

AGENDA

ANNUAL MEETING BENBROOK REINVESTMENT ZONE NO. 1

TAX INCREMENT FINANCE BOARD OF DIRECTORS

CENTRAL CONFERENCE ROOM, BENBROOK CITY HALL BENBROOK,
TEXAS

THURSDAY NOVEMBER 16, 2017 4:30 P.M.

ALL AGENDA ITEMS ARE SUBJECT TO FINAL ACTION

I. CALL TO ORDER

II. APPROVE MINUTES

I. Approve Minutes Of November 14, 2016

Documents:

[TIF DRAFT MINUTES NOVEMBER 14 2016.PDF](#)

III. OATH OF OFFICE

IV. ELECTION OF VICE-CHAIR AND SECRETARY

V. REVIEW AND APPROVE ANNUAL REPORT

I. Review And Approve Annual Report For Period Ending September 30, 2017

Documents:

[TIF-2017-01-ANNUAL REPORT.PDF](#)

VI. REVIEW OF ON-GOING TIF PROJECTS

I. Review Of On-Going TIF Projects

Documents:

[TIF PROJECTS PROGRESS REPORT.PDF](#)
[10.31.17A VISTA WAY AND BENBROOK FIELD DRIVE PROGRESS REPORT.PDF](#)

VII. SCHEDULE NEXT MEETING (IF NECESSARY)

VIII. ADJOURN

**MINUTES OF THE MEETING BENBROOK
REINVESTMENT ZONE NO. 1
TAX INCREMENT FINANCE BOARD OF DIRECTORS
MONDAY, NOVEMBER 14, 2016**

The regular annual meeting of the Benbrook TIF Board of Directors was held on Monday, November 14, 2016 at 4:30 p.m. in the Central Conference Room at 911 Winscott Road with the following Board members present:

Larry Marshall
David Gattis
Kathy Culbertson
Mark McClendon

Also Present:

Donna Savage, Recording Secretary
Bennett Howell, Public Works Director
Brad Bowen,
Henry Peak,

I. CALL TO ORDER

The meeting of the Benbrook TIF Board of Directors was called to order at 4:35 p.m. by Larry Marshall.

II. APPROVE MINUTES OF MARCH 22, 2016

Motion by Ms. Culbertson that we approve the minutes from March 22, 2016. seconded by Mr. Gattis.

Ayes: All

Noes: None

Motion carried unanimously.

**III. DISCUSS STAFF CHANGES AT CITY OF BENBROOK
SUPPORTING TIF DISTRICT**

Dave Gattis gave the following report: Dave will be retiring at the end of this year. Cathy Culbertson announced she will be moving from Benbrook sometime next year.

IV. REVIEW AND APPROVE ANNUAL REPORT FOR PERIOD ENDING SEPTEMBER 30, 2016

Dave Gattis gave the following report: This is the annual report of the activities of Benbrook TIF Number 1 for the period from October 1, 2015 through September 30, 2016.

Status and Forecast of Taxable Increment

A. Previous Years (November 2002-September 2015)

The Benbrook TIF Number 1 was created in November 2002, which established the taxable value of \$27,190,150 in January 1, 2002 as the base value for the TIF. The net taxable increment in January 2003 (Year 1) was \$4,816,416, resulting in TIF revenues of \$66,393.10. The largest increase was the completion of the Railroad Controls, Inc. facility in Benbrook Industrial Park (\$3,078,605). The January 2004 (Year 2) net taxable increment decreased to \$1,475,984, with projected TIF revenues of \$20,346. This decrease was primarily the result of the purchase of the Railroad Controls facility by the Benbrook EDC, removing it from the tax rolls, for the purpose of entering a lease-buyback arrangement with Railroad Controls. The tax appraisal for January 2005 (Year 3) indicated a net taxable increment of \$9,566,796. The Benbrook EDC purchased approximately 80 acres in the TIF District for a total price of approximately \$3.863 million, removing this land value from the tax rolls; however, increases in the taxable values of other properties offset the removal of BEDC property from the tax rolls.

The net taxable increment as of January 2006 (Year 4) was \$20,108,225, of which \$9,372,477 was the result of new construction, much of which was associated with the residential development north of Walnut Creek (La Bandera Phase 3.) The net taxable value increment of the TIF as of January 2007 (Year 5) was \$28,873,037, with \$8,324,605 in new construction (again most in La Bandera Phase 3.) The net taxable value increment of the TIF as of January 2008 (Year 6) was \$46,716,035, with \$9,614,170 in new construction, including new buildings for Weatherford International (\$3.8 million), Best Western (\$1.3 million) and additional residential construction in La Bandera and Brookside Additions. The net taxable value increment of the TIF as of January 2009 (Year 7) was \$53,775,584, with \$4,027,969 in new construction, including a new building for Weatherford International (\$2.1 million) and residential construction in La Bandera and Brookside Additions. The net taxable value increment of the TIF as of January 2010 (Year 8) was \$55,271,055, with \$2,796,930 in new construction including the 7-Eleven on the corner of Benbrook Boulevard and I-20 and additional residential construction in Brookside Addition. The net taxable value increment

of the TIF as of January 2011 (Year 9) was \$69,975,722, with \$15,071,926 in new construction including the new Walmart on Benbrook Boulevard and continued residential construction in the Brookside Addition. The net taxable value increment of the TIF as of January 2012 (Year 10) was \$85,969,048, with \$11,021,310 in new construction including the new Gardner-Denver and Doctor's Home health buildings in the Industrial Park; Panda Express, Chick-fil-A and Chase Bank on Benbrook Boulevard and continued residential construction in the Brookside Addition. The net taxable increment as of January 2013 (Year 11) was \$94,333,614, with \$6,134,484 in new construction consisting of Taco Villa, Chisholm Trail Dental, Golden Chick, and new home construction in Brookside Addition. The net taxable increment as of January 2014 (Year 12) was \$97,439,818, with new construction of NuEnergy, a professional building adjacent to WalMart and new home construction in Brookside Addition. The net taxable increment as of January 2015 (Year 13) was \$104,225,495, with \$1,740,101 in new construction consisting of office development along Mercedes Street and new home construction in Brookside Addition.

B. Current Year (October 2015-September 2016)

The net taxable increment as of January 2016 (Year 14) was \$105,070,553, with \$1,759,381 in new construction consisting of improvements at WalMart, office development along Mercedes, and new home construction in Brookside Addition.

TIF District Revenues and Expenses

The TIF District has had the following revenues and expenses for the year ending September 30, 2016:

Balance forward from September 30, 2015	\$2,937,663.82
Revenues	
Payments from TIF Partners	\$1,303,004.52
Interest	<u>2,234.12</u>
Total Revenues	\$1,305,238.64
Total Available	\$4,242,902.46
Expenses:	
Debt service/issuance	\$492,267.57
Reimbursement to BBT	213,237.00
Vista Way Project expenses	<u>346,947.48</u>
Total Expenses	\$1,052,452.05

Balance as of September 30, 2015

\$3,190,450.41

In late 2003, the TIF Board and City Council authorized the sale of up to \$350,000 in certificates of obligation to cover the costs through September 2004; however, staff determined that it was best to borrow these funds from unappropriated city reserves to be paid back by the TIF rather than to issue debt. This interest-free loan was repaid in full during 2009. In June 2005, the City Council authorized a loan of up to \$3 million to the TIF from City reserves, but determined that they preferred to issue Certificates of Obligation rather than to continue to decrease their reserves, so \$2.5 million in COs was sold on August 4, 2005. In April 2012, the TIF issued \$1,280,000 in 10-year certificates of obligation at a 1.79% interest rate. Deducting the \$30,000 in issuance costs left \$1,250,000 for reimbursement to BBT Crossing. In June 2014, the TIF issued an additional certificates of obligation for a period of eight years at 1.72% interest. Deducting \$27,963.75 in issuance expenses left \$1,147,036.25 for reimbursement to BBT Crossing.

Outstanding liabilities (as of 10/1/2016):

2005 Certificates of Obligation, principal remaining (includes \$175,000 principal)	\$935,000.00	annual debt service
2012 Certificates of Obligation, Principal remaining	\$795,000.00	
Annual debt service	\$138,112	(includes \$125,000 principal)
2014 Certificates of Obligation Principal remaining	\$900,000.00	
Annual debt service	\$159,233	(includes \$145,000 principal)
Loan from City reserves	\$0.00	
Total liabilities	\$2,630,000.00	

Status of Ongoing Projects

A. Benbrook Field

The Developer Participation Agreement with Benbrook Towne Crossing (now known as Benbrook Field) was executed in September 2005, under which the TIF reimburses certain development costs up to a maximum of \$8.5 million from the increased taxes generated by their project. Work began on the first phase of the project in May 2006 and was completed in March 2007.

BBT Crossing, Ltd. exercised their option to purchase 80

acres in Benbrook Field from the Benbrook Economic Development Corporation (EDC) in August 2009 at cost. This action had two effects on the TIF District: 1) it removed the tax exempt status on the property which aided the generation of a taxable increment and 2) it removed the Benbrook EDC as a partner in the Benbrook Towne Crossing TIF Developer Agreement.

An initial request for reimbursement was received from BBT Crossing, Ltd. on October 27, 2009, in the amount of \$5,043,529.99 (including \$876,181.33 in interest.) After a detailed review by the auditor, the TIF Board determined in March 2011 that the maximum reimbursement to BBT for Phase 1 would be \$3,999,471, plus any eligible interest accrued since October 2009. Based on the final 2012 tax rolls, the Benbrook Field project was reimbursed \$234,749.27 in June 2013. In June 2014, BBT Crossing was reimbursed \$1,506,691.78, which included their regular TIF revenue plus the net proceeds of an additional certificate of obligation issuance. BBT was reimbursed \$189,952.27 in June 2015. BBT was reimbursed \$213,237.00 in May 2016, which resulted from their total increment of \$576,478.75 less \$66,208.75 for the Walnut Creek sewer line share, \$140,349.00 for the 2012 CO payment, and \$156,684.00 for the 2014 CO payment. The following is a summary of reimbursements to date:

Maximum eligible reimbursement	\$3,999,471 (plus interest accrued)
Reimbursements to date	
June 2010	\$53,665.77
June 2011	86,392.38
June 2012	1,534,215.87
June 2013	234,749.27
June 2014	1,506,691.78
June 2015	189,952.27
June 2016	<u>213,237.00</u>
Total	\$3,818,904.34
Remaining eligible for reimbursement	\$180,566.66 (plus accrued interest)

B. Other Development Activity

Following the opening of Walmart in late 2010, other smaller pad sites have been developed in the vicinity, including Chase Bank, Chick-fil-A, Panda Express, Chisholm Trail Dental Clinic, Taco Villa, and Golden Chick. Two medical office buildings and a new retail center have been built on pads next to Walmart. New

home construction continues in the Brookside neighborhood behind WalMart.

Gardner-Denver expanded their facility in the industrial park. Doctors Home Health built a building in the industrial park. Steve Hawkins developed an office park on the north side of I-20 and Nu Energy completed their manufacturing facility in Hawkins Business Center. The Economic Development Corporation built extensions of Benbrook Parkway and Winbrook Drive to stimulate development on the north side of I-20. Reconstruction of Benbrook Boulevard began in September 2014.

Steve Hawkins is building a new commercial building at the corner of I-20 and Benbrook Boulevard (US 377).

Motion by Ms. Culbertson to approve the annual report for period ending September 30, 2015. seconded by Mr. Gattis.

Ayes: All

Noes: None

Motion carried unanimously.

V. STATUS REPORT ON BENBROOK TOWNE CROSSING (BENBROOK FIELD) PROJECT

Dave Gattis gave the following report: The TIF District authorized two engineering projects at their March 22nd special meeting to prepare revised floodplain maps and design Vista Way among other items. A copy of the most recent project report from the consultant is attached. Staff will be available to discuss the projects and answer questions regarding its status.

Motion by Ms. Culbertson to Approve supplemental developer participation agreement for Benbrook Towne Crossing (Benbrook Field) project.

seconded by Mr. Gattis.

Ayes: All

Noes: None

Motion carried unanimously.

VI. DISCUSS POSSIBILITY OF EXTENDING TERM OF TIF DISTRICT BEYOND 2022 FOR BENBROOK TOWNE CROSSING (BENBROOK FIELD) PROJECT

Dave Gattis gave the following report: The TIF District expires as of January 2022 based on a 20-year life required by State Law at that time. State law has since been revised to allow a TIF District to continue beyond the 20 year limit, though each taxing entity would have to agree separately on

whether they wish to participate.

The BBT Towne Crossing project developers have expressed an interest in extending the TIF so that there would be sufficient funding to reimburse certain expenses. The most prominent expense discussed at this time would be the construction of two bridges over Walnut Creek to serve the Brookside Phase 3 residential development.

Representatives of the development should be present at the meeting to present preliminary information on the cost of the bridges, as well as an estimate of time needed to extend the TIF to recoup their costs. RECOMMENDATION

This is a discussion item only, but the Board may want to provide their comments to the developers.

VII. SCHEDULE NEXT MEETING

No action

VIII. ADJOURN

Meeting adjourned at 4:57 p.m.

APPROVED

Dr. Larry Marshall
Chair



City of Benbrook

Tax Increment Financing Board

DATE:
11/16/2017

REFERENCE
NUMBER: 2017-01

SUBJECT:
ANNUAL REPORT FOR PERIOD OCTOBER 1, 2016
THROUGH SEPTEMBER 30, 2017

PAGE:
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Status and Forecast of Taxable Increment

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The net taxable increment as of January 2006 (Year 4) was \$20,108,225, of which \$9,372,477 was the result of new construction, much of which was associated with the residential development north of Walnut Creek (La Bandera Phase 3.) The net taxable value increment of the TIF as of January 2007 (Year 5) was \$28,873,037, with \$8,324,605 in new construction (again most in La Bandera Phase 3.) The net taxable value increment of the TIF as of January 2008 (Year 6) was \$46,716,035, with \$9,614,170 in new construction, including new buildings for Weatherford International (\$3.8 million), Best Western (\$1.3 million) and additional residential construction in La Bandera and Brookside Additions. The net taxable value increment of the TIF as of January 2009 (Year 7) was \$53,775,584, with \$4,027,969 in new construction, including a new building for Weatherford International (\$2.1 million) and residential construction in La Bandera and Brookside Additions. The net taxable value increment of the TIF as of January 2010 (Year 8) was \$55,271,055, with \$2,796,930 in new construction including the 7-Eleven on the corner of Benbrook Boulevard and I-20 and additional residential construction in Brookside Addition. The net taxable value increment of the TIF as of January 2011 (Year 9) was \$69,975,722, with \$15,071,926 in new construction including the new Walmart on Benbrook Boulevard and continued residential construction in the Brookside Addition.

SUBMITTED BY:

DISPOSITION BY COUNCIL:

APPROVED OTHER (DESCRIBE)

PROCESSED BY:

CITY SECRETARY

CITY MANAGER

DATE:

The net taxable value increment of the TIF as of January 2012 (Year 10) was \$85,969,048, with \$11,021,310 in new construction including the new Gardner-Denver and Doctor's Home health buildings in the Industrial Park; Panda Express, Chick-fil-A and Chase Bank on Benbrook Boulevard and continued residential construction in the Brookside Addition. The net taxable increment as of January 2013 (Year 11) was \$94,333,614, with \$6,134,484 in new construction consisting of Taco Villa, Chisholm Trail Dental, Golden Chick, and new home construction in Brookside Addition. The net taxable increment as of January 2014 (Year 12) was \$97,439,818, with new construction of NuEnergy, a professional building adjacent to Walmart and new home construction in Brookside Addition. The net taxable increment as of January 2015 (Year 13) was \$104,225,495, with \$1,740,101 in new construction consisting of office development along Mercedes Street and new home construction in Brookside Addition. The net taxable increment as of January 2016 (Year 14) was \$105,070,553, with \$1,759,381 in new construction consisting of improvements at Walmart, office development along Mercedes, and new home construction in Brookside Addition.

B. Current Year (October 2016-September 2017)

The net taxable increment as of January 2017 (Year 15) was \$120,783,492, with \$10,462,678 in new construction consisting primarily of new home construction in Brookside Addition.

TIF District Revenues and Expenses

The TIF District has had the following revenues and expenses for the year ending September 30, 2017:

Balance forward from September 30, 2016	\$3,311,649.00
Revenues	
Payments from TIF Partners	\$1,343,341.00
Interest	<u>\$5,392.00</u>
Total Revenues	\$1,348,733.00
Total Available	\$4,660,382.00
Expenses:	
Accounting Fees	\$5,000.00
Debt service/issuance	\$490,566.00
Reimbursement to BBT	\$208,530.00
Walnut Creek Flood Study	\$39,236.00
Benbrook Field Drive	\$216,367.00
Vista Way Project expenses	<u>\$252,650.00</u>
Total Expenses	\$1,212,049.00
Balance as of September 30, 2017	\$3,448,333.00

In late 2003, the TIF Board and City Council authorized the sale of up to \$350,000 in certificates of obligation to cover the costs through September 2004; however, staff determined that it was best to borrow these funds from unappropriated city reserves to be paid back by the TIF rather than to issue debt. This interest-free loan was repaid in full during 2009. In June 2005, the City Council authorized a loan of up to \$3 million to the TIF from City reserves, but determined that they preferred to issue Certificates of Obligation rather than to continue to decrease their reserves, so \$2.5 million in COs was sold on August 4, 2005. In April 2012, the TIF issued \$1,280,000 in 10-year certificates of obligation at a 1.79% interest rate. Deducting the \$30,000 in issuance costs left \$1,250,000 for reimbursement to BBT Crossing. In June 2014, the TIF issued additional certificates of obligation for a period of eight years at 1.72% interest. Deducting \$27,963.75 in issuance expenses left \$1,147,036.25 for reimbursement to BBT Crossing.

Outstanding liabilities (as of 10/1/2017):

2005 Certificates of Obligation	
Principal remaining	\$793,433.00
Annual (2018) debt service \$194,405 (includes \$180,000 principal)	
2012 Certificates of Obligation	
Principal remaining	\$700,430.00
Annual (2018) debt service \$140,830 (includes \$130,000 principal)	
2014 Certificates of Obligation	
Principal remaining	\$787,895.00
Annual (2018) debt service \$156,739 (includes \$145,000 principal)	
Loan from City reserves	<u>\$0.00</u>
Total liabilities	\$2,281,758.00

Status of Ongoing Projects

A. Benbrook Field

The Developer Participation Agreement with Benbrook Towne Crossing (now known as Benbrook Field) was executed in September 2005, under which the TIF reimburses certain development costs up to a maximum of \$8.5 million from the increased taxes generated by their project. Work began on the first phase of the project in May 2006 and was completed in March 2007.

BBT Crossing, Ltd. exercised their option to purchase 80 acres in Benbrook Field from the Benbrook Economic Development Corporation (EDC) in August 2009 at cost. This action had two effects on the TIF District: 1) it removed the tax-exempt status on the property, which aided the generation of a taxable increment and 2) it removed the Benbrook EDC as a partner in the Benbrook Towne Crossing TIF Developer Agreement.

An initial request for reimbursement was received from BBT Crossing, Ltd. on October 27, 2009, in the amount of \$5,043,529.99 (including \$876,181.33 in interest.) After a detailed review by the auditor, the TIF Board determined in March 2011 that the maximum reimbursement to BBT for Phase 1 would be \$3,999,471, plus any eligible interest accrued since October 2009.

Based on the final 2012 tax rolls, the Benbrook Field project was reimbursed \$234,749.27 in May 2013. In May and June 2014, BBT Crossing was reimbursed a total of \$1,478,728.03, which included their regular TIF revenue plus the net proceeds of an additional certificate of obligation issuance. BBT was reimbursed \$189,952.27 in May 2015. BBT was reimbursed \$213,237.00 in May 2016, which resulted from their total increment of \$576,478.75 less \$66,208.75 for the Walnut Creek sewer line share, \$140,349.00 for the 2012 CO payment, and \$156,684.00 for the 2014 CO payment. BBT was reimbursed \$208,530.41 in July 2017, which resulted from their total increment of \$591,813.17 less \$66,208.75 for the Walnut Creek sewer line share, \$138,112.00 for the 2012 CO payment, and \$159,233.00 for the 2014 CO payment. The following is a summary of reimbursements to date:

Maximum eligible reimbursement	\$3,999,471
(plus interest accrued since October 2009)	
Reimbursements to date	
June 7, 2010	\$53,665.77
June 6, 2011	86,392.38
May 31, 2012	1,534,215.87
May 21, 2013	234,749.27
May 20, 2014	331,691.78
June 24, 2014	1,147,036.25
May 20, 2015	189,952.27
May 19, 2016	213,237.00
<u>July 28, 2017</u>	<u>208,530.41</u>
Total	\$3,999,471.00
Remaining eligible for reimbursement	\$0.00
(plus accrued interest)	

B. Other Development Activity

Reconstruction of Benbrook Boulevard, which began in September 2014, is nearing completion. Staff anticipates the three travel lanes in each direction, turning lanes, and the raised center median will be completed, weather permitting, by year-end. Work will continue into 2018 on items such as retaining walls, illumination, sidewalks and ramps, landscaping and other miscellaneous items. Construction of Benbrook Field is substantially complete.

The RCL Group, a railroad signal material integration company, recently completed construction of a 20,900 sq.ft. facility at 7501 Benbrook Parkway. The new facility is up and operational. RJ Miller Contractors, Inc. also recently completed construction of a 14,341 sq.ft. office /warehouse at 7608 & 7616 Benbrook Parkway. The owners

are marketing the flex space, which is ready for immediate occupancy, to multiple end users.

Steve Hawkins is building a new commercial building at the corner of I-20 and Benbrook Boulevard (US 377). Via an executed agreement, the Benbrook Economic Development Corporation (BEDC) required that Mr. Hawkins construct a restaurant "shell" as part of the mixed-use Gateway Center development, and to make every effort to recruit a sit-down restaurant with full bar service at this location. This past spring, BEDC and the Benbrook City Council approved an infrastructure and development incentive package for the space in a continued effort to attract a restaurant.

The BEDC board of directors approved an Interlocal Agreement with Benbrook Water Authority (BWA) at their January 17, 2017 regular meeting, which was subsequently ratified by the City Council, for the extension of a new sewer line to serve the properties located east of Benbrook Boulevard and between I-20 and Old Benbrook Road. The new sewer line will provide enough capacity to serve proposed commercial development of EDC's 12.6 acres, the adjacent 3.2 acres to the west, and 13+ acres of undeveloped commercial parcels to the west of U.S. 377, thus potentially spurring development all along this prime I-20 frontage.

New home construction continues in the Brookside neighborhood behind Walmart.



City of Benbrook

Tax Increment Financing Board

DATE:
11/16/2017

REFERENCE
NUMBER: 2017-01

SUBJECT:
TIF PROJECTS PROGRESS REPORT

PAGE:
1 of 1

During the TIF District special meeting held on March 22, 2016, the Board authorized, among other items, two significant engineering projects including the Walnut Creek Flood Study and the design of the Vista Way roadway extension. A copy of the most recent project report is attached. Staff will be available to discuss the projects and answer questions.

SUBMITTED BY:

DISPOSITION BY COUNCIL:

APPROVED OTHER (DESCRIBE)

PROCESSED BY:

CITY SECRETARY

CITY MANAGER

DATE:

Vista Way and Benbrook Field Drive

Paving, Drainage and Utilities

Project Summary

- Vista Way - includes the design of water, sanitary sewer, paving and drainage on Vista Way from Mercedes to I-20 Service Road.
- Benbrook Field Drive - includes the design of water, sanitary sewer, paving and drainage on Benbrook Field Drive from Hwy 377 to the rear of McDonalds.
- Access Drives – one from Mercedes to Walmart parking lot and the second from the new Benbrook Field Drive to Cubesmart parking lot.
- Walnut Creek Flood Study – conduct a flood study of Walnut Creek in the vicinity of Vista Way to determine the exact boundary of the floodplain. Submit a Conditional Letter of Map Amendment (CLOMR) to Federal Emergency Management Agency (FEMA) for approval. Then the City will submit a LOMR to FEMA once the street is constructed.

Additional Work - to assist in the Hwy 377 project

- Provided expedited sheets to TXDOT for proposed drainage revisions to extend Benbrook Field Drive drainage to allow TXDOT's contractor to install the new drainage system instead of having the City hire another contractor later.
- Provided TXDOT sheets to revise the median opening at Benbrook Field Drive and Hwy 377 to allow Hwy 377 contractor to construct the permanent median crossing at Benbrook Field Drive. The original plan was for the Hwy 377 contractor to construct a temporary median crossing and then the City would construct the permanent opening later. The City is saving money by having the permanent median constructed during the Hwy 377 project.
- Additional metes and bounds for access easements on the Marshall T. Robinson Addition – two permanent easements and two temporary construction easements.

Work Completed

- Vista Way
 - Design is 95% complete and will be finalized once the site design of the Multi-family development on Vista Way is completed. The City wants to make sure the proposed Vista Way design matches with the proposed development.
- Benbrook Field Drive
 - Water, Sanitary Sewer and Pavement are completed
 - Storm drain will be completed once the Oncor power poles are removed, since the poles conflicted with the storm drain location.
- Walnut Creek Flood Study – FEMA has issued the CLOMR

Work to be Completed

- Coordinate with developer's consultants to verify Vista Way design will match the proposed development.
- Revise Vista Way design as needed
- Prepare specifications
- Assist City in bidding project