

**RED LINE TASK FORCE**  
**Meeting Summary**  
**May 25, 2011**  
**DISCUSSION SUMMARY**

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**MEMBERS:** Mayor John Woods, Mayor of Davidson, Chair  
Mayor Jill Swain, Mayor of Huntersville  
Mayor Jeff Tarte, Mayor of Cornelius (Absent)  
Bill Thunberg, Mooresville Representative  
Carroll Gray, Lake Norman Transportation Commission  
Iredell County Representative (Vacant)  
Commissioner Harold Cogdell, Jr., Mecklenburg County, Vice Chair (Absent)  
Mayor Anthony Foxx, Mayor of Charlotte (Absent)

**CATS**

**STAFF:** Carolyn Flowers, CEO, Director of Public Transit  
John Muth, Deputy Director for Development  
Dee Pereira, CFO, Assistant Director of Public Transit  
Brian Nadolny, North Corridor Project Manager  
Danny Rogers, Transit Corridor Project Manager  
Brad Thomas, City Attorneys' Office  
Tina Votaw, Transit Planner  
Azania Herron, Public & Community Relations  
Penny Traywick, Office Assistant

**OTHERS:** Gene Conti, NCDOT Transportation Secretary  
Jim Westmoreland, NCDOT Deputy Transportation Secretary  
Jack Flaherty, NCDOT  
Ted Vaden, NCDOT  
Reid Simons, NCDOT  
Patrick Simmons, NCDOT Rail  
Councilman David Howard, Charlotte City Council  
Leamon Brice, Davidson Town Manager  
Anthony Roberts, Cornelius Town Manager  
Jim Schumacher, Assistant City Manager  
Ralph Messera, Matthews MTC Representative  
Scott Greer, Charlotte City Finance  
Bill Coxe, Huntersville Transportation Planner  
Adam Guerino, Charlotte City Finance  
Jonathan Wells, Charlotte Mecklenburg Planning Department  
Greg Ferguson, Huntersville Town Manager  
Erskine Smith, Town of Mooresville  
Paul Morris, Greenleaf Strategies  
Tony Kuhn, Vision Ventures

**I. Call to Order**

The meeting was called to order by the Chair at 4:30 p.m.

**II. Approval of April 27, 2011 meeting summary**

The meeting summary was approved.

**III. Information Items**

NCDOT Transportation Secretary Conti expressed continued support for passenger rail projects in the region.

Paul Morris, Greenleaf Strategies, presented an overview of his activities and deliverables on the Red Line Commuter Rail project. Greenleaf Strategies' three principle work plan components are project costs, the funding stream, and funding mechanisms. In further meetings with the Towns and CATS, Paul will continue to work at achieving consensus, address political concerns, and ensure that town plans are consistent with the overall project.

Carolyn Flowers reported that as the State Senate transportation budget stands, it forbids State funds from being used for the Red Line Commuter Rail, as well as eliminating state funding for the Blue Line Extension and forbidding NCDOT from committing the state share of funds for the BLE. Ms. Flowers added that House Speaker Thom Tillis, at a press conference, said rail funding may be returned to the final budget during the upcoming Senate and House budget negotiations.

**IV. Discussion**

Brian Nadolny distributed a handout of the Financial Plan and Schedule outlining the tasks and listing the team members for each activity. See attached.

In response to questions from Councilman Howard, Paul Morris said businesses and developments located  $\frac{1}{4}$  to  $\frac{1}{2}$  mile from the stations would benefit from the station location. And he suggested the use of a cross-jurisdictional entity, or interlocal agreements to manage the project due to the multiple cities and counties involved.

Tony Kuhn with Vision Venture, a development firm, encouraged the Economic Development departments of the towns and city to work more closely with the Planning departments with regard to station area development planning.

V. Action Items

Organize a roundtable work session to include CATS, Town Managers, Planners, and Finance Mangers, City Planners and Economic Development, and Greenleaf Strategies to be held on June 8 at 3:00 pm.

John Woods, Brian Nadolny

Prepare the list of invitees.

Carroll Gray

VI. Adjourn

The meeting was adjourned at 5:05 p.m.

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NEXT RED LINE TASK FORCE MEETING: WEDNESDAY, JUNE 23 AT 4:00 P.M. IN CONFERENCE ROOM #266

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**RED LINE TASK FORCE**  
**MEETING ATTENDEES**

May 25, 2011

<u>Print Name</u>	<u>Organization</u>	<u>Email</u>
Erik Spanberg	Business Journal	espanberg@bizjournals.com
Azania Herron	CATS	aherron@charlottenc.gov
Jim Westmoreland	NC DOT	<del>jwestmoreland@ncdot.gov</del>
Danny Rogers	CATS	drogers@ci.charlotte.nc.us
Brad Thomas	CATS	bjthomas@ci.charlotte.nc.us
Dee Lucia	CATS	dflucia@ci.charlotte.nc.us
Jim Schumacher	CMO	
Erskine Smith	Town of Mooresville	ersmith@ci.mooresville.nc.us
PAUL MORRIS	GREENHAF STRATEGIES (NC DOT)	pmorris@greenhafstrategies.com
JACK FLANNERY	NC DOT	JFLANNERY@NC DOT.GOV.
Jeff Smith	Channel 9	jeff.smith@wsoc-tv.com
Greg Simpson	WSOC-TV	Greg.Simpson@WSOC-TV.com
Brian Nadolny	CATS	bnadolny@ci.charlotte.nc.us
John Muth	CATS	jmuth@ci.charlotte.nc.us
CAROLYN FLOWERS	CATS	cflowers@charlottenc.gov
John Woods	DAVIDSON	jwoods@ci.davidson.nc.us
GENE CONTI	NC DOT	genti@ncdot.gov
Jill Swain	Huntersville	jswainsworld@gmail.com
BIL THUNBERG	Mooresville	BILTHUNBERG@GMAIL.COM
David Howard	Charlotte	info@davidhowardclt.com
JUDAS WALES	C-M RAILING	jwales@ci.charlotte.nc.us
Patrick Simmons	NC DOT RAIL	pbsimmons@ncdot.gov



# *Red Line Financial Work Plan and Schedule*

## NCDOT/North Carolina

Tasks	Team Members (Lead in bold)
<ul style="list-style-type: none"> <li>- Determine whether the State will be the lead concessionaire of the project</li> <li>- Coordinate the State Commuter Rail initiative</li> <li>- Secure funding stream – Mobility Formula</li> </ul>	<b>CATS</b> – Carolyn Flowers, Dee Pereira Bill Coxe Councilman Howard Northern Mayors NCDOT Board Member TCC Chair John Collett
Schedule	Next Step and Completion Date
May-Aug- Meet with the State as the lead of the project Sept-Dec - Work with State on steps needed to create necessary program	- Set up meeting with NCDOT on the State taking the lead on the project - May

## CATS

Tasks	Team Members (Lead in bold)
-Update CATS Financial Model with new inputs from Greenleaf work.	<b>Dee Pereira</b> NCDOT – Jack Flaherty / Paul Morris City Finance Mayor Tarte
Schedule	Next Step and Completion Date
May-September – Greenleaf work plan. September - Update CATS Financial Model with new inputs once complete.	<b>On Hold</b> – Until Greenleaf work is complete

## Northern Towns / Charlotte / Mecklenburg County

Tasks	Team Members (Lead in bold)
<ul style="list-style-type: none"> <li>- Greenleaf/PB – Identify and develop potential TIF scenarios</li> <li>- Obtain Town/City/County funding participation commitment</li> </ul>	<p><b>Paul Morris</b>  <i>Towns</i> - Town Managers, Town Staff  <i>Charlotte</i> – City Finance – Scott Greer, Councilman Howard  <i>Mecklenburg County</i> – County Commission – Harold Cogdell, Jr, Mayor Swain, City ED – John Allen</p>
Schedule	Next Step and Completion Date
<p>April-Sept – Identify and develop potential Value Capture and TIF scenarios            November - Presentation to Municipal Boards on town/city participation options            December - Funding participation plan</p>	<p>- Greenleaf begins Value Capture and TOD Studies, works with Town/City Staff - May</p>

## Mooresville / Iredell County

Tasks	Team Members (Lead in bold)
<ul style="list-style-type: none"> <li>- Obtain town/county participation to project commitment</li> <li>- Greenleaf/PB – Identify and develop potential TIF scenarios</li> <li>- Obtain Town/County funding participation commitment</li> </ul>	<p><i>Mooresville</i> – <b>Bill Thunberg</b>, Paul Morris, Mooresville Staff, CATS, Carroll Gray  <i>Iredell County</i> – <b>NCDOT</b>, Bill Thunberg, Paul Morris, Judge Collier, John Collett, CATS, Mayor Woods</p>
Schedule	Next Step and Completion Date
<p>April-Sept – Identify and develop potential Value Capture and TIF scenarios            May-July – Meetings with town/county on intent to participate            November - Presentation to Municipal Boards on town/county participation options            December - Funding participation plan</p>	<p>- Greenleaf begins Value Capture and TOD Studies, works with Town/County Staff – May</p> <p>- Set up kickoff meeting with Mooresville/ Iredell County to explore partnership potential and options – June</p>

# Norfolk Southern

Tasks	Team Members (Lead in bold)
<ul style="list-style-type: none"> <li>-Definition of roles of NCDOT and CATS with relationship with NS</li> <li>-Update Term Sheet/Operating Agreement</li> <li>- Determine whether NS will be the operator of the line</li> <li>- Explore funding possibilities – Air Rights, new rail costumers, etc</li> </ul>	<p><b>NCDOT Rail</b> – Pat Simmons, Allan Paul Mayor Woods CATS</p>
Schedule	Next Step and Completion Date
<p>May – Definition of roles meeting with NCDOT and CATS</p> <p>June – Kickoff meeting on updating term sheet and NS interest as the operator of the line</p> <p>June/July - Funding possibilities – Air Rights, new rail costumers led by Greenleaf and NCDOT</p> <p>December - Completed new Term Sheet/Operating Agreement</p>	<p>Definition of roles meeting with NCDOT and CATS – June</p> <p>Meeting with NS to discuss updating term sheet with NCDOT/CATS – July</p>

# Developers

Issues to Resolve	Team Members (Lead in bold)
<ul style="list-style-type: none"> <li>-Define project elements that developers will contribute</li> <li>-Develop options to secure contributions</li> <li>-Obtain Developer funding participation commitment</li> </ul>	<p><b>Carroll Gray</b> Paul Morris Councilman Howard</p>
Schedule	Next Step and Completion Date
<p>May-Sept – Developer meeting to discuss funding partnership and options to secure contributions</p> <p>Oct-Nov – Creation of a funding participation plan</p>	<p>Developer meeting with Carroll Gray and Greenleaf to discuss station elements and funding partnership – June</p>



## Siemens / Lowes & Other Corporations

Tasks	Team Members (Lead in bold)
<ul style="list-style-type: none"> <li>- Discussion with Siemens, Lowes and other corporations on participation options</li> <li>-Develop options to secure contributions</li> <li>- Obtain corporate funding participation commitment</li> </ul>	<p>Paul Morris            Mayor Tarte            Mayor Woods            CATS            Bill Thunberg            Charlotte Chamber Representative            MSI Chamber            Gene Conti</p>
Schedule	Next Step and Completion Date
<p>May – Set up kickoff meeting with Siemens to explore partnership potential            May-Sept –Meetings to discuss funding partnership and options to secure contributions            Oct-Nov – Creation of a funding participation plan</p>	<p>-Create a strategy and list of potential participants for corporate involvement by the work team – June             -Set up kickoff meeting with Siemens to explore partnership potential - June             -Kick-off meetings with Lowes and other corporations on funding partnership and options – June</p>

## P3 Options

Issues to Resolve	Team Members (Lead in bold)
<p>-Presentation on how P3s work and examples of successful P3 projects</p>	<p><b>Jeff Parker</b>            CATS – Dee Pereira            NCDOT</p>
Schedule	Next Step and Completion Date
<p>October – Using Greenleaf work on Value Capture, TIF Potential, and Public Finance options, JPA to create a P3 scenario for the Red Line</p>	<p><b>On Hold</b> – Until Greenleaf work is complete</p>

