

March 14, 2018

To the Honorable Mayor and Members of the Dallas City Council:

The Trinity River Authority (TRA) has approached Dallas Fort Worth International Airport requesting permanent and temporary easements onto Airport Property for the construction and maintenance of a second sewer pipeline to augment the existing one, which is near capacity.

After receiving approval from the DFW Airport Board, DFW Airport is requesting that the Owner Cities approve permanent easements for 9.67 acres of and temporary easements for 30.67 acres of land, on the southwest side of DFW Airport. Easements require approval by the Owner Cities. The attached overlay describes the location and various parcels of the easements.

Construction of the sewer pipeline will impact the Bear Creek Golf Course. Therefore, the Airport and the golf course tenant will split the total compensation of \$1,877,682, with the \$783,400 golf course allocation covering the cost of restoring the golf course and compensating for lost profits resulting from business interruption. Under federal law, the \$1,074,297 Airport allocation is defined as "airport revenue" and must be used for airport purposes.

This item was briefed to the DFW Airport Board and approved at the March 8 Board meeting. The approved Official Board Action is attached for your reference. This item is scheduled for Council action at the April 11 Dallas City Council Meeting.

Should you have any questions regarding this matter, please contact John Terrell, Vice President of Commercial Development at 972-973-4655.

Regards,



Sean Donohue  
Chief Executive Officer  
Dallas Fort Worth International Airport

C: William Meadows, DFW Airport Board Chair  
T.C. Broadnax, Dallas City Manager

**DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD  
OFFICIAL BOARD ACTION/RESOLUTION**

<b>Date</b> 03/08/2018	<b>Committee</b> Concessions/Commercial Development	<b>Subject</b> Trinity River Authority Easement	<b>Resolution #</b> 2018-03-051
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**Action**

That the Chief Executive Officer or designee be authorized to execute an agreement with the Trinity River Authority regarding easements for the Central Regional Wastewater System, Bear Creek Interceptor, Segment 09BC-1 Project, and to recommend that the Owner City Councils authorize execution of the easements.

**Description**

- The Trinity River Authority (TRA) needs to expand its system by installing a permanent sanitary sewer across part of DFW Airport (DFW), adjacent to an existing sewer, and it needs both permanent easements and temporary construction easements, as depicted in the attached aerial overlay. The acreage for the various temporary and permanent easements are as follows:
  - ◆ Temporary -- 30.067 acres (Parcel 1 - 5.646, Parcel 2 - 15.877, Parcel 3 - 8.544)
  - ◆ Permanent -- 9.67 acres (Parcel 1 - 1.639, Parcel 2 - 5.020, Parcel 3 - 3.011)
- Based on two appraisals using agreed appraisal assumptions, TRA and DFW have, subject to Board approval, agreed on appropriate compensation for the easements themselves, as well as compensation to the tenant of Bear Creek Golf Course for the cost of restoring the surface to its original condition and for lost profits resulting from the temporary closure of part of the golf course during construction.
- TRA will pay total compensation of \$1,877,682 for the easements and all elements of damage, allocable as follows:
  - ◆ \$1,074,297 will be paid to DFW for the easements themselves, after deducting an agreed credit of \$19,985 for some of the money paid by TRA for temporary access previously granted to commence preparation for construction.
  - ◆ \$783,400 will be paid to the Bear Creek Golf Course tenant for the cost of restoration of the golf course and for lost profits resulting from business interruption.

**D/S/M/WBE Information**

- N/A- Not subject to the Board's D/S/M/WBE Program Policies due to the nature of the procurement, (Conveyance / Selling of Airport Board Property or Facilities)

**Schedule/Term**

Contract #	Agreement #	Purchase Order #	Action Amount	Revised Amount
			\$0	\$0

For Information contact	Fund	Project #	External Funding Source	Amount
Paul Tomme 3-5480				\$0

**Additional Information**

Additional Attachments: **Y**

**BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD**

That the Chief Executive Officer or designee be authorized to execute an agreement with the Trinity River Authority regarding easements for the Central Regional Wastewater System, Bear Creek Interceptor, Segment 09BC-1 Project, and to recommend that the Owner City Councils authorize execution of the easements.

**Approved as to Form by**



Rodriguez, Elaine  
Legal Counsel  
Feb 22, 2018 1:03 pm

**Approved as to Funding by**



Miyashita, Glenn  
Assistant Vice President Capital  
Planning  
Finance  
Feb 22, 2018 11:28 am

**Approved as to M/WBE by**



Burks Lee, Tamela  
Vice President Business Diversity  
and Development  
Business Diversity and  
Development  
Feb 22, 2018 1:47 pm

**SIGNATURE REQUIRED FOR APPROVAL**

**Approved by**



Department Head  
Commercial Development  
Feb 21, 2018 10:22 pm



**Chief Executive Officer**

Mar 9, 2018 8:34 am

Date

# Trinity River Authority Easement

Parcel #1 – 1.639 ac.  
Parcel #2 – 5.020 ac.  
Parcel #3 – 3.011 ac.  
  
Total – 9.67 ac.

