

North Fort Worth Alliance
Meeting Minutes
Fellowship of the Parks Church
October, 15 2011

The meeting was called to order by President Rusty Fuller at 9:00 am.

Rusty began the meeting by explaining that the meeting format is changing to a 30 minute NFWA business meeting followed by an hour with a guest speaker.

Last month's minutes were approved.

Rusty then introduced Bill Lebo who attended the Trinity River Vision Forum on Oct 12, 2011, sponsored by the Trinity River Improvement Partnership. Bill brought an updated copy of the budget received at the meeting that will be available for review on our website. He said the forum discussed the sources of dollars committed to the project, flood control issues, and the relocation of the Ft. Worth police and fire training center. Also discussed is that Gateway Park is an overflow basin that the city will pay to clean up after flooding. There is continued opposition to this project as some forum participants believe it is a publicly funded project for the benefit of private industry.

Rusty then presented the following transportation committee report compiled by Robin Mascari:

- 01349 Shiver Rd, Meridian Ln to East of Shiver Road ;
November 3, 2011
- 01294 Ray White Rd - N Tarrant Pkwy to Shiver;
October 27, 2011
- 01368 Thompson Rd - North Riverside Dr to Flowertree; and
October 27, 2011
- 01674 Ray White Gap – Kroger to Wall-Price
Tarrant County will construct after the design is complete.

00140 - Golden Triangle is under construction by TxDOT. We anticipate completion in 1 year (October 2012).

01455 – N. Beach from Golden Triangle to Keller-Hicks is starting construction late this month. It is being constructed by Hillwood's contractor under a Community Facilities Agreement with City participation. Construction will take about 1 year. They are also building Keller-Hicks Road from Alta Vista to 1,000 feet east to complete the drainage improvements in the area (a map is attached).

01291 – N. Beach from Timberland to Keller-Hicks is schedule to advertise for bids late this month. Construction is scheduled to start in April 2012 and complete May 2013.

01292 – N. Beach from Vista Meadows to Shiver is complete with design and we are starting ROW Acquisition. Construction is scheduled to start in summer 2013 and complete in spring 2015.

01724 – Old Denton Road from Golden Triangle to Heritage Trace just started design by Teague Nall and Perkins. Construction is scheduled to start in summer 2013 and complete in summer 2014.

We are updating schedule right now. We expected the First Phase to begin in September, now it looks as if it will be November. The first phase is being bid right now.

Avondale Haslet will be built in several stages.

1. Wal-Mart will be building from the frontage road east to the Water Tank Site. This will begin in November and will finish up next Fall.

2. City will be building coordinated with the first phase but lagging a few months, will be from the Water Tank Site to across the BNSF Railroad line to Willow Creek. I believe we will start construction in the Spring and will be complete by the end of the year 2012.

3. We are intending to work with Tarrant County, TxDOT to improve the intersection of Avondale Haslet and Business US287 so that the intersections will work better than they do now. I am hoping to have a plan approved by TxDOT that I can include with the construction of my Phase 2 work. A final rework of the whole intersection TxDOT will be looking at over the next few years.

4. Overlay project Tarrant County and City of Fort Worth are doing together from Willow Creek to Sendera Ranch Road. This is planned to begin in the Spring of 2012.

Rusty then presented our current list of questions for Mayor Price's visit next month. He also asked for any additional questions from the meeting attendees then concluded the business portion of the meeting.

At 9:30am Rusty introduced Mark Miller from Hillwood Development. Mark works with Hillwood's retail development. Some highlights of the area developments Mr. Miller mentioned:

- Circle T Ranch - Deloitte University 750K sq ft opened last month. National training center. 850 rooms. Tech budget alone was \$30,000,000. 107 acres in Westlake off of 170.
- Construction at NW corner of 377 and 170 is a Quik Trip and Centennial Liquor.
- Partnership with General Growth Properties on north side of 170 has transferred to General's subsidiary Howard Hughes. Mall originally planned not going to happen.
- Apartment deal at Old Denton/Riverside and 170. Trying to get another group to take over from Hillwood.
- Almost no office space left at Alliance Airport but some industrial space left.
- Texas Health Resources hospital. 262K sq ft hospital plus medical offices. 100 beds to start, 350 total if they build a tower. Opening next September. Working to include wellness services.
- Heritage Trace to Golden Triangle. Low rise office space planned. Maybe some zero lot line single family.
- Cinemark theater to open in May 2012. Will be near Olive Garden in Alliance Town Center.
- Mi Cocina to open in March near BJ's.
- Torrid, young womens plus-sized clothing to open by Children's Place in Alliance Town Center.

- 17K sq ft on east side of Kroger Great Clips, nails, pediatric dental and urgent care, small fitness club, Cinch cleaners.
- Building next to McDonald's on Heritage Trace will be Starbucks and Baker Brothers.
- 100 lots being built at SW corner of HTP and Beach
- 17000 acres owned by Hillwood in the area and 40% is built.
- An emergency room by Hospital Corp of America is being built at I-35W and North Tarrant.
- Monterra adding 262 units. Current buildings are 98% leased. Parts are still zoned mixed use.

Mr. Miller fielded questions then finished his presentation.

Rusty returned to questions for the mayor.

Bill then presented the redistricting committee report. Public hearings on October 18th. Council will vote in November. If council moves to 10 council districts from 8 the citizens will have to vote to approve changes to the city charter.

Rusty adjourned the meeting at 10:45am.

Respectfully submitted,

Rob Beauseau, Secretary