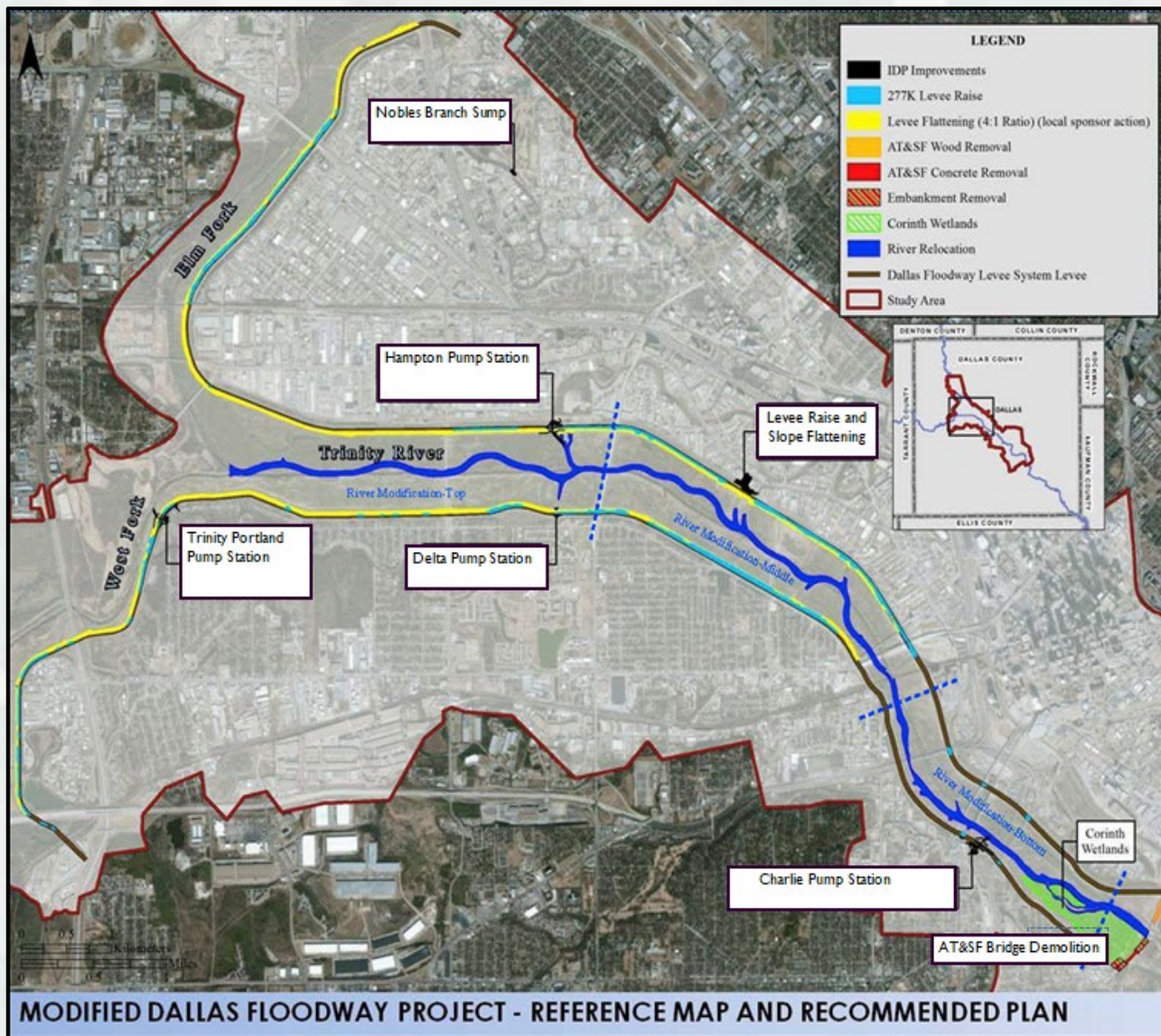


# Flood Protection Projects



# Dallas Floodway Supplemental

October 11, 2022 Trinity Levee Meeting



# 277K CFS Levee Raise & Side Slope Flattening

October 21, 2022 Training Meeting

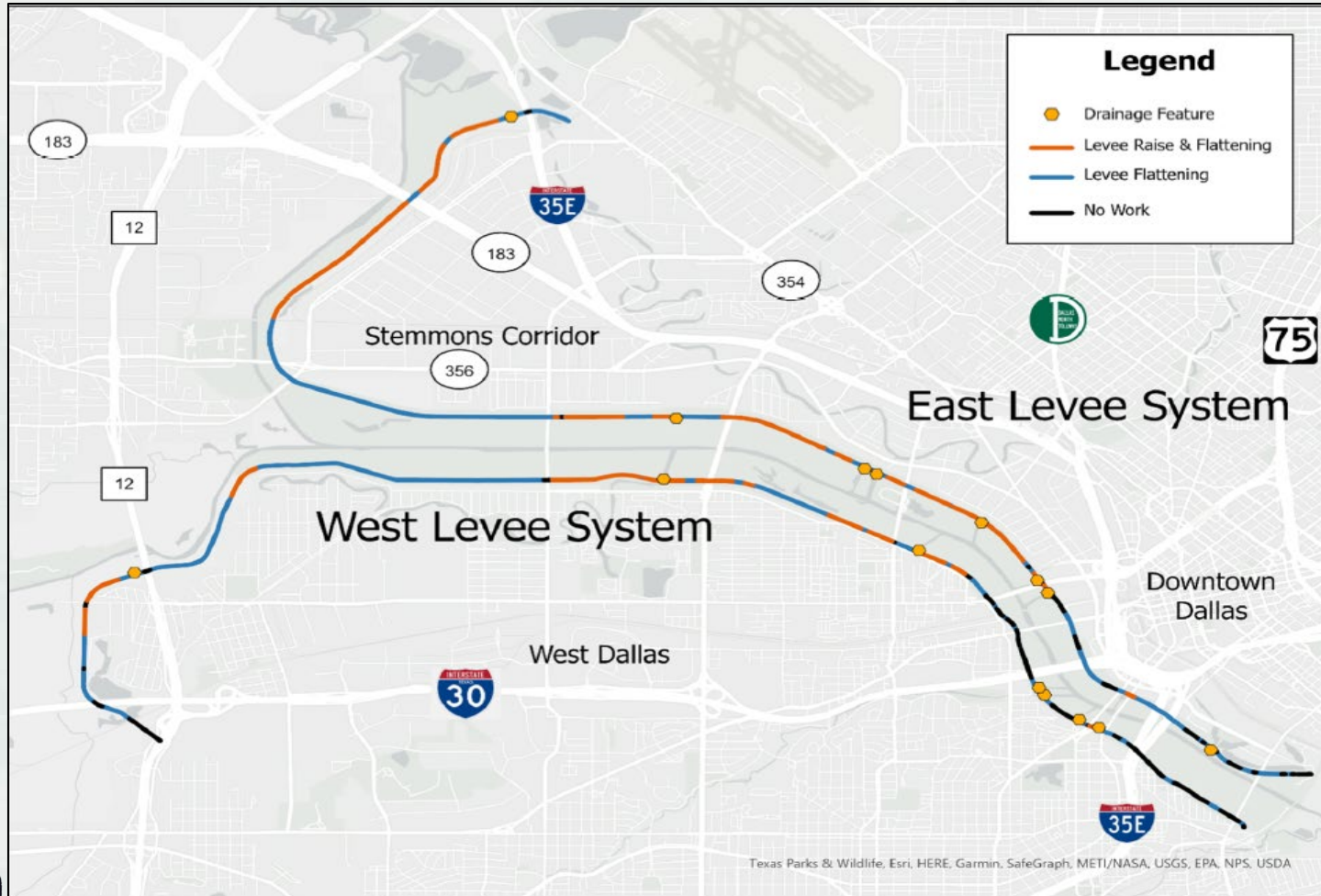
- Raising both the east and west levees to be able to sustain a 277K Cubic Feet per Second (CFS) water surface elevation along the entire length of the levee where the elevation is less than the water surface elevation corresponding to the 277k flow.
- Side slope flattening on river side of the levees (anywhere the existing slope is steeper than 4H:1V)
- Current Status
  - ▶ Design-Build construction contract awarded on 29 September 21 to SWVC in the amount of ~\$56M
  - ▶ Construction began in June 2022 and is scheduled to be completed in summer 2024





# 277K/4:1 Slope Flattening Site Plan

October 21, 2022 Trinity LGC Meeting



# Project Improvements

- Reduce Flood Risk
- Minimize Flood Impacts
- Less Steep and Increase Embankment Stability
- Decrease Operations & Maintenance Costs



# Project Improvements

- During construction, the level of protection that the levee provides will not be compromised at any time.
- There are redundancies built into the construction methodology to maintain the current levee integrity.
- The construction is scheduled to be performed in sections.
- As construction progresses the Corps and the City will inform the community of any scheduled interruptions to the recreational opportunities.



# Trinity Portland Pump Station

- Build new pump station
  - ▶ 2 – 125K gallons per minute (gpm) concrete volute pumps
    - Total capacity of 250K gpm
  - ▶ 1 – 6K gpm low flow sump pump
- Current Status
  - ▶ Design-Build construction contract awarded on 24 February 22 to RKE in the amount of ~\$59M
  - ▶ Design efforts are underway
  - ▶ Construction is scheduled to start in winter 2023 and finish in spring 2025





October 21, 2022 Trinity LGO Meeting



# Charlie Pump Station

October 21, 2022 Trinity LGC Meeting

- Build new pump station and demolish the existing pump station
  - ▶ 3 – 75K gpm concrete volute pumps
    - Total capacity of 225K gpm
  - ▶ 1 – 6K gpm low flow sump pump
- Demolish the old pump station
  - ▶ Completed when new pump station is online
  - ▶ This will be a separate contract
- Current Status
  - ▶ Design-Build construction contract awarded on 15 March 22 to LGC in the amount of ~\$63.6M
  - ▶ Design efforts are underway
  - ▶ Construction is scheduled to start in spring 2023 and finish in spring 2025



October 21, 2022 Trinity LGC Meeting



# Delta Pump Station

October 21, 2022 Trinity LGC Meeting

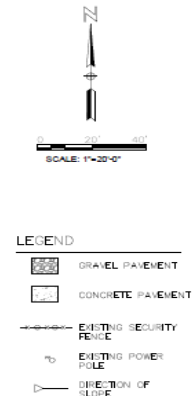
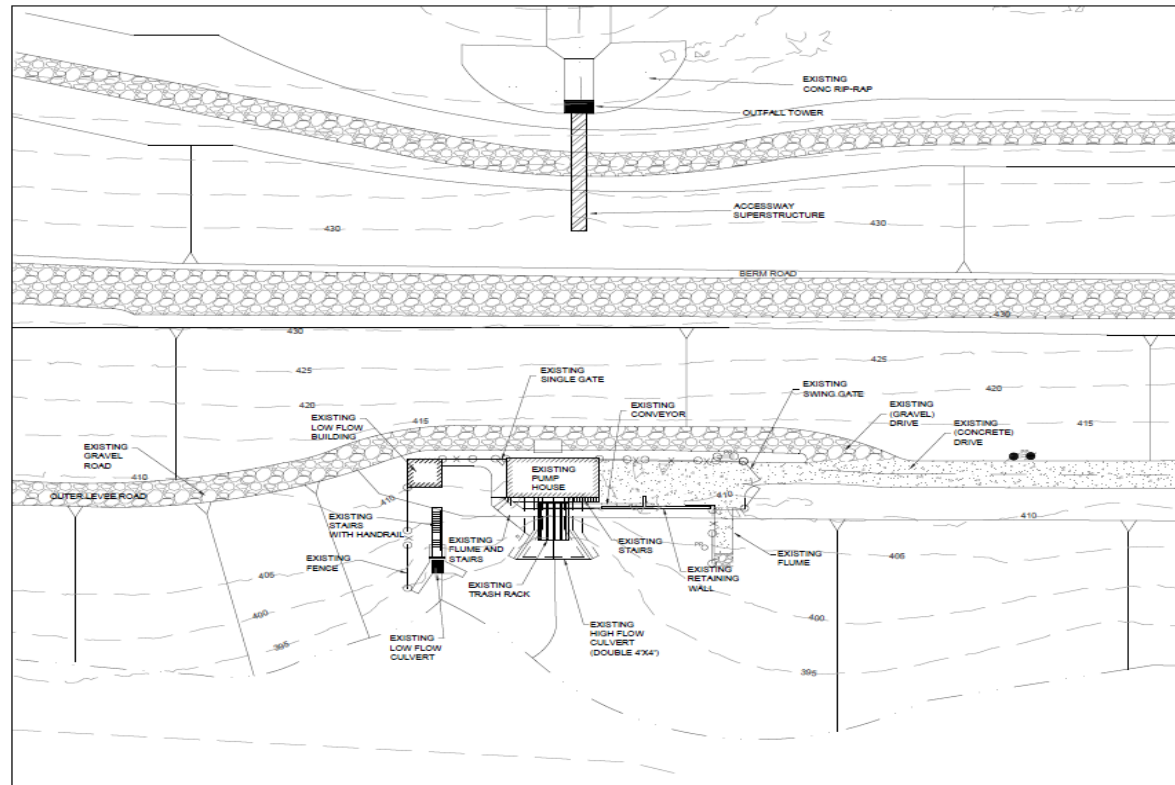
- Demolition and replacement of existing pump station
- 2 replacement pumps – 700 HP
- Upgraded electrical, HVAC, trash rack, and access road
- Expected award amount ~\$9M
  
- Current Status
  - ▶ Design-Build RFP was advertised on 26 May 2022
  - ▶ Project is scheduled to be awarded in spring 2023
  - ▶ Construction scheduled to start in winter 2023 and finish in fall 2025





# Delta Pump Station Site Plan

October 21, 2022 Trinity LGC Meeting



PROJECT NO. DRAWING NO. SHEET NO.	DATE BY CHECKED BY DESIGNED BY ENGINEER
U.S. ARMY CORPS OF ENGINEERS DISTRICT OF NEW ORLEANS 1717 PINE STREET NEW ORLEANS, LA 70119	U.S. ARMY CORPS OF ENGINEERS DISTRICT OF NEW ORLEANS 1717 PINE STREET NEW ORLEANS, LA 70119
EXISTING SITE PLAN	
SHEET NO. <b>CS-100</b>	

\*CONCEPTUAL DRAWINGS  
 NOT ISSUED FOR CONSTRUCTION\*  
 1717 PINE STREET SUITE 1400  
 NEW ORLEANS, LA 70119  
 PHONE: 504-586-1000 FAX: 504-586-1001



# Hampton Pump Station

October 21, 2022 Trinity LGC Meeting

- Design-Bid-Build
- Build new pump station (Hampton 3)
  - ▶ 5 – 140K gpm concrete volute pumps
    - Total capacity of 700K gpm
- Renovate existing pump station (NHX) to include electrical upgrades and AC/Remote Terminal Unit
- Expected award amount ~\$111M
- Demolish the old pump station
  - ▶ Not part of the Hampton 3 & NHX design
- Current Status
  - ▶ Design is underway and scheduled completion in fall 2022
  - ▶ Construction of Hampton 3 is scheduled to start in summer 2023
  - ▶ Construction of NHX is scheduled to start in winter 2025



## October 21, 2022 Trinity LGC Meeting



# Nobles Branch Sump

October 21, 2022 Trinity LGC Meeting

- Design-Bid-Build
- Add 4–60-inch pipe culverts with sluice gates
- Extend existing 60-inch gated culvert under Empire Central Drive
- Replace existing sluice gate and headwall
- Realign existing 48-inch Reinforced Concrete Pipe (RCP) to parallel the new 60-inch culverts
- Expected award amount ~\$5M
  
- Current Status
  - ▶ Design is complete
  - ▶ Construction solicitation scheduled for fall 2022
  - ▶ Construction scheduled to start in winter 2023 and finish in fall 2024





October 21, 2022 Trinity CCM Meeting



# AT&SF Bridge Demolition

- Demo the existing trestle and concrete bridge
- Awarded for \$1.7M
- Current Status
  - ▶ Construction completed February 2021

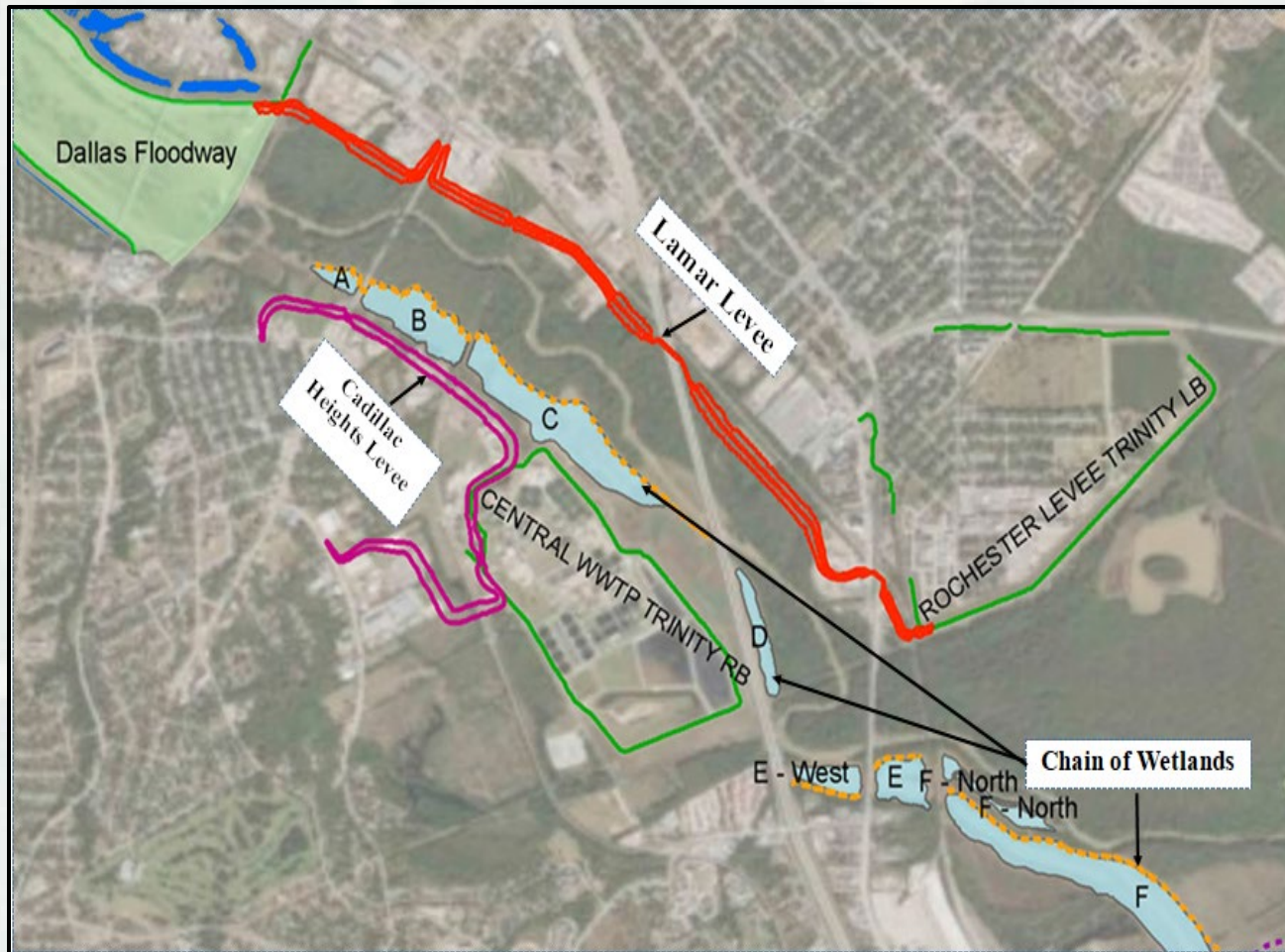


Old AT&SF Rail Service

Current Rail Service



# Dallas Floodway Extension Supplemental





# Lamar Levee

October 21, 2022 Trinity LGC Meeting

- Design-Bid-Build
- ~3 miles earthen levee with floodwalls and flood gates
- Drainage sumps and levee crossings
- Following the current risk-informed design recommendations from the 2019 Semi-Quantitative Risk Assessment
- Expected award amount ~\$80M
  
- Current Status
  - ▶ Design contract was awarded on 29 September 2021
  - ▶ Design is underway and scheduled to be completed in summer 2023
  - ▶ Construction is scheduled to start in winter 2024 and finish in spring 2026



# Cadillac Heights Levee

- Design-Bid-Build
- ~2.25 miles earthen levee with floodwalls and flood gates
- At least three railroad crossings and five major street crossings
- Risk assessment will be performed after the interim design submittal
- Expected award amount ~\$55M
  
- Current Status
  - ▶ Design contract was awarded on 3 December 2021
  - ▶ Design is underway and scheduled to be completed in fall 2023
  - ▶ Construction is scheduled to start in summer 2024 and finish in fall 2026

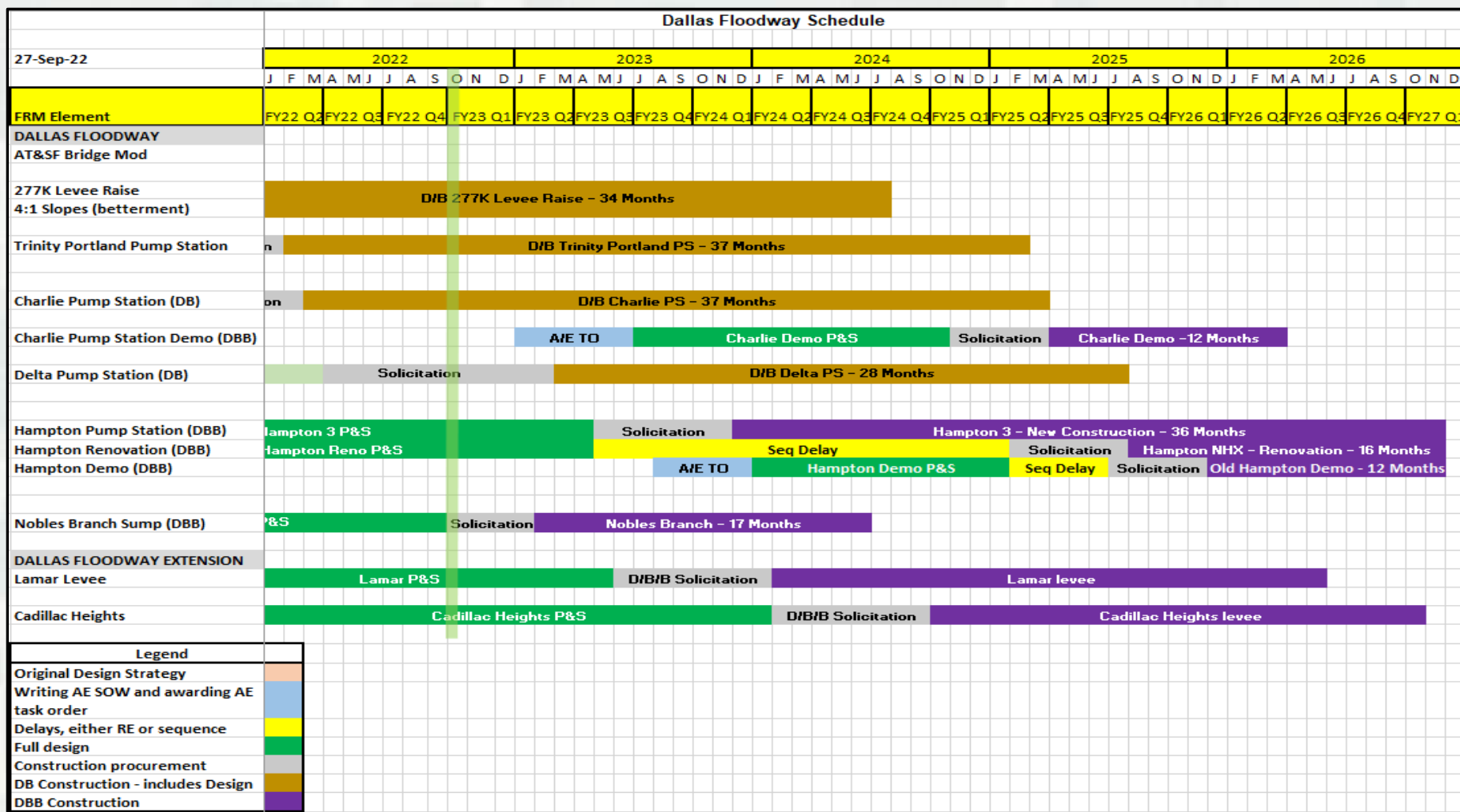


# Project Schedule



# Schedule

October 21, 2022 Trinity LGC Meeting



# Questions?





# Trinity Park Conservancy Update



# Community Engagement

- Keeping the conversation going... A continuous process
- Seeking input for direction and validation
- Understanding Nearby and A-far communities



# Sharing Design Concepts

- Multi-use Sport Courts
- Bike & Skate Parks
- Event Lawns
- Splash Pads
- Access to public spaces
- Free Programming
- Welcoming for All
- Shade
- Cool-down Water Features
- Dog Park
- Availability of Public Transportation
- Vendor Integration
- Accessibility to Jobs
- Security and Upkeep
- Displacement

# Operations and Maintenance

- The Golden Standard
- The Dallas Expectation...Security and Maintenance
- The 5-year Itch









# 2023 Main Objectives

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**The Momentum Builders**

**RECEIVED**

2022 NOV 15 AM 8:42  
CITY SECRETARY  
DALLAS, TEXAS



**Public Notice**

221070

**POSTED** CITY SECRETARY  
DALLAS, TX

**TRINITY RIVER CORRIDOR  
LOCAL GOVERNMENT CORPORATION  
ANNUAL BOARD MEETING**

**November 18, 2022 at 10:00 a.m. – 11:30 a.m.  
Dallas City Hall, City Council Chambers and Videoconference**

**Video Conference: <https://bit.ly/3NPomtX>  
Telephone: (408) 418-9388 Access Code: 2487 119 1770**

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**AGENDA**

- I. **Call to Order** (Vincent T. Parker, Chair)
- II. **Public Speakers**
- III. **Approval of Minutes** – October 21, 2022
- IV. **Introduction of newly appointed Trinity River Corridor LGC board member** (Vincent T. Parker, Chair)
- V. **Approval of Trinity River LGC 2023 Board Meeting Schedule (Attached)**
- VI. **Nomination and Election of 2023 LGC Board Officers and appointment of work groups.**
- VII. **Update on the LGC’s Finance Report** (Eddie Abeyta, Treasurer)
  - a. Approval of Waiver of Audit
  - b. Approval of Financial Statements
- VIII. **Other Public Speakers**
- IX. **Adjournment**



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4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt . Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

TRINITY RIVER CORRIDOR LOCAL GOVERNMENT CORPORATION  
VIRTUAL/IN-PERSON COMMITTEE RETREAT  
October 21, 2022 – 9:00 a.m.

**Board Members Present:**

Vincent T. Parker  
Gary Kutac  
Eddie Abeyta  
Diane Butler  
Dr. Andrew Quicksall  
Sarah P. Jackson  
Renee V. Martinez

**Board Members Absent:**

None

**1. Welcome**

Called the meeting to order – 9:04 a.m.

**2. Open Microphone Speakers**

No speakers on items

**3. Approval of Minutes of the February 25, 2022, Trinity River Corridor Local Government Corporation (LGC) Board Meeting**

A motion to approve the February 25, 2022, meeting minutes was made by Diane Butler. Ms. Butler also motioned to correct the name of Sarah Parker to Sarah Jackson on item 4. Seconded by Eddie Abeyta. The motion was approved unanimously.

**4. Update on the United States Army Corps of Engineers Flood Risk Management project scope and timeline.**

Sarwenaj Ashraf, Lead Engineer – Dallas Supplemental Projects, United States Army Corps of Engineers and Sarah Standifer, Assistant Director, Dallas Water Utilities briefed the board on the responsibilities of the City and Corps for the flood risk management system, as well as the status of projects in the Dallas Floodway and Dallas Floodway Extension.

**5. Update on the Trinity Park Conservancy's community engagement work.**

Tony Moore, CEO, Trinity Park Conservancy, briefed the board on its efforts to ascertain from the Dallas community the desired features and conditions necessary for the success of the Harold Simmons Park.

**6. Briefing on the significance of operations and maintenance for a world class park.**

Tony Moore, CEO, Trinity Park Conservancy, described to the board the central need to ensure robust operations and maintenance capacity to support the Harold Simmons Park, along with ongoing funding sources.

**7. Other Open Microphone Speakers**

No speakers on items

**8. Adjournment**

The meeting was adjourned at 11:30 a.m.

APPROVED BY:

ATTEST:

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Vincent T. Parker, Chair

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Gary Kutac, Secretary



TRINITY RIVER CORRIDOR LOCAL GOVERNMENT CORPORATION  
VIRTUAL/IN-PERSON ANNUAL BOARD MEETING  
February 25, 2022 – 10:00 a.m.

**Board Members Present:**

Vincent T. Parker  
Gary Kutac  
Eddie Abeyta  
Diane Butler  
Dr. Andrew Quicksall  
Sarah P. Jackson  
Renee V. Martinez

**Board Members Absent:**

None

**1. Welcome**

Called the meeting to order – 10:02 a.m.

**2. Open Microphone Speakers on Minutes**

No speakers on items

**3. Approval of Minutes of the November 19, 2021 Trinity River Corridor Local Government Corporation (LGC) Board Meeting**

A motion to approve the November 19, 2021, meeting minutes, and to correct the date to 2021 instead of 2022 was made by Dr. Andrew Quicksall. Seconded by Eddie Abeyta. The motion was approved unanimously.

**4. Discussion and Approval of revisions to Exhibit D (Development Schedule) of the Contract between the Trinity River Local Government Corporation and the Trinity Park Conservancy**

Vincent T. Parker presented Exhibit D of the contract for consideration and approval. A motion to approve the revisions was made by Sarah Jackson. Seconded by Diane Butler. The motion was approved unanimously.

**5. Discussion of Section 5.1 of the LGC/TPC Agreement regarding an extension of the TPC's required fundraising activities from April 20, 2022 to April 20, 2024, and Approval for the LGC Chair to provide written consent for the extension as required by Section 5.1 (j) of the LGC/TPC Agreement.**

A motion to provide written consent for an extension of fundraising activities for an additional two years until April 2024 was made by Diane Butler and seconded by Dr. Andrew Quicksall. The motion was approved unanimously.

**6. Update on the Trinity Park Conservancy's Fourth Quarter Financial Report and Annual Report**

Tony Moore, President and CEO, Trinity Park Conservancy; and Sarah Fletcher, CFO, Trinity Park Conservancy, gave an update on the Trinity Park Conservancy's (TPC) 4<sup>th</sup> Quarter Financial Report and TPC Annual Report.

**7. Other Open Microphone Speakers**

No speakers on items

**8. Adjournment**

The meeting was adjourned at 10:53 a.m.

APPROVED BY:

ATTEST:

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Vincent T. Parker, Chair  
Trinity River Corridor LGC

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Gary Kutac, Secretary  
Trinity River Corridor LGC

## **Trinity River Corridor Local Government Corporation 2023 Board Meeting Schedule**

- Friday, January 20, 2023
- Friday, February 17, 2023
- March 2023: No Meeting
- Friday, April 21, 2023
- Friday, May 19, 2023
- Friday, June 16, 2023
- July 2023: No Meeting
- Friday, August 18, 2023
- Friday, September 15, 2023
- Friday, October 20, 2023 – 9 a.m. (Board Retreat)
- Friday, November 17, 2023
- December 2023: No Meeting

*Note: All meetings begin at 10 a.m. except the board retreat on October 20, 2023.*

*This schedule was approved by the board at the November 18, 2022, meeting.*

## Open Positions 2023

Term: One Year

All officers are elected by the LGC Board

	CURRENT OFFICE HOLDERS	I'M INTERESTED	I NOMINATE
Chair	Vincent T. Parker		
Vice-Chair	Dr. Andrew Quicksall		
Secretary	Gary Kutac		
Treasurer	Eddie Abeyta		

## Work Groups

	I'M INTERESTED	I NOMINATE
Contract Revision Team		
Park Excellence/ O & M		
Community Engagement		



## **Trinity River Local Government Corporation (TRLGC) Work Groups for 2023**

### **Contract Revision**

#### **Purpose**

- To collaborate with the City of Dallas, TRLGC and TPC liaisons along with the City Attorney's Office (CAO) to evaluate contract modifications to the Master Agreement between the City of Dallas and the TRLGC and the management and development contract with the Trinity Park Conservancy.
- To make recommendations to the TRLGC board for approval and presentation to the Dallas City Council.

### **Park Excellence???** (in lieu of "O&M")

#### **Purpose**

- To collaborate with TPC, City of Dallas staff and consultants in developing a budget for the long-term viability, support, and care of the HSP
- Explore funding opportunities and mechanisms to sustain long term viability and care of the HSP and make recommendations to the TRLGC.

### **Community Engagement**

#### **Purpose**

- To explore opportunities and offer recommendations for housing stabilization in the neighborhoods surrounding HSP.
- To support and offer advice to TPC in its community relations strategy

**TRINITY RIVER CORRIDOR LOCAL GOVERNMENT CORPORATION**  
**1500 Marilla Street, Room 2BS**  
**Dallas, TX 75201**

November 7, 2022

T.C. Broadnax  
City Manager, City of Dallas  
1500 Marilla Street, Room 4EN  
Dallas, TX 75201

Dear Mr. Broadnax,

The Trinity River Corridor Local Government Corporation (LGC) Master Development and Use Agreement between the City of Dallas and the LGC requires the LGC to provide audited financial statements to the City Manager and Chief Financial Officer each year. I have attached the unaudited financial statements for fiscal year 2022 prepared by the City Controller's Office that reports \$1,619.54 of cash. There were no other assets, liabilities, revenues, or expenditures during fiscal year 2022. The cost of an independent audit for fiscal year 2022 will greatly exceed the amount of the cash balance; therefore, I am requesting a waiver of the audit requirement for fiscal year 2022. The Board of Directors will evaluate the financial transactions of the LGC annually to determine if the amount is material enough to justify an external audit. I understand that once the LGC begins having an external audit, the entity will continue to have an external audit until the dissolution of the entity.

In addition, the LGC is required to provide the City Manager with an annual operating budget in advance for fiscal year 2023. Currently, the LGC has a volunteer Board of Directors, no staff, no salaries, and minimal expenses. Some administrative services, primarily for arranging meetings, are currently covered by City staff, which the City may bill the LGC in the future when the LGC has a source of operating revenue. At this time, we have no annual budget to submit for fiscal year 2023, because the LGC does not anticipate any major financial transactions for fiscal year 2023.

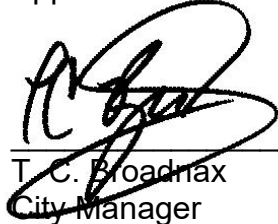
Molly Carroll, as the City Liaison, and her team have been very engaged and connected with these efforts, and I appreciate their support. I will be happy to give you an update as well at any time.

Sincerely,



Pastor Vincent Parker, Board Chair  
Trinity River Corridor LGC

Approvals:



T. C. Broadnax  
City Manager  
City of Dallas

11/10/2022

Date



Jack Ireland  
Chief Financial Officer  
City of Dallas

11/07/2022

Date

CC: Pastor Parker  
Molly Carroll  
Jack Ireland  
Sheri Kowalski  
Lance Sehorn  
Terry Lowery  
Sarah Standifer  
Kimberly Bizer Tolbert  
Consuelo Tankersley

**City of Dallas, Texas**  
**Trinity River Corridor Local Government Corporation**  
**Statement of Net Position**  
**As of September 30, 2022**  
**(Unaudited)**

**Assets:**

Cash	\$ 1,619.54
Total Assets	<u>1,619.54</u>

**Liabilities:**

Accounts Payable	-
Total Liabilities	<u>-</u>

**Net Position:**

Restricted/Unrestricted	1,619.54
Total net position	<u>\$ 1,619.54</u>

**City of Dallas, Texas**  
**Trinity River Corridor Local Government Corporation**  
**Statement of Activities**  
For the Year Ended September 30, 2022  
(Unaudited)

Revenue:

Donation Revenue	\$ -
Total Revenue	<u>-</u>

Expenditures:

General and Administrative Expenditures	-
Total Expenditures	<u>-</u>

Change in net position	-
Net position, beginning of year	<u>1,619.54</u>
Net position, end of year	<u>\$ 1,619.54</u>