

**Phase 1 Dulles Rail**  
**Transportation Improvement District Advisory Board**  
Fairfax County Department of Transportation; Microsoft Teams Video Conference  
March 10, 2022  
MEETING MINUTES

**1. Call to Order**

Meeting called to order at 2:03 p.m.

Members Present

Thomas Fleury, Bowman Consulting  
Frederick Rothmeijer, MRP Realty  
Cory Scott, Macerich Corp

Others Present

Tom Biesiadny  
Martha Coello  
Joe LaHait  
Patti McCay  
Robin Geiger  
Pam Rittenhouse  
Yuqing Xiong  
JoAnne Carter  
Kristy Choi  
Galena Nedelcheva  
David Taube  
Sean Schweitzer  
Mercia (screenname displayed)

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

The Board conducted a wholly electronic meeting because the COVID-19 pandemic makes it unsafe to physically assemble a quorum in one location or to have the public present. A quorum was not present for this meeting.

**3. Approval of Minutes: March 15, 2021, Annual Meeting**

There is no quorum to approve the meeting minutes.

**4. Advisory Board Member Expiration Dates and Vacancies**

There is no expiration for memberships until 2024. There is one vacancy.

**5. Dulles Corridor Metrorail Project Update – Martha Coello**

Ms. Coello provides an update on Phase 1 noting that the Old Meadow Road realignment is now complete. Other VDOT punch list work remains outstanding and is expected to be completed in 2022. The budget for Phase 1 remains at \$2.98 billion.

Phase 2 is 100% complete. Package A represents the rail line and stations. Package B includes the rail yard at Dulles. Package A announced substantial completion November 4, 2021, and Package B announced substantial completion December 1, 2021. The overall budget for Phase 2 is \$2.778 billion with \$2.551 billion expended to date. The remaining contingency is \$134 million.

The project is currently in the Operational Readiness Testing phase. The completion of this phase is contingent upon WMATA testing. WMATA will declare operational readiness after satisfaction of the test results and start pre-revenue activities, which will last approximately 90 days. The revenue service date will be announced by the WMATA Board. The heat tape deficiency remains an unresolved issue with MWAA and its contractor.

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Ms. Coello provides updates on Fairfax County activities to prepare for Phase 2 opening, which include: two new garages, the ongoing punch list inspection, coordination on maintenance and operations agreement, and the WMATA parking agreement. Ms. Coello discusses the Reston Herndon Bus Route Optimization plan which increases access to employment and provides new connections in the corridor.

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

Mr. LaHait provides the historical perspective of growth in the district. At present-day the district stands at approximately \$17.4 billion of Assessed Value. Assessed Value of taxable property has grown approximately 2.2% since last year. About \$397.7 million tax revenue has been collected from the tax district to date, with \$15.2 million collected over the last year. A penny represents \$1.7 million dollars of revenue. All debt has been issued for this tax district and reached the \$400 million paid to the Airports Authority. The funds were collected via cash contribution and bonds. During FY 2021, the County executed the planned cash prepayment of \$11.19 million of debt with amounts available in the residual fund. Redeeming debt early reduced annual debt service by approximately \$0.4 million per year. Mr. LaHait summarizes the credit ratings for the district and the Residual, Debt Service Coverage and Reserve Policy. Since coverage in the current fiscal year, FY2022, cannot be maintained at or above the 1.4x threshold, maintaining the current tax rate is advisable for FY 2023.

Mr. LaHait notes that it is advisable to maintain the current tax rate 9% for FY 2023 and that a tax rate increase is not required.

**7. Advisory Board Recommendation on a Proposed Tax Rate for FY 2023**

The members present acknowledged support to maintain the tax rate as recommended at \$0.09/\$100 for FY 2023 and prepay debt from the Residual Fund at \$4.3M million during FY 2022.

**8. Annual Report from the Advisory Board to the Commission**

The Commission meeting is planned for March 29, 2022, at 3:00 pm. The meeting will be held at Fairfax County Government Center, more information will be provided.

**9. Adjourn**

The meeting adjourned at 2:29 p.m.