

**GENERAL MEETING OF THE BOARD OF DIRECTORS
OF THE
CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY**

RESOLUTION NO. 05-20

WHEREAS, the Central Texas Regional Mobility Authority ("CTRMA") was created pursuant to the request of Travis and Williamson Counties and in accordance with provisions of the Transportation Code and the petition and approval process established in 46 Tex. Admin. Code § 26.01, *et seq.* (the "RMA Rules"); and

WHEREAS, the Board of Directors of the CTRMA has been constituted in accordance with the Transportation Code and the RMA Rules; and

WHEREAS, the expansion of the CTRMA staff has created a need for additional office space to facilitate the day-to-day operations of the CTRMA; and

WHEREAS, staff has recommended, and the Board of Directors agrees, that centrally located office space, within the City of Austin's central business district, will facilitate more efficient operations by CTRMA administrative personnel and improve convenience and accessibility for those seeking to contact, or do business with, the CTRMA; and

WHEREAS, in Resolution No. 05-11, the Board of Directors directed staff to secure at least three (3) proposals for approximately 3,500 square feet of office space; and

WHEREAS, the Board of Directors further directed that staff evaluate the proposals, tour the space, and make a recommendation to the full board as to the facility best able to fulfill the needs of the CTRMA; and

WHEREAS, the Executive Director has secured the requisite number of proposals, toured each space, and is prepared to recommend to the Board of Directors that space in the building located at 301 Congress Avenue will best suit the needs of the CTRMA; and

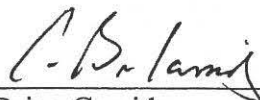
WHEREAS, the general terms of a lease for space at 301 Congress Avenue are attached as Exhibit "A;"

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors of the CTRMA authorizes the Executive Director to complete negotiations for a lease of space at 301 Congress Avenue in accordance with the general terms designated on Exhibit "A;" and

BE IT FURTHER RESOLVED, that the Executive Director is authorized to execute a lease incorporating the terms as reflected in Exhibit "A" upon receipt of approval by the Executive Committee.

Adopted by the Board of Directors of the Central Texas Regional Mobility Authority on the 23rd day of February 2005.

Submitted and reviewed by:



C. Brian Cassidy
General Counsel for the Central
Texas Regional Mobility Authority

Approved:



Chairman, Board of Directors
Resolution Number 05-20
Date Passed 2/23/05

CTRMA OFFICE SPACE PROPOSALS

	Property 1	Property 2	Property 3
Initial Space	Approximately 3,941 rentable square feet located on the 8 th floor, Suite 840	Approximately 3,627 rentable square feet located on the 2 nd floor, Suite 220	Approximately 3,667 rentable square feet located on the 14 th floor, or 3,500-4,000 rsf on the 3 rd floor
Initial Lease Term	Five (5) years	64 months	Five (5) years
Lease Commencement	April 1, 2005 (TBD)	May 1, 2005	April 1, 2005
Base Net Rental Rate	\$9.00 psf	\$8.50 psf	\$12.75 psf
Estimated base net with Operating Expenses for 2005	\$10.33 psf	\$9.73 psf	\$10.69 psf
Tenant Improvement Allowance	As-is	Landlord will provide \$22.50 per rsf	Landlord will provide \$25 per rsf on the 14 th floor or \$10 on the 3 rd floor.
Parking	One (1) unreserved parking space for every 600 rentable square feet. Additional base rental for each unreserved space per month is \$100, and \$175 for each reserved space leased by Tenant.	One (1) unreserved parking space for every 600 rentable square feet. Requested nine spaces at \$110.	One (1) unreserved parking space for every 625 rentable square feet at \$125 per month per space.