

Fund 40125: Metrorail Parking System Pledged Revenues

Focus

In November 2011, the Board of Supervisors agreed to the Memorandum of Agreement (MOA) to participate in Phase II of the Silver Line and to use its “best efforts” to seek funding for the parking garages at Herndon and Innovation Center from sources outside of the shared funding formula agreed to by the funding partners. In that MOA, WMATA agreed in principle to changes in the 1999 Surcharge Agreement that would enable the County to use surcharge revenues to finance those parking facilities. The Surcharge Agreement provides a mechanism to collect a base fee and a surcharge fee at the five WMATA-owned/leased parking facilities in Fairfax County and two additional stations (East Falls Church in Arlington County and Van Dorn in the City of Alexandria).

At the June 10, 2014, Board Transportation Committee Meeting, County staff provided an update on staff coordination with WMATA to amend surcharge documents, and an overview of the plan of finance to construct the parking garages at Herndon and Innovation Center. Prior to the opening of the Silver Line Phase I, WMATA owned or leased all of the Metrorail parking garages in Fairfax County.

The parking facilities at the Wiehle-Reston East, Herndon, and Innovation Center Metrorail Stations are owned by Fairfax County. By retaining ownership of the new parking facilities, the County is able to control future joint development on the sites and retain all revenues generated from those joint developments. The surcharge fee had been used to pay the debt service on revenue bonds sold by the Fairfax County Economic Development Authority (EDA) to finance the prior construction of Metrorail parking facilities in the County. The base parking fee is used by WMATA to operate and maintain WMATA owned parking facilities.

Since the County will own the new parking facilities within its jurisdiction, the Surcharge Agreement needed to be amended so the entire fee at the new facilities would be retained by the County, and the surcharge from the WMATA-owned facilities could be used by the County for the County-owned facilities at the Wiehle-Reston East, Herndon, and Innovation Parking Garages. WMATA and Fairfax County staff worked together to create the Second Amended and Restated Surcharge Implementation Agreement that was approved in October 2014. The Metrorail Parking System Pledged Revenues Fund was established by the Board of Supervisors on November 18, 2014, to collect and disburse funds related to revenue-generating activities at Metrorail parking facilities owned by and located within the County. These funds will be generated from fees paid at these parking facilities and used to pay operating, maintenance, and debt expenses of the County facilities.

As part of the United States Department of Transportation’s (USDOT) Transportation Infrastructure and Finance and Innovation Act (TIFIA) loan for the Dulles Metrorail project, Fairfax County received \$403.3 million toward its baseline share of project costs. As a condition to financial closing on the TIFIA loan, a side Letter Agreement between USDOT and the County regarding the County’s construction of the parking garages at the Herndon and Innovation Center Metrorail Stations was established. The County agreed to complete construction of the parking garages by the WMATA-announced start date of revenue service for Phase II. The parking garage bond sale occurred in February 2017 in the amount of \$90.9 million to fund the following: Herndon Station and Innovation Center Station Parking Garages of \$37.9 million and \$37.1 million, respectively, per final construction bids; and \$15.9 million to fund capitalized interest, funding of a debt service reserve, and cost of issuance. Following the construction period, the Herndon Station Parking Garage was completed in April 2019 and the Innovation Center Station Parking Garage was completed in June 2020. The parking garages became fully operational and open to the public when the revenue/passenger service started for Phase II on November 15, 2022.

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FY 2024 Funding Adjustments

The following funding adjustments from the FY 2023 Adopted Budget Plan are necessary to support the FY 2024 program:

Operational Expenses Adjustment for Herndon and Innovation Parking Garages **\$637,000**

An increase of \$637,000 is included for operational expenses for the Herndon and Innovation Center Station Parking Garages.

Operational Expenses Adjustment for Wiehle-Reston East Parking Garage **(\$79,436)**

A decrease of \$79,436 is included for operational expenses for the Wiehle-Reston East Metrorail Parking Garage.

Debt Service Adjustment **\$5,125**

An increase of \$5,125 is included for debt service expenses for the Wiehle-Reston East Metrorail Parking Garage.

Debt Service Adjustment **(\$250)**

A decrease of \$250 is included for programmed debt service expenses for the Herndon and Innovation Center Station Parking Garages.

Changes to FY 2023 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2023 Revised Budget Plan since passage of the FY 2023 Adopted Budget Plan. Included are all adjustments made as part of the FY 2022 Carryover Review and all other approved changes through December 31, 2022:

Carryover Adjustments **\$3,211,025**

As part of the FY 2022 Carryover Review, the Board of Supervisors approved funding of \$3,211,025 due to the carryover of unexpended project balances of \$2,699,742 and a net adjustment of \$511,283. The unexpended project balances were primarily associated with the Fairfax County Economic Development Authority (EDA) Parking Revenue bond sale in February 2017 for the Herndon Metrorail Station Parking Garage and the Innovation Center Metrorail Station Parking Garage. These parking garages are owned, operated and maintained by the County as part of the agreement for the Silver Line Phase II. In addition, the adjustment included funding of \$98,511 to support the operational and maintenance requirements for the Herndon Metrorail Station Parking Garage; \$48,550 to support the operational and maintenance requirements for the Innovation Center Metrorail Station Parking Garage; and \$366,000 to support the operational and maintenance requirements for the Wiehle-Reston East Metrorail Station Parking Garage. This adjustment was partially offset by a decrease of \$1,778 associated with encumbrances that were not necessary in FY 2023.

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FUND STATEMENT

Category	FY 2022 Actual	FY 2023 Adopted Budget Plan	FY 2023 Revised Budget Plan	FY 2024 Advertised Budget Plan
Beginning Balance	\$21,003,722	\$12,685,588	\$15,681,995	\$8,036,091
Revenue:				
Wiehle-Reston East Ground Rent ¹	\$3,110,337	\$2,900,000	\$3,110,337	\$3,446,262
Interest on Investments ²	48,022	0	0	0
Wiehle-Reston East Metrorail Parking Garage ³	491,298	863,254	431,627	1,294,881
New Garage Revenue ⁴	0	2,104,089	1,052,045	3,156,134
WMATA Surcharge Parking Fees ⁵	595,008	1,701,505	850,753	1,985,089
Total Revenue	\$4,244,665	\$7,568,848	\$5,444,762	\$9,882,366
Transfers In:				
County and Regional Transportation Projects (40010) ⁶	\$3,293,740	\$0	\$2,717,877	\$0
Total Transfers In	\$3,293,740	\$0	\$2,717,877	\$0
Total Available	\$28,542,127	\$20,254,436	\$23,844,634	\$17,918,457
Expenditures:				
Projects ⁷	\$12,860,132	\$12,597,518	\$15,808,543	\$13,159,957
Total Expenditures	\$12,860,132	\$12,597,518	\$15,808,543	\$13,159,957
Total Disbursements	\$12,860,132	\$12,597,518	\$15,808,543	\$13,159,957
Ending Balance	\$15,681,995	\$7,656,918	\$8,036,091	\$4,758,500
Debt Service Reserve ⁸	\$4,758,500	\$4,758,500	\$4,758,500	\$4,758,500
Unreserved Balance	\$10,923,495	\$2,898,418	\$3,277,591	\$0

¹ Revenues associated with ground rent at the Wiehle-Reston East Metrorail Station Parking Garage.

² Interest on Investments revenue represents interest revenue associated with the Metrorail Parking System Pledged Revenues projects. An amount of \$48,022 was received in FY 2022.

³ Parking revenues collected at the Wiehle-Reston East Metrorail Station Parking Garage. As further information is available on monthly parking trends, budget updates will be provided as part of a future quarterly review.

⁴ Projected parking revenues to be collected at the Herndon and Innovation Center Station Parking Garages. These parking garages became fully operational and open to the public when the revenue/passenger service started for Phase II on November 15, 2022. As further information is available on monthly parking trends, budget updates will be provided as part of a future quarterly review.

⁵ Projected revenues transferred from the Washington Metropolitan Area Transit Authority (WMATA) for five WMATA owned/leased parking facilities in Fairfax County (Huntington, West Falls Church, Dunn Loring, Vienna, and Franconia) and two additional stations (East Falls Church in Arlington County and Van Dorn in the City of Alexandria). These revenues are used by the County to pay debt service for the Herndon and Innovation Center Station Parking Garages. As further information is available on monthly parking trends, budget updates will be provided as part of a future quarterly review.

⁶ Provides for additional funds required to pay debt service on the Wiehle-Reston East Metrorail Station Parking Garage not covered by ground rent and parking fees. Funding needs will be reviewed as part of the annual budget process as well as the annual Carryover Review process.

⁷ Construction funding from the Fairfax County Economic Development Authority Parking Revenue bond sale in February 2017 for the Herndon Station Parking Garage (\$37,900,000), Innovation Center Station Parking Garage (\$37,100,000), and annual operational and debt service costs for these parking garages as well as for the Wiehle-Reston East Metrorail Station Parking Garage.

⁸ Debt service reserve fund for the parking garage revenue bonds, which was funded at closing of the bond sale in March 2017.

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SUMMARY OF CAPITAL PROJECTS

Project	Total Project Estimate	FY 2022 Actual Expenditures	FY 2023 Revised Budget	FY 2024 Advertised Budget Plan
Hern Innov Pkg Facility Debt Service (2G40-167-000)	\$25,993,000	\$4,758,500.00	\$4,756,500.00	\$4,756,250
Herndon Metrorail Parking Facility (TF-000033)	37,225,000	(4,261.08)	2,234,392.67	0
Herndon Pkg Operations and Maintenance (2G40-146-000)	4,687,643	74,674.94	275,955.05	409,500
Innovation Metrorail Parking Facility (TF-000034)	37,775,000	297,736.13	134,157.41	0
Innovation Pkg Operations and Maintenance (2G40-145-000)	435,050	47,571.04	130,862.15	227,500
Wiehle Metro Pkg Facility Debt Service (2G40-115-000)	62,217,888	6,185,500.00	6,184,000.00	6,189,125
Wiehle Pkg Operations and Maintenance (2G40-120-000)	13,684,395	1,500,410.71	2,092,675.46	1,577,582
Total	\$182,017,976	\$12,860,131.74	\$15,808,542.74	\$13,159,957