

Agenda
Planning, Development and Real Estate Committee
September 25, 2008

The meeting was called to order at 9:18 a.m. Present were:

Committee members:

Mrs. Catherine Hudgins, Chair
Mr. Christopher Zimmerman
Mr. Jim Graham
Mr. Peter Benjamin
Ms. Elizabeth Hewlett
Mr. William D. Euille
Mr. Gordon Linton
Mr. Jeff McKay
Mr. Anthony Giancola
Mr. Marcell Solomon

The Committee meeting was called to order at 9:18 a.m. Mr. Zimmerman moved, seconded by Mr. Benjamin, that the Committee convene in Executive Session at 9:20 a.m. The Committee voted unanimously in favor of the motion.

The Committee meeting reconvened at 10:40 a.m.

Certification

Mrs. Hudgins moved that the Board certify that only such matters authorized for discussion and only those matters identified in the motion by which the Executive Session was convened were heard, discussed or considered by the Board. The motion was seconded by Mr. Zimmerman. The Committee unanimously voted in favor of the motion.

Approval of Agenda

Mr. Graham moved, seconded by Mr. Giancola, that the Possible Relocation of WMATA's Headquarters information item be deferred to the next Planning, Development and Real Estate Committee meeting. The Committee voted unanimously in favor of the motion.

Approval of Minutes

Mr. Benjamin moved, seconded by Mr. Zimmerman, to approve the July 24, 2008 minutes as modified. The Committee voted unanimously in favor of the motion.

Action Items

A. Amendment to Joint Development Policies and Guidelines/Selection Criteria

This item will be brought back for discussion at a later time.

B. Joint Development Small, Local and Minority Business Enterprise Policies and Guidelines

This item will be brought back for discussion at a later time.

C. Approve Amended and Restated Joint Development Agreement for Greenbelt Station

Obtain Committee concurrence, Board approval, and authorization for execution of an amended and restated Joint Development Agreement with Metroland Developers, LLC for the sale of the Greenbelt Metrorail Station joint development site.

Mr. Solomon moved, seconded by Mr. Zimmerman, that this item be deferred until further notice. The Committee voted unanimously in favor of the motion.

D. Transfer of WMATA Property Rights at Shaw-Howard U Station

Authorization for staff to negotiate and execute an agreement for the disposition of various WMATA property rights at the Shaw-Howard Metrorail station north entrance to Broadcast Center Partners, LLC using a third-party appraisal as a means of reaching agreement on price.

Mr. Graham moved, seconded by Mr. McKay, to postpone this item until the next Planning, Development and Real Estate Committee meeting. The Committee voted unanimously in favor of the motion.

E. Request for Proposals for Replacement of Royal Street Bus Garage

Mr. Zimmerman moved, seconded by Mr. McKay, approval to issue a Request for Proposals for a replacement facility for the Royal Street Metrobus Garage that would include not separating the development rites of Royal Street property from the

construction of the Royal Street bus garage replacement. This motion was unanimously approved.

F. Sale of Excess WMATA Property to Keystar Spring Place, LLC

Mr. Graham moved, seconded by Mr. Giancola, to approve the sale of excess WMATA property adjacent to the CSX Railroad right-of-way in Takoma, District of Columbia. Mr. Zimmerman voted against the motion. The motion passed by majority vote.

Information Items

A. 7000 Series Railcar Program: Overview

Staff presented an overview to the Board on the requirements, schedule and development of the consolidated 7000 Series Railcar procurement plan to purchase up to 648 railcars to satisfy future revenue service requirements, renew the existing railcar fleet, and rehabilitate the 100 cars of the Breda 4000-Series fleet. This information is intended to facilitate discussion and request guidance regarding the design changes and performance and capacity enhancements.

This information has been presented to the Jurisdictional Coordinating Committee, the Riders' Advisory Council, and the Elderly and Disabled Transportation Advisory Subcommittee. The program will be presented to the Finance, Administration and Oversight Committee on November 6, 2008 with a focus on program costs and cost-benefits.

B. FY 2011-2020 Capital Needs Inventory

Staff presented a comprehensive inventory of Metro's capital improvement needs that will serve as the foundation for future capital programming and support the development of a regional funding strategy for Metro.

This Authority-wide inventory of capital needs addresses all assets owned or maintained by the Authority and is based on an outreach to each department, life-cycle replacement costs, current conditions and future demand. The inventory is not constrained by funding limits and does not include extension projects or projects funded by jurisdictions. Some assets are visible to our customers (e.g., rail cars); many assets that enable the Authority to delivery quality service are not readily seen by our customers (e.g., chillers, power stations, maintenance yards).

Staff will return to the Board with a comprehensive list of capital needs at different funding levels.

The meeting adjourned at 11:27 a.m.