CCTRA RESOLUTION NO. 2009-3026-10-12

THE STATE OF TEXAS **COLLIN COUNTY TOLL ROAD AUTHORITY WORKSHOP SESSION**

COUNTY OF COLLIN **SEPTEMBER 21, 2009**

On Monday, September 21, 2009, the Collin County Toll Road Authority Board of Directors met in a Workshop Session at the First Baptist Church of Melissa, 266 State Highway 121, City of Melissa, Texas, with the following members present, and participating, to wit:

Present: President Keith Self
Precinct 1 Director Matt Shaheen
Precinct 2 Director Jerry Hoagland
Precinct 3 Director Joe Jaynes
Precinct 4 Director Kathy Ward

1. President Self called to order the meeting of the **Collin County Toll Road Authority** at 6:00 p.m. and thanked the First Baptist Church of Melissa for hosting tonight's meeting.

GENERAL DISCUSSION

2. AI-30694 Outer Loop Services Road in Celina, Administrative Services.

Patric S. Zimmer, President, Development Advisors, and Pete Dawson, Sr. Vice-President/General Manager, Rodman LLC, were present to answer questions from the Board. Rodman LLC was requesting approval by the CCTRA Board of Directors to proceed with the service road project for the Collin County Outer Loop.

Bill Bilyeu, Administrative Services, came forward and updated the Board on Segment 3A, which is the area between DNT (Dallas North Tollway) and Preston.

President Self asked Mr. Zimmer to return to the podium. A map highlighting the section in question was shown to the Board and the audience. Mr. Zimmer offered detailed explanation of the 130-acre property and the work that needed to be done. Director Hoagland asked Thomas L. Burke, Vice-President, CH2M Hill, to come forward to answer questions. CH2M Hill is Collin County's engineering consultant on this project. Mr. Burke stated it would take approximately six months to complete the final alignment of the service road and to do the final plans and specs necessary to design it. Director Hoagland stated it is a "tricky" engineering issue due to the railroad. Ruben Delgado, County Engineer, came

forward to answer questions from Director Hoagland regarding the alignment and engineering of this service road.

Mr. Zimmer stated there is a possibility to break this project into two phases.

Railroad issues could be addressed in phase two. Attorney Jim Shepherd came forward to address legal questions from the Board. He stated the County doesn't yet have the right-of-way, but that can be solved; however, the real problem is the reimbursement issue. To comply with procurement rules for projects of this size and expense, pre-selecting a contractor without going through the bidding process is a problem. Director Hoagland suggested asking Mr. Delgado and Mr. Bilyeu to work on this and come back with a proposal. President Self and Director Shaheen had questions of Mr. Delgado regarding environmentals. Discussion followed. In conclusion, Mr. Zimmer stated the City of Celina will go before their City Council on October 12th. Director Shaheen wanted to have a dialogue at a later time on financing. Director Hoagland made a motion to authorize Mr. Delgado and Mr. Bilyeu to come back before the Board with a plan. Director Shaheen wanted to make sure the plan included environmentals.
(Time: 6:19 p.m.)

Motion: Director Jerry Hoagland
Second: Director Kathy Ward
Vote: 5-0 Passed

President Self recessed the Workshop Session of the Collin County Toll Road Authority at 6:19 p.m. and convened the Special Session of the Collin County Commissioners Court.

President Self adjourned the Special Session of the Collin County Commissioners Court at 8:00 p.m. and reconvened the Workshop Session of the Collin County Toll Road Authority.

3. <u>AI-30696</u> P3 financing of Outer Loop, Administrative Services.

Mr. Bilyeu returned before the Board with an update on P3 (Public/Private Partnerships). He introduced Michael G. Bartolotta, Vice-Chairman, First Southwest Companies, Collin County's financial advisor, who was present to give an in-depth presentation on how financing comes together and how the Board would take that to the marketplace. David K. Medanich, Vice-Chairman, First Southwest Companies, gave the Board an overview of Mr. Bartolotta's experience and background as an expert in the field of transportation. Mr. Bartolotta had a Power Point presentation for the Board entitled "Financial Process of Developing a Startup Local Toll Road". The presentation covered the following topics:

1. Defining objectives of developing a startup local toll road.

2. Defining the project financially.
3. Developing preliminary plan of finance.
4. Evaluating need for financial support and identifying sources.
5. Control and risk.
6. Considerations in private development.
7. P3 alternatives.
8. Is the financing plan viable?
9. Executing the plan.
10. Timeline.

Mr. Bartolotta answered questions from Board members. President Self thanked Mr. Bartolotta for such an informative presentation. (Time: 8:46 p.m.)

EXECUTIVE SESSION

There being no reason to recess into Executive Session, President Self adjourned the Workshop Session of the Collin County Toll Road Authority at 8:46 p.m.

Keith Self, President

Matt Shaheen, Board Member

Jerry Hoagland, Board Member

Joe Jaynes, Board Member

Kathy Ward, Board Member