

**Minutes**  
**Planning, Development and Real Estate Committee**  
**February 26, 2009**

The meeting was called to order at 9:22 a.m. Present were:

**Committee members:**

Mrs. Catherine Hudgins, Chair  
Mr. Neil Albert, Vice Chair  
Mr. Jim Graham  
Mr. Peter Benjamin  
Ms. Elizabeth Hewlett  
Mr. Anthony Giancola

**Approval of Agenda**

The agenda was approved.

**Approval of Minutes**

Mr. Giancola moved, seconded by Mr. Benjamin, to approve the December 18, 2008 minutes as submitted. The Committee voted unanimously in favor of the motion.

**Action Items**

**A. U Street Metrorail & 14<sup>th</sup> Street Bus TIF Allocation**

Staff sought Board approval of (1) the allocation of \$500,000 from the District of Columbia's portion of the Transit Infrastructure Investment Fund (TIIF) to be used for pedestrian walkways, lighting, landscaping, bicycle facilities, car sharing and other infrastructure enhancements to facilities access to and use of the Metrobus and Metrorail systems; and (2) authority to negotiate and execute a Memorandum of Understanding with the View 14 developer for the dispersal of TIIF monies in accordance with Federal Transit Administration criteria and approval.

The \$500,000 request for the proposed transit access improvements in the area of the U Street/African-American Civil War Memorial/Cardozo Metrorail station is expected to be recaptured over time in cost savings and increased revenue from ridership associated with the Level 2 development. Additionally, the infrastructure improvements will provide enhanced access for the broader business and resident community in the immediate vicinity of the U Street station.

The Committee inquired about the current TIF balance for the District of Columbia. Staff reported that the balance is approximately \$450,000. A report detailing the TIF balances for the District of Columbia, Maryland and Virginia was requested.

Mr. Albert moved, Mr. Giancola seconded, to allocate \$500,000 from the District of Columbia's TIF for the View 14 development project. The Committee voted unanimously in favor of the motion.

## **B. Potomac Yard Metrorail Station TIF Allocation**

Staff sought to obtain Committee concurrence and Board approval to: 1. Establish a reimbursable project entitled Potomac Yard Metrorail Station; 2. Establish an initial budget of \$1.5 million using the City of Alexandria's TIF account at Metro; 3. Increase the FY09 Reimbursable Projects' Budget from \$20.05 million to \$21.55 million; 4. Permit staff to negotiate a reimbursable agreement with the City of Alexandria and for the General Manager to execute the agreement; and 5. Issue tasks to P2d contractor for technical support.

Staff will provide the Committee with a balance chart of TIF Funds that will indicate how much is used and how much remains for each jurisdiction and a report that provides the same information for reimbursable projects.

Mr. Benjamin moved, seconded by Mr. Albert, to: 1. Establish a reimbursable project entitled Potomac Yard Metrorail Station; 2. Establish an initial budget of \$1.5 million using the City of Alexandria's TIF account at Metro; 3. Increase the FY09 Reimbursable Projects' Budget from \$20.05 million to \$21.55 million; 4. Permit staff to negotiate a reimbursable agreement with the City of Alexandria and for the General Manager to execute the agreement; and 5. Issue tasks to P2d contractor for technical support. The Committee voted unanimously in favor of the motion.

The meeting adjourned at 9:34 a.m.