



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

**Phase 1 Dulles Rail
Transportation Improvement District Advisory Board**
Fairfax County Department of Transportation; Microsoft Teams Video Conference
March 11, 2025
MEETING MINUTES

1. Call to Order

Meeting called to order at 2:31 p.m.

Members Present

Jim Policaro, Lerner Enterprises
John Harrison, Comstock
Donna Shafer, Cityline Partners

Others Present

JoAnne Carter
Martha Coello
Kristy Choi
Radwan Idris
Joe LaHait
Patti McCay
Galena Nedelcheva
Katie Pifer
Yuqing Xiong
Sean Schweitzer

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

Ms. Coello stated that a quorum was not present and proceeded to review the virtual meeting and remote participation policies. Ms. Coello explained that these policies must be approved yearly.

3. Approval of Minutes: March 15, 2023, Annual Meeting

The minutes were distributed. A quorum is not present to approve meeting minutes.

4. Approval of Minutes: February 26, 2024, Annual Meeting

The minutes were distributed. A quorum is not present to approve meeting minutes.

5. Advisory Board Member Expiration Dates and Vacancies

Ms. Coello stated that Mr. Harrison's term expires at the end of 2025 and noted that there is still one vacancy on the Board. Ms. Coello requested recommendations for new members. Ms. Coello noted that due to Mr. Fleury's retirement, there is no longer a Chair for the Advisory Board and Mr. Policaro will continue to serve as Vice Chair. A quorum was not present to elect new officers,

6. Dulles Corridor Metrorail Project Update – Martha Coello

Ms. Coello provided an update on WMATA ridership data for Phase I stations. The greatest increase was observed at the McLean Station, where ridership increased by 37% from October 2023 to October 2024. Other Phase I stations experienced more minimal increases but continue to

see yearly growth. Phase II station ridership increased between 10-12% percent at each station, with Dulles and Ashburn stations continuing to be the busiest stations.

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

Mr. LaHait provided a historical perspective on assessed values in the district. Tax assessments have leveled off over the past few years to \$16.7 billion, reflecting a 3.9% decrease from the prior year and down from the all-time high of just under \$18 billion in 2021. The tax rate, initially set at 21 cents in 2005, has since decreased to 9 cents since FY 21. As of June 30, 2024, about \$428 million in tax revenue has been collected from the tax district. Revenue projected for this year is \$15 million, down from the previous year's \$15.6 million.

The tax district has fulfilled its obligation to fund \$400 million in project costs for Phase 1 of the Silver Line. One-third was met with cash, while the remaining two-thirds were financed through two sets of bonds. As of June 30, 2024, the District has a total of \$101.1 million in outstanding debt with a maximum annual debt service (MADS) of \$13.5 million. Targeted debt service coverage, calculated as annual tax district revenue divided by annual debt service, is 1.40x. FY 2026 coverage is projected to be 1.38x. Although slightly below target, this exceeds the required minimum coverage of 1.2x, so an increase in the tax rate is not recommended to meet it.

Mr. Harrison asked what would happen if assessed values decrease in the future. Mr. Lahait responded that reserves are held, and the tax rate would be adjusted as needed.

Mr. Policaro asked whether the final maturity date of the debt service could be extended back to 2037. Ms. Carter responded that when the district was created, the original maturity date was 2037, but due to early repayments, the maturity date is now 2034 and cannot be extended.

Mr. Harrison asked if assessments are based on the most recent valuation, which Mr. LaHait confirmed. Mr. Harrison inquired about property owners challenging their property assessments. Mr. LaHait responded that the residual fund has some cash flexibility and that he would follow up with the County Tax Administration office regarding appeals within this district.

8. Advisory Board Recommendation on a Proposed Tax Rate for FY 2026

Members present acknowledged support to maintain the tax rate as recommended at \$0.09/\$100 for FY 2026.

9. Annual Report from the Advisory Board to the Commission

Planned for March 25, 2025, at 3:00 pm. The meeting will be held at Fairfax County Government Center.

10. Adjourn

Meeting ended at 3:01 p.m.