

# Memorandum



DATE February 18, 2010

TO Members of the Budget, Finance & Audit Committee: Chair Jerry Allen, Vice-Chair Ann Margolin, Vonciel Jones Hill, Angela Hunt, Delia Jasso, Ron Natinsky, David Neumann

SUBJECT Dallas/Fort Worth International Airport Issues

The February 22, 2010 Budget, Finance & Audit meeting agenda includes briefings on Dallas/Fort Worth International Airport Issues. John Terrell, Vice President for Commercial Development will brief the Committee on the Dallas/Fort Worth Connector Project and Paul Tomme, Legal Counsel, will provide an overview of Reclaimed Water Pipeline Easements. The Council's February 24, 2010 agenda includes two action items related to these briefings.

Attached is a copy of the Dallas/Fort Worth Connector Project Briefing. There are no written materials for the Reclaimed Water Pipeline Easement.

Should you require additional information, please let me know.



David K. Cook  
Chief Financial Officer

Attachment

c: Honorable Mayor and Members of the City Council  
Mary K. Suhm, City Manager  
Deborah A. Watkins, City Secretary  
Tom P. Perkins, City Attorney  
Craig Kinton, City Auditor  
Ryan S. Evans, First Assistant City Manager  
A.C. Gonzalez, Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
Forest E. Turner, Assistant City Manager

# **Dallas/Fort Worth International Airport Commercial Development Department DFW Connector Project**

Dallas City Council

Budget, Finance and Audit Committee Briefing

February 22, 2010



## DFW Connector Project

Recommending that the Dallas City Council:

- (1) Convey approximately 137.743 acres (“Fee Areas”) and approximately 0.50 acres of perpetual easement (“Permanent Easement Areas”) to State of Texas, acting by and through the Texas Transportation Commission (“State”); and
- (2) Approve and execute an Escrow Agreement between DFW Airport Board (“Board”) and Cities of Dallas and Fort Worth, Texas (“Owner Cities”) providing for deposit of funds for such conveyances into an escrow account pending determination of proper distribution.

# DFW Connector Project



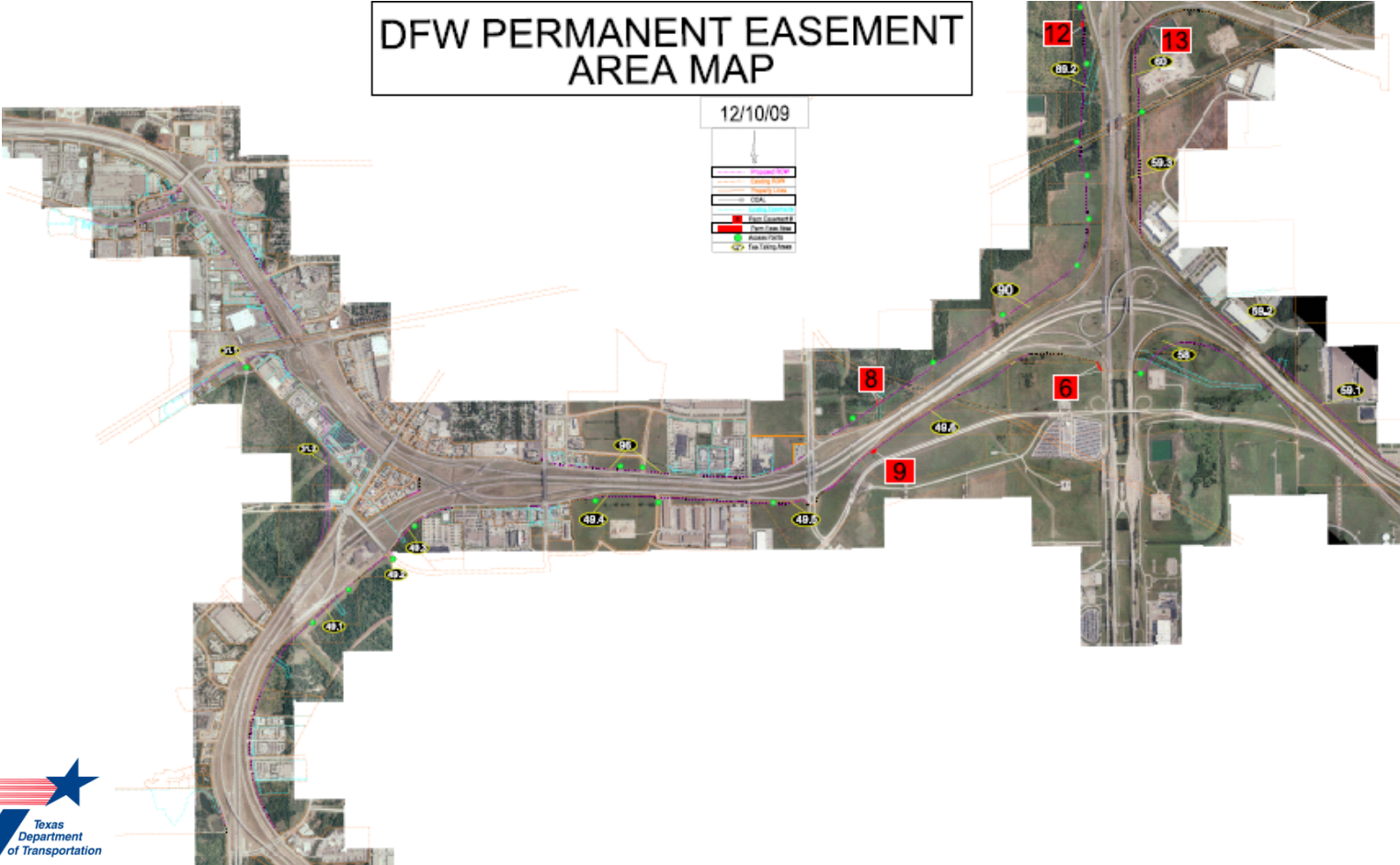


## Conveyances for Fee and Permanent Easement Areas

### Fee Areas

- Appraised value of Fee Acres \$42,151,877
- Appraisal of parcels comprising the Fee Areas included 137.743 acres
- FAA required Review Appraisal
- Board hired an independent, third party firm to conduct a review of the appraisal. Review appraiser concluded that the appraisals were adequate and noted "no areas where additional compensation would be warranted."

# Permanent Easement Areas Map



## Conveyances for Fee and Permanent Easement Areas

### Permanent Easement Areas

- Permanent Easement Areas Estimated Value of approximately \$116,873 for drainage and retaining wall support structures
- Parcels comprising the Permanent Easement Areas total 0.50 +/- acres and are subject to refinement upon completion of surveys
- Appraised unit values of adjacent or nearby Fee Areas used to establish estimated values. Parcels will go through customary appraisal process to establish values
- Provided that unit values used to establish estimated value of parcels in the Permanent Easement Areas do not decrease by more than 10%, will use this authority to effect conveyance of the Permanent Easement Areas



## **Conveyances for Fee and Permanent Easement Areas**

### Escrow Agreement

- Funds for conveyances will be deposited into an escrow account pursuant to terms of an Escrow Agreement between Board and Owner Cities and pending determination of proper distribution

## **Conveyances for Fee and Permanent Easement Areas**

### Task Force Meeting

- City Staff briefed December 17, 2009
  
- Discussions included:
  - Four Temporary Licenses
  - Two Agreements
  - Conveyances for Fee and Permanent Easement Areas

## Conveyances for Fee and Permanent Easement Areas

### Next Steps/Timing

- City Council Approvals:
  - Dallas.....February 24, 2010
  - Fort Worth .....March 2, 2010
  
- FAA approval.....Spring 2010
  
- Execute Land Conveyances
  - Fee and Permanent Easements.....Spring 2010

# **Dallas/Fort Worth International Airport Commercial Development Department DFW Connector Project**

Dallas City Council

Budget, Finance and Audit Committee Briefing

February 22, 2010



**Budget, Finance and Audit Committee Meeting  
Monday, February 22, 2010**

**Agenda Item #3 - Dallas Fort Worth International Airport Issues  
Briefing - Part B. Reclaimed Water Pipeline Easement**

**\*No briefing materials are available\***