

RED LINE REGIONAL RAIL TASK FORCE
Meeting Summary
April 25, 2012
DISCUSSION SUMMARY

MEMBERS: Mayor John Woods, Mayor of Davidson, Chair
Vacant, Mecklenburg County Representative
Mayor Jeff Tarte, Mayor of Cornelius
Mayor Jill Swain, Mayor of Huntersville (absent)
Mayor Miles Atkins, Town of Mooresville (absent)
Bill Thunberg, Lake Norman Transportation Commission
Vacant, Iredell County Representative

CATS

STAFF: Carolyn Flowers, CEO, Director of Public Transit
Brian Nadolny, North Corridor Project Manager
John Muth, Deputy Director for Development
John Joye, Senior Assistant City Attorney
Tina Votaw, Transit Planner
Azania Herron, Community Relations Specialist

OTHERS: Paul Morris, NCDOT Deputy Secretary for Transit
Councilman David Howard, Charlotte City Council
Jack Flaherty, NCDOT Regional Transit Planner
Anthony Roberts, Cornelius Town Manager
Bill Coxe, Huntersville Transportation Planner
Leamon Brice, Davidson Town Manager
Peter Zeiler, Charlotte Neighborhood and Business Services
Carroll Gray, Lake Norman Transportation Commission
Zac Gordon, Town of Huntersville
Ruffin Hall, Assistant City Manager, City of Charlotte
Dana Fenton, Intergovernmental Relations Mgr, City of Charlotte
Adam Guerino, City of Charlotte Finance
Jonathon Wells, Charlotte Mecklenburg Planning
Katherine Henderson, KKH Consulting
Tony Kuhn, Vision Ventures
Geoffrey Curme, Mount Vernon Asset Management
Phil Gandy, Gandy Development
Matt Gallagher, Gandy Development
Jacob McCulley, citizen

Meeting time 3:30 pm – 5:00 pm

I. Call to Order

II. The minutes of the March 28, 2012 meeting were approved.

III. Discussion

Review of the Financing Plan

After all nine entities reviewed of the draft finance business plan, the feedback and comment process is now complete. The consultants thank everyone for their cooperation throughout the process. The comments/recommendations are posted to the Red Line Regional Rail website (redlineregionalrail.org). The plan will not be finalized until the cost numbers are concluded through the process with Norfolk Southern. The consultants will now pause until meetings with Norfolk Southern are held and any adjustments to the plan that need to be made are added.

Proposed New Station

The Red Line Task Force has received an informal request for consideration of a new transit station to be added to the proposed Red Line Regional Rail Project. This potential station, proposed in the vicinity of 24th Street and Graham St, spurred the Task Force to direct a multi-departmental committee of City staff to develop both a policy framework and a set of general criteria to address the appropriateness of adding new stations to a proposed transit corridor.

Staff presented a draft process intended to be used to respond to specific questions and proposals to add stations along the corridor. The ultimate goal is to provide criteria that will allow the Red Line Task Force to recommend a final evaluation policy and methodology that the MTC (and NCDOT as appropriate) may review and adopt to enable staff to respond to the pending request as well as any future requests.

Under the analysis, there are four Tier 1 criteria. The Task Force recommended adding the fifth criteria of Development Readiness, which would address the predictability of the proposed development to be built out. This would look at current zoning and property entitlement, which is an important factor in the finance underwriting process. The funding stream in the financial plan is predicated on the predictability of the proposed developments. The State consultants only considered known projects in the finance modeling and entitlement was a key in the consideration of these projects.

Paul Morris discussed the difficulty of adding properties into the benefits district after it has been created. It would be important to bring any potential properties into the district before it is adopted. If the properties are not currently zoned for transit, it would be possible to add them to the district as a FOD (freight oriented development). Tony Kuhn with Vision Venture representing the proposed development said that the land currently being assembled is zoned industrial and not entitled for TOD.

Bill Thunberg made a motion to approve the New Station Criteria with three amendments recommended by the Task Force, so the City could consider the 24th and Graham proposal. The motion passed unanimously.

The three amendments to the Criteria are:

1. Add a fifth Tier 1 criteria called Development Readiness
2. Add the Station Area Improvement costs as a factor in the Cost/Benefit Analysis criteria

3. Include language that states that the financial analysis will be sent along to the State consultant, Mark Briggs, to be studied as part of the Financial Plan

The Task Force asked staff to begin working on the Tier 1 criteria with developer of the proposed development. Staff will report back on the process at the next task force meeting.

Norfolk Southern Railroad (NSRR)

The Task Force has set up a meeting in June with Norfolk Southern to begin the discussion of Norfolk Southern's operational and logistical needs. Mayor Woods would like input at the May RLTF meeting on what outcomes the task force wants to achieve at this meeting.

Charlotte Gateway Station (CGS)

NCDOT issued a Request for Expressions of Interest (RFEI). This is the first step in retaining a development partner for the Charlotte Gateway Station development. The closing date of the RFEI is today (April 25th). Next steps may include round table discussions with some of the individual teams. This will be followed by a formal RFQ process with the goal of having a master developer selected by the end of the summer.

IV. Action Items:

1. Bring back amended New Station Criteria Nadolny

Meeting was adjourned at 4:45 p.m.

The next meeting will be held at 3:30 p.m. on May 23 at Charlotte Mecklenburg Government Center in Conference Room 266.

RED LINE TASK FORCE MEETING

April 25, 2012

| Name | Organization | Email |
|----------------------|----------------------------|--------------------------------|
| Brian Nadolny | CATS | bradolny@charlottenc.gov |
| John Muth | CATS | jmuth@ci.charlotte.nc.us |
| Jack Leahery | NC DOT | JPLAHERY@NCDOT.GOV |
| Ruffin Hall | City of Charlotte | r/hall@charlottenc.gov |
| Katherine Henderson | KKH Consulting | kkhenderson@gmail.com |
| Zac Gordon | Town of Huntersville, NC | zagordon@huntersville.org |
| Carol City | LNTC | CGTSSC@bellsouth.net |
| Anthony Roberts | Town of Cornelius | aroberts@cornelius.org |
| Jeff Tate | " | mmore@cornelius.org |
| BILL THUNBERG | TOWN OF MOORESVILLE | BILLTHUNBERG@GMAIL.COM |
| PAUL MORRIS | NC DOT | pfmorris@ncdot.gov |
| John Woods | Davisson | |
| John Joye | CATS Atty | JJoye@ci.charlotte.nc.us |
| Tina Votaw | CATS | |
| Peter Zizka | CHARLOTTE NIBS | PZIZKA@CHARLOTTE.NC.GOV |
| Trania Herron | CATS | aherron@charlotte.nc.gov |
| Tony Kump | VISION VENTURES | AMKE@VISIONVENTURES.NET |
| Geoffrey Curme | Mount Vernon Ass't Mgmt | gc@mountvernonam.com |
| Matt Gallyn | GANDY DEVELOPMENT | matt@gandy-communities.com |
| Phil Gandy | GANDY DEVELOPMENT | phil@gandy-communities.com |
| Alan Guerino | Charlotte Finance | aguerino@charlottenc.gov |

