



CENTRAL TEXAS REGIONAL
MOBILITY AUTHORITY

April 29, 2026
AGENDA ITEM #14

Discuss and consider authorizing the Executive Director to take all actions necessary to exercise the Mobility Authority's rights under a Purchase and Sale Agreement, dated effective March 13, 2026, to complete the purchase of the property that may serve as a maintenance yard for the Mobility Authority, including executing and delivering ancillary agreements, affidavits, and other documents required to complete the purchase

Strategic Plan Relevance: Stewardship
Department: Administration
Contact: James M. Bass, Executive Director
Associated Costs: N/A
Funding Source: FY 2026 Capital Budget
Action Requested: Consider and act on draft resolution

Project Description/Background: To maintain the integrity of its roadways, the Central Texas Regional Mobility Authority (CTRMA or Authority) has approved funding for the acquisition of maintenance yards in the annual capital budget. With the assistance of a real estate consultant, CTRMA staff has identified potential available options relevant to future needs, has selected and vetted one property after viewing several, and is now ready to proceed toward a purchase.

Previous Actions & Brief History of the Program/Project: CTRMA has a maintenance yard serving the 290E toll road; however, over time, the yard has proven undersized to provide for needed activities, such as preparing roadway deicing treatment. Although funds have been allocated to improve and expand the existing 290E maintenance yard,

with the capital budget approval to acquire future maintenance yards, staff embarked on identifying future potential sites. After viewing options arranged by the real estate consultant, staff deemed one parcel as the best site available for a maintenance yard and began diligence on the property.

On March 13, 2026, the Executive Director signed a Purchase and Sale Agreement (PSA) for the selected land parcel which started a 90-day diligence process to investigate the property. For the first 60 days of the diligence process, CTRMA can opt out of the PSA if its findings are not supportive of moving forward with the purchase. Past the 60-day mark, the purchase intent becomes firmer. Executing the PSA with the seller also required the Authority to deposit \$100,000 of earnest money with a title company. Upon completion of the diligence investigations, within the 90-day period, the Authority must reach a determination on whether to finalize the purchase of the land parcel and proceed to closing or terminate the PSA and receive a return of the earnest money deposit.

With the assistance of the general engineering consultant, the investigative process did not uncover or reveal any negative findings on the property. The property survey is being recertified. Funds were also allocated in the fiscal year (FY) 2026 capital budget for the potential purchase of one or more land parcels to serve as a future CTRMA maintenance yard.

Financing: FY 2026 Capital Budget

Action requested/Staff Recommendation: Authorize the Executive Director to negotiate final business terms and execute a Purchase and Sale Agreement to acquire real property needed for a Mobility Authority maintenance yard.

Backup provided: Draft Resolution to be provided at the board meeting.