

Red Line Task Force Meeting Minutes

January 26, 2011

Brian Nadolny gave a work plan status. The Station Area Market Value Analysis is almost complete and will be emailed to task force the following week. Meetings were held in January for the feasibility analysis on the proposed new station in Charlotte and the proposed station location shift in Mooresville. Work has begun on updating the Operating and Maintenance Cost Report. The task force received the final Phasing and Cost Savings Report prepared by HDR.

Brian Nadolny gave a summary of the NCDOT CRISP Grade Separation Project. The grade separation project will require coordination of schedules with NCDOT and the Red Line as construction will be in close proximity and will have direct effects to each other. The grade separation project is scheduled for completion in 2017.

Jack Flaherty with NCDOT handed out a draft of Greenleaf Strategies proposed scope for funding strategy (attached). Mayor Tarte suggested that scope include a timeline with hours and milestones, concluding with the final deliverables of the contract. Jack asked the group provide email comments to finalize the strategy.

The group started a discussion on next steps to the Red Line financial plan which will need to be continued next month due to time. The task force needs to make contact and meet with Iredell County. A meeting with NSRR needs to be scheduled but should not occur until after NCDOT discussions with NS are completed. Carolyn Flowers expressed the need to have future transit in the state mobility funds.

ACTION ITEMS:

1. Organize a visit of the Task Force to Lowes
Mayor Woods
2. Set up a meeting with rail contact at Siemens
Mayor Tarte
3. Provide feedback to Jack Flaherty on Greenleaf Strategies
Scope and related tasks
Members
4. Review the current NS term sheet in order to redefine
NS role in the Red Line project
Members
5. Provide an updated schedule of NCDOT negotiations
With Norfolk Southern
John Muth

Minutes submitted by Penny Traywick

Attachment: Attendees list, Greenleaf Strategies Draft Scope

DRAFT
North Corridor Red Line
Alternative Funding II – DRAFT
Greenleaf Strategies

1-Represent NCDOT with the North Corridor Red line

- Group meetings / technical work sessions
- Coordinate with locals, regional and NCDOT staff on long range transportation plans and policies.

2- Support Red Line Task Force Team

- Attend Task Force and MTC meetings.
- Coordinate all activities with all ongoing studies and plans

3- Facilitate Value Capture Mechanisms & Partnering Agreements

- Consult with up to (20) property owners, business community and political entities to identify agreements for value capture strategies.
- Identify lease, transfer and purchase opportunities with public/private land owners.
- Provide a summary of value capture mechanisms successfully applied elsewhere to include tax increment financing, special assessments, direct equity contributions, development impact fees and other available techniques.
- Summarize (4) capture strategies most applicable to the project
- Provide (5) comparable national transit projects to id best practices for applying value capture for capital financing
- Identify key considerations, benefits and hindrances.

4- Consider Transit and Freight Oriented Development

- Analyze site plans for future development to insure planning and zoning requirements are upheld.
- Facilitate with CATS and third party consultants on mobility and logistic strategies.

5 – Public Finance Initiative.

- Establish mechanisms for implementing funding for the project with emphasis of a regional TIF plan. Determine relationship to current programs, funding capacities and fiscal solvency considerations.
- Meet with key property owners/developers where plans are approved over next 5 years to incorporate results of CATS regional market study
- Re-evaluate boundaries of TIF districts to update finance model to determine how the district may best be utilized to generate revenues and other funding.
- Make revisions to the model from input from senior staff.
- Presentations to legislative / governing bodies on public finance structure for each municipality and make revisions based on input.
- Meet with CATS and clients on the scope and schedule of the work and agree on planned outcomes.
- Update the public finance model to reflect current fiscal and economic realities and structure a preferred local funding strategy.

RED LINE TASK FORCE
MEETING ATTENDEES

January 26, 2011

<u>Print Name</u>	<u>Organization</u>	<u>Email</u>
Tina Votaw	CATS	
BILL THUNBERG	MOONSVILLE	
JENN MUTEL	CATS	
LEAMON BRICE	DAVIDSON	
Anthony Roberts	Cornelius	
ERSKINE SMITH	MOORESVILLE	
Carroll Gray	LNTC	
Bill Cole	Huntersville	
Lauren Blackburn	Davidson	
Andrew Warfield	Lake Norman Citizen	
Jim Grudich	BRC	
Jack Flannery	USDOT	
Jeff Tarte	CORNELIUS	
Greg Ferguson	Huntersville	
Penny Jaywick	CATS	
Zac Gordon	Huntersville	
Donny Rogers	CATS	
Dee Lucia	CATS	
CAROLYN FLOWERS	CATS	
JIM SCHUMACHER	CHARLOTTE	
Nancy Carter for David Howard	City Council	

