

Phase 1 Dulles Rail
Transportation Improvement District Advisory Board
Fairfax County Department of Transportation Room 400.06
March 12, 2020
MEETING MINUTES

1. Call to Order

Meeting called to order at 2:34 p.m.; introductions were provided.

Members Present

John Harrison, Macerich
Jim Policaro, Lerner Enterprises

Others Present

Martha Coello
Joe LaHait
JoAnne Carter
Tom Biesiadny
Gregg Steverson
Patti McKay
Galena Nedelcheva
Pam Rittenhouse
Yuqing Xiong
Robert Whitfield
Kevin Dougherty

2. Proof of public notification and advertisement of the meeting was provided by Ms. Coello.

3. Approval of Minutes: March 12, 2019 Annual Meeting

The minutes were distributed. Since there is no quorum at this time, the minutes cannot be formally approved.

4. Advisory Board Bylaws and FOIA

The County Clerk has recommended that this board adopt bylaws. Ms. Coello has drafted and provided a copy of the draft bylaws in the meeting. The bylaws will be reviewed by the County Attorney's office and approved by the Board of Supervisors.

Ms. Coello reminds the board members that any meetings of three members of this body or more constitute a public meeting, including email correspondence, according to the Virginia Freedom of Information Act.

5. Election of Officers

There is no quorum for voting.

6. Advisory Board Member Expiration Dates and Vacancies

Mr. Fleury will remain as Chair. Mr. Rosen was Secretary and passed away last year. Vacancies for Mr. Rosen and Mr. Kovach need to be filled. The board will make recommendations to Ms. Coello after the meeting. Mr. Fleury will also need to send a letter to Ms. Coello for reappointment for Mr. Policaro.

7. Dulles Corridor Metrorail Project Update – Martha Coello

Ms. Coello provided an update on Phase 1 noting that it is relatively complete with the only outstanding issues being the Old Meadow Road realignment, which is currently under construction, and VDOT punchlist. The current completion date for the Old Meadow Road realignment is June 2020 and fall 2020 for the VDOT punchlist. The budget for Phase 1 remains at \$2.98 billion. For Phase 2, it is overall 98% complete. Package A represents the rail line and stations and Package B is the rail yard at Dulles. The target substantial completion for Package A is mid-2020 and for Package B it is fall 2020. Revenue service date will be established by WMATA. The overall budget for Phase 2 is \$2.778 billion with \$2.295 billion expended to-date. The remaining contingency is \$212.8 million. The remaining construction for civil work is mainly to complete stormwater ponds and finish punch list

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work. Clean-up at the track continues, including the guideway. All Traction Power Substations (TPSS) were energized and software integration is still ongoing in order to tie in Phase 1 track. Punchlist work for all buildings at the Rail Yard and the installation of the hoist equipment is still ongoing.

Ms. Coello provided details and background information on the remediation work that is still ongoing with concrete panel deficiencies, concrete ties/cross-level deficiencies and fouled ballast. The Fairfax County Board of Supervisors has sent letter to reiterate the concerns to make sure these issues are addressed properly. There are also other concerns including insulated joints, switches, surge arresters, system integration and spare parts in the WMATA Office of the Inspector General report. These issues have been discussed and among all parties. Remediation work is in the process and the schedule still needs to be worked out to tie into the project completion.

Ms. Coello provides an update on the two garages being constructed by Fairfax County. The Herndon garage opened in April 2019. The public has been using the new garage, which allowed the renovation work on the existing garage, bus loop, and canopy. The Innovation Center Station garage is 97% complete with a project estimate of \$52 million. The garage has a March 2020 expected completion. The remaining work includes elevator finishes, bioretention pond and landscaping work around the garage. Ms. Coello also included Reston Herndon Bus Route Optimization to show the outreach process and efforts on Fairfax Connector bus route planning for Phase 2 opening.

8. Financial/Tax Assessment/TIFIA Updates – Joe LaHait, Fairfax County Debt Coordinator

Mr. LaHait provided the historical perspective of growth in the district. At present-day the District stands at approximately \$18 billion. About \$364.1 million tax revenue has been collected from the Tax District to date, with \$18.5 million collected over the last year. A penny represents \$1.8 million dollars of revenue. All debt has been issued for this tax district and reached the \$400 million cap paid to the Airports Authority. The funds were collected via cash contribution and bonds. Staff will recommend utilizing portions of the residual fund in the future to further pay off and advance outstanding principal on the tax district. Mr. LaHait summarizes the credit ratings for the District and the Residual, Revenue Stabilization, and Debt Service Reserve Funds.

Mr. LaHait notes that there is flexibility to reduce the current rate by 2 cents. Reducing the current rate maintains the 1.5 times debt coverage per the established policies. Under 3% and 1.5% growth scenarios the tax district can be paid off around 2030.

Mr. LaHait also discusses financial policy changes to the district that include eliminating the two cent limit on annual rate changes and revise the debt coverage service to 1.4 times, while maintaining the 2.5 maximum annual debt service. Assuming no issue with the credit agencies and approval from the Commission, the new financial policies would be in place for the FY 2021 tax cycle.

Staff recommends reducing the tax rate from 11 cents to 9 cents, completing a \$12.7 million prepayment using the Residual Fund, and proposes potential changes to the tax district financial policies. No objection is raised by the Advisory Board members present.

9. Advisory Board Recommendation on a Proposed Tax Rate for FY 2021

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There is no quorum for voting. Mr. Biesiadny commented that if there is no objection, a letter can be sent to the Board of Supervisor to state that.

10. Annual Report from the Advisory Board to the Commission

Planned for March 31, 2020 at 3:00 pm. Location is at Fairfax County Government Center, 12000 Government Center Parkway, Room 232.

11. Adjourn

Meeting ended at 3:11 p.m.