

1 CHARLOTTE GATEWAY STEERING COMMITTEE
Charlotte-Mecklenburg Government Center
2 600 East Fourth Street, Room 266
Charlotte, North Carolina 28202
3

Wednesday, May 15, 2019
4 Beginning at 10:30 a.m.
5 Transcript of Meeting
6

7 In Attendance:

8 John Lewis Jr., Chief Executive Officer of CATS
Mark Hahn, Director of Asset and Facility Management
9 David Howard, NC DOT (Via Telephone)
Juliann Sheldon, CATS
10 Klint Mullis, Center City Partners
Cheryl Myers, Center City Partners
11 Jason Lawrence, CATS
John Muth, CATS Development
12 Craig Newton, NC DOT
Jason Orthner, NC DOT Rail (Via Telephone)
13 Allan Paul, NC DOT Rail (Via Telephone)
Brian Nadolny, CATS
14 Brad Thomas, City Attorney's Office
Andy Miller, NC DOT
15 Olaf Kinard, CATS
Julie White, NC DOT (Via Telephone)
16 Roberto Canales, LJB (Via Telephone)

17 Reported by: Meredith Schramek, RPR
18
19
20
21
22
23
24
25

1 Gateway Steering (5/15/19)

2 P R O C E E D I N G S

3 (at 10:38 a.m.)

4 MR. LEWIS: Good morning. I think we'll go ahead and call
5 the meeting to order. We'll begin with introductions
6 around the table and those who are on speaker phone.
7 So, Olaf, if you'll start.

8 MR. KINARD: Olaf Kinard with CATS.

9 MR. NADOLNY: Brian Nadolny with CATS.

10 MS. MYERS: Cheryl Myers, Center City Partners.

11 MR. LEWIS: John Lewis with CATS.

12 MR. HAHN: Mark Hahn with county asset and facility
13 management.

14 MR. THOMAS: Brad Thomas, city attorney's office.

15 MR. MUTH: John Muth, CATS.

16 MR. NEWTON: This is Craig Newton with the rail division
17 and NC DOT. And I'll go ahead and introduce the NC
18 DOT folks on the phone. David Howard, Julie White,
19 Jason Orthner, and Allen Paul are calling in from
20 NC DOT.

21 MR. LEWIS: Are all of those individuals on the line?

22 MR. HAHN: Are any of those individuals on the line?

23 MR. LEWIS: I heard Julie. Okay. So you're all in the
24 same room? Very good. All right.

25 MR. MILLER: Andy Miller, NC DOT.

1 MR. LEWIS: I'm sorry. Go ahead, Julie.

2 MS. WHITE: Sorry. I'm sitting in a boat in the Pamlico
3 Sound. So I'm alone.

4 MR. LEWIS: What are you doing on this call?

5 MS. WHITE: We are test running the passenger ferry
6 hopefully announcing tomorrow that we're going to
7 start service with the passenger ferry next week. So
8 I'm doing the test runs today to make sure everything
9 is going okay.

10 MR. LEWIS: Got it. Work. I thought you were on vacation.
11 Is everyone else --

12 MS. WHITE: My job is a vacation, John.

13 MR. LEWIS: So David and the other folks are on?

14 MR. HAHN: Is anyone else on the phone line?

15 MR. CANALES: This is Roberto. I'm in Garner.

16 MR. LEWIS: So it looks like on the line we have Julie and
17 Roberto. Is there anyone else other than those two
18 calling in? All right. We'll check back a little
19 later. And last?

20 MR. MILLER: Andy Miller, NC DOT rail division.

21 MS. SHELDON: Juliann Sheldon, CATS PR.

22 MR. LAWRENCE: Jason Lawrence, CATS.

23 MR. MULLIS: Klint Mullis, Center City Partners.

24 MR. LEWIS: Very good. We'll move to the agenda. Can we
25 have a motion to approve the minutes from the last

1 meeting?

2 MR. THOMAS: Okay. At this point, I don't think we have a
3 quorum. We need four.

4 MS. WHITE: Jason had texted me that they were on the line.
5 Did they all not speak up?

6 MR. LEWIS: So there's Julie, myself. Who else?

7 MR. THOMAS: Roberto.

8 MS. WHITE: I'm going to tell them to hang up and dial in
9 again. All right. They're hanging up and dialing in.

10 MR. HAHN: Are any of them needed to get a quorum?

11 MR. LEWIS: If it's David, yes. I think I heard David
12 Howard.

13 MR. HOWARD: You did. And I have Jason and Allan Paul.

14 MR. LEWIS: Very good. I think we have a quorum. So
15 welcome everyone on the phone. This is John Lewis.
16 So I will lead the meeting from this end. We'll go
17 ahead and entertain a motion to approve the minutes
18 from the last meeting.

19 MR. HOWARD: So moved.

20 MR. LEWIS: So I have a motion from Mr. Howard. May I have
21 a second?

22 MR. HAHN: Second.

23 MR. LEWIS: Second from the room from Mark. All in favor,
24 signify by saying "aye." Any opposed?

25 Very good. Minutes pass.

1 On the agenda, we had an item for reviewing the
2 RFQ. Fran was unable to make it at the last moment.
3 I will advise the board that she intends to send the
4 final draft of the RFQ out to committee members by the
5 end of this week no later than close of business
6 Friday. And then we will entertain comments and edits
7 to the draft. I think it is the intention of economic
8 development and certainly this board to have that RFQ
9 ready to hit the street in mid-June. So there will
10 probably be a bit of a quick turnaround. There will
11 be requests from board members on comments. But our
12 target date is mid-June to have that on the street.

13 Any questions, comments, or discussion on that
14 and the timeline for that?

15 MR. HOWARD: The sooner the better.

16 MR. LEWIS: Agreed.

17 MR. HOWARD: John, how is your team doing on your piece of
18 it? She kept saying to me that it was really the
19 review and the board and CATS that you were waiting
20 on. How are we looking? Can we get an update on kind
21 of where we are?

22 MR. LEWIS: Part -- what we're calling Part B, the actual
23 technical aspects of the procurement is completed.
24 We're waiting for Part A, which is what essentially
25 the committee will be reviewing. We will combine them

1 into one document, and that is what will go out for
2 bid. So the technical aspects are pretty boilerplate
3 and has been done for a little while.

4 Did you get that, David? Understood?

5 MR. HOWARD: I did. And, Roberto, you're asking to make
6 sure you're on what meeting notice?

7 MR. CANALES: Just this particular one and getting the
8 documents so we can help with the review process.

9 MR. HOWARD: Make sure Roberto and the county team is still
10 included, please.

11 MR. LEWIS: Absolutely. So when Fran sends it out on
12 Friday, we will send it out to a pretty comprehensive
13 list of all those interested parties from the steering
14 committee.

15 MR. CANALES: Thank you.

16 MR. LEWIS: Any other questions on the RFQ or timeline in
17 the room or on the phone?

18 MR. NEWTON: John, is it expected that this body needs to
19 approve the RFQ before it goes out, or is it just an
20 informal review we're discussing going to suffice
21 before it's published?

22 MR. LEWIS: I think my best memory was that we wanted the
23 committee, the steering committee, to review. I don't
24 know that it was intended that the committee actually
25 take a formal action on that. I don't believe -- and

1 I'm looking to counsel for opinion on this -- whether
2 or not that is required for the committee to formally
3 submit, or since it is a catch-run procurement, will
4 we just send it out as a regular CATS procurement? I
5 kind of lean on the side of let's just get this out
6 and not -- we certainly want to have the input of the
7 committee. But I think once we compile it, waiting
8 for another board meeting just adds unnecessary time.
9 But I will entertain the consensus of the board on
10 that. Thoughts?

11 MR. HOWARD: My only thought, John, is that the last time
12 this happened -- and I will depend on Allan maybe to
13 help me with this a bit -- is that because the people
14 have challenged --

15 MR. LEWIS: You think it may be subject to challenge
16 because the committee didn't take a formal action?

17 MR. NEWTON: David's right. There was at least one
18 developer who challenged the selection or that
19 actually challenged not being shortlisted. And I
20 don't know how closely related this is, but if there's
21 not a governing body that approved of the RFQ, perhaps
22 that could be a leg for a challenge later. I don't
23 know.

24 MR. THOMAS: Let me weigh in here on this one. The
25 steering committee is -- when we sent this out, it was

1 to direct and provide decision-making ability on
2 issues that would be presented for this development.
3 And so the steering committee is not a -- it's a
4 public body, but the procurement will need to come
5 from the city. It will be subject to the city's
6 procurement policy and CATS procurement policy and
7 federal law.

8 And so I do not see a requirement that the
9 steering committee has to officially bless this, but
10 we can certainly look deeper at that. And maybe the
11 example, Craig, that you mentioned, maybe we need to
12 get some more details about that just to make sure we
13 don't run into a similar problem.

14 MR. HAHN: Is that going to require city council approval?

15 MR. THOMAS: Yes. City council will actually have to
16 approve the contract before we can enter into it. And
17 my understanding would be that the committee would
18 have -- the steering committee would have the
19 opportunity to review and we would take that feedback
20 and incorporate that feedback into the RFQ, and the
21 city would issue the RFQ. And then once we have that
22 developer on board, we would have to take that to city
23 council for approval.

24 MR. HAHN: To his point earlier about the protest that the
25 governing body didn't approve, that would have been

1 the RFQ stage.

2 MR. NEWTON: So they challenged the short list. So there
3 was an RFQ. There was a short list. This developer
4 wasn't selected. We moved forward with the
5 procurement, didn't sign any kind contract with the
6 selected developer because of this cloud. But even by
7 the time the cloud was lifted, we had decided we
8 couldn't proceed anyway.

9 I think it would be good due diligence to find
10 out the nature of the protest and to make sure we
11 don't make -- if it's going the same path, we don't
12 make that mistake again.

13 I wasn't in charge of the procurement. And I
14 think the challenge came in to Roger Rochelle who
15 headed that effort up. He's still with the
16 department, not in that same capacity, but we could
17 find out from him or get a copy of the protest and a
18 copy of the resolution that was issued by DOT
19 resolving the protest just to make sure.

20 MR. HAHN: So my point is simply that, if there was any
21 validity to that legally, then it would be an issue
22 not of the contract but of the city council approving
23 the RFQ.

24 MR. NEWTON: So this was an NC DOT procurement --

25 MR. THOMAS: Okay. Well, then the governing body of

1 NC DOT --

2 MR. NEWTON: -- is flip-flopped. The city was an advising
3 body to the DOT during that. They were participating
4 on the selection committee much like DOT is now with
5 the city.

6 MR. KINARD: And the city council won't approve the RFQ.

7 MR. THOMAS: The short list decision will be made. And
8 then we won't take it back to city council until we
9 have a master developer that we've selected.

10 MR. HAHN: So maybe that was just an issue of NC DOT's
11 process then.

12 MR. NEWTON: They had some issue with DOT's process.

13 MR. KINARD: And this is a process we have been following
14 for decades in the city.

15 MR. LEWIS: Well, I think we should look into it and find
16 that out. And if we believe that it's something we
17 do, then we'll just put it on the next agenda and
18 we'll move forward. But I think we are all in that
19 position where we would like to get this RFQ on the
20 street as soon as possible. Olaf?

21 MR. KINARD: As a question to legal is so you don't have to
22 wait another four weeks if you have -- everybody's
23 reviewed it within a week and a half, can they do a
24 vote via e-mail on one item?

25 MR. THOMAS: Yes. I believe we can. I just have to make

1 sure our rules of procedure are not violated by it.

2 MR. NEWTON: I brought it up. I don't think it's an issue.

3 I think Brad's right that it's a city procurement
4 process. The city's procurement process doesn't
5 require this committee to vote on it. But I just
6 wanted to be sure because, if we find that it does,
7 you're meeting now and you're meeting in a month. And
8 if we need to take action now for the thing to go out
9 mid-June, then that would be the goal.

10 MR. LEWIS: Could we take action on a document that the
11 committee hasn't seen yet?

12 MR. NEWTON: Or that the committee doesn't need to have the
13 final say. Basically maybe relinquish to staff the
14 finalizing of the RFQ or something like that.

15 MR. LEWIS: Thoughts?

16 MR. THOMAS: So we could do that. If we're going to put
17 that item on the agenda today, I think that would be a
18 new action item. And so we would need the members
19 that are present all to vote in favor to do that. So
20 we have a quorum. So we have four members of the
21 steering committee that would want to take that action
22 to put that matter on today's agenda and we could vote
23 on that at the end of business.

24 MR. LEWIS: So I think the question before us is do we
25 continue on the current path that we're on? The

1 committee reviews the draft, gets comments back, and
2 staff -- city staff will compile the final document
3 and send it out, or do we take a action by this
4 committee to formally relinquish that process to city
5 staff?

6 MR. NEWTON: So before you go, John, I've been texting with
7 Allan because there's still some communication
8 problem. Either they're not hearing us or -- I know
9 we heard David briefly. Evidently, they've not been
10 hearing this conversation. So one thing we might do
11 is -- well, first of all, Julie, can you hear us? So
12 there may be an issue with the connection. So Allan
13 asked if y'all wanted us to set up a DOT call-in
14 number. If there's a problem not with the phone but
15 the conference call line, we can set up something.

16 MR. LEWIS: Why don't we try that and we'll call in to
17 there?

18 (A discussion was held off the record.)

19 MR. LEWIS: All right. Do we have the NC DOT group on?

20 MR. HOWARD: You do.

21 MR. LEWIS: I heard Roberto. Do we have David, Allan, and
22 Julie on?

23 MR. HOWARD: That was David. That wasn't Roberto.

24 Roberto, are you on?

25 MR. CANALES: I am on.

1 MR. HOWARD: Julie, are you on yet? She's going to be here
2 in a minute. Let's keep going.

3 MR. LEWIS: Okay. So let me briefly recap. David, I don't
4 know when you and the group dropped off. So I'll give
5 a recap of what we've been discussing here in the
6 room. So we were going through the timeline for the
7 RFQ. It's our intention to deliver the final draft to
8 all committee members by the end of this week. We had
9 discussed within the room the intention of the city
10 staff to release the RFQ sometime in mid-June. Craig
11 had brought up the issue of the protest that occurred
12 on the NC DOT procurement for Gateway station in the
13 past and that the protesting party had used the fact
14 that the governing body didn't take an action to
15 release the previous RFQ.

16 MR. NEWTON: I'm not sure of the nature of the protest. I
17 don't know what part of the process they protested. I
18 think it was David that was -- wanted to make sure
19 that we knew what that was to make sure that didn't
20 happen again with this procurement.

21 MR. HOWARD: Let's cross every T and dot every I. It
22 wouldn't be hard, John, for us to -- once it goes out,
23 we could set a date because we need to allow a couple
24 days of review anyway -- a quick call so we can have a
25 formal vote to say that we are in agreement with it.

1 We should do that with the RFQ and the RFP. So I
2 don't think that would be real hard. That's all I'm
3 saying.

4 MR. LEWIS: Yeah. So what we were discussing in the room
5 was the ability of this group to do that without
6 formally, either by e-mail or phone call, gathering.
7 And counsel's going to jump in here.

8 MR. THOMAS: Yes. Because we're a public body subject to
9 open meetings rules, we would need to do that
10 according to our rules of procedure. So we would need
11 to do it at a regular meeting or a special meeting.
12 Now, if we want to convene a special meeting, we can.
13 We need to give everybody at least 48 hours' notice to
14 do that. But I'm just pointing it out there that, you
15 know, we need to make sure we do it within our rules
16 of procedure so it counts.

17 MR. HAHN: That's if the steering committee votes on it
18 you're talking about?

19 MR. THOMAS: Correct. That's right.

20 MR. HAHN: If we just reviewed and gave comments, that
21 could be done by e-mail.

22 MR. THOMAS: I'm assuming that the steering committee is
23 going to review the documents and maybe make -- track
24 changes or edits or something like that.

25 MR. LEWIS: Which then we'll compile into a final document.

1 The question here is do we have a special meeting
2 before our regularly scheduled meeting? Or the second
3 item -- option was brought up that this committee take
4 formal action now to, I guess, pass that
5 responsibility onto staff. Does that make sense to
6 those on the phone?

7 MR. HAHN: Is that without a review of the RFQ then? I
8 mean, I'll object to that. There's no point in having
9 a steering committee if you're not going to let us
10 look at it.

11 MR. NEWTON: John, the next committee meeting is on
12 June 19th. And you wanted to issue the RFQ by the
13 middle of June anyway. Would it be -- I think David
14 expressed willingness to let the RFQ go out. And even
15 if the RFQ's on the street on June 15th, the committee
16 would convene on the 19th and vote to approve what's
17 gone out on the street because the committee had
18 already reviewed it and provided all their comments
19 anyway. And then it's a formal vote to approve the
20 content of the RFQ.

21 Q. Sure. I think if it's -- just my opinion, if this
22 committee is going to take a formal action, then we
23 should just do so based on the review document. So
24 we'll get it out to the committee by this Friday.
25 We'll get everyone's edits. We'll compile into a

1 final document. If we do that in sufficient time
2 before the currently scheduled meeting, we will
3 schedule a special meeting to take that action
4 beforehand. So I think if we're going to do it, let's
5 just do it clean.

6 MR. HOWARD: That is exactly what I'd like to do, John.

7 MR. LEWIS: Okay. Any other --

8 MR. HOWARD: I'm one vote, though. So Julie, are you
9 there? And, Michael? Anybody else there want to
10 chime in?

11 MS. WHITE: I think it sounds like a good plan.

12 MR. LEWIS: We're not going to take a vote on that issue.
13 I think we were just looking for a consensus. So
14 right now, again, to recap. The draft will go out
15 before this Friday. We will have a deadline on when
16 comments should get back. Staff will compile those
17 comments into a final document, and this committee,
18 either by special meeting or at the next regularly
19 scheduled meeting, will take action to formally
20 empower staff to put that document out for
21 solicitation. Agreed?

22 MR. HAHN: Agreed.

23 MR. HOWARD: 100 percent.

24 MR. LEWIS: Very good. That concludes timeline. We'll
25 move onto the other business. I know we had exchanged

1 some e-mails and comments about the NC DOT property on
2 the main block. Craig or David or any other folks to
3 bring this discussion forward?

4 MR. NEWTON: I'll start. David can chime in. I know he's
5 had much closer contact with Fran on how this gets
6 addressed within the RFQ. I think DOT has agreed that
7 its property on the main block, which is Greyhound,
8 and on the south block would be made available to the
9 project. And I think that's simplified a little bit
10 how Fran crafted the RFQ.

11 Further, we want a reduced lease for the Amtrak
12 space for some number of years in consideration for
13 the value of the property. And just based on a
14 discussion we had in the middle of -- excuse me -- I
15 guess, Monday, probably need to leave it up to a
16 developer to let us know what amount of a discount may
17 be associated with the donation of the property.

18 So that's where we left it on Monday. I think
19 Fran was okay with that input. But I'll work closely
20 with her the rest of the week if she's got other
21 questions about how that gets addressed within the RFQ
22 text.

23 MR. LEWIS: All right. So the folks around the table here
24 have a map in front of them. David, I hope you and
25 your group also has access to that information.

1 Craig, can you just go through quickly what exactly
2 the property -- there's orange shades and purple
3 shades on here. So what exactly is the property we
4 are discussing?

5 MR. NEWTON: Well, first of all, does David and Julie have
6 this? Because, if not --

7 MR. HOWARD: We have it Charlotte. We have it in Raleigh.

8 MR. NEWTON: Well, I'm just now looking at it. Give me a
9 minute, John. All right. At the top of the image,
10 there's, I guess, a magenta-shaded property that
11 NC DOT owns. And on the right is the property we own
12 on the main block, which is Greyhound. And you can
13 see the Greyhound building and the buses there. And
14 on the left is property that was bought many years ago
15 also abutting the railroad. Some of that was bought
16 from private property owners, and some of that is
17 railroad corridor. In fact, the little strip of the
18 property adjacent to the Greyhound property was
19 purchased from Norfolk Southern as well.

20 The double yellow line appears to be the silver
21 line alignment. And the double green line is the
22 greenway. A big part of the Greyhound property is
23 going to be consumed by the current project, probably
24 half of it.

25 That's -- one thing that's not on here is the

1 limits of the Phase 1 project and what amount of DOT
2 property is impacted by that. But the image basically
3 shows a very small portion of the DOT property that's
4 outside of the silver line and greenway that would be
5 more easily developable.

6 MR. LEWIS: Okay.

7 MR. HOWARD: Craig and John, the only thing that's missing
8 on this map is that you guys didn't account for the
9 current lines that are going to be added for the new
10 inner city service. I think Fran was trying to figure
11 out what the value was on all of this construction
12 going on on the property that's currently NC DOT's.

13 MR. LEWIS: Right. So, David, as we understand here, that
14 the magenta or purple is state property. A good
15 portion of that will be consumed by the Phase 1
16 infrastructure project that's underway now. So the
17 question is what is left over after that and the
18 potential value of that sliver's property that is left
19 over after Phase 1 is done and how do we convey that
20 within this RFQ.

21 MR. HOWARD: From what I understand -- so, Allan, correct
22 me. When we talk about the land that was left this
23 whole time, we were talking about what was left after
24 we did our Phase 1 project. That amount of land was
25 valued based on the sale of the county property, the

1 property from the state to the city, and Greyhound
2 property and about \$17 million, that sliver. So I
3 mean, unless somebody has another reason why I'm wrong
4 on that, that's the value. And that's what we're kind
5 of saying. We're agreeing with what Fran said. The
6 leftover land was valued from the last appraisals.
7 That number came from her from taking those values
8 from the other sales. Am I saying something wrong?
9 Anybody?

10 MR. NEWTON: Let me add to that, John. I think that we're
11 kind of missing each other on the value of the
12 property because the city is showing the impact of the
13 silver line and the greenway on the property and
14 showing that to be undevelopable. But for the silver
15 line and the greenway, it would be developable. It
16 sounds like the city's asking DOT to take less
17 compensation for its property that would be
18 contributed to the project because so much of that
19 property is going to be consumed by the silver line.
20 And what David is saying is it is what it is
21 regardless of what the ultimate use is, whether it
22 becomes a private development or the silver line.

23 MR. HOWARD: Especially, since, John, we've already been
24 able to not completely value the work that's been the
25 current Phase 1. I mean, we can't just keep saying

1 because of infrastructure that -- it has to be valued
2 some kind of way. It's still land in downtown
3 Charlotte.

4 MR. LEWIS: Sure. I think from my perspective -- and,
5 again, there may be others who have different
6 perspectives -- I think we have to figure out -- and I
7 can't tell by this, just this map, how much property
8 are we talking about because, you know, a good portion
9 of that property, as was explained, is going to be
10 taken up by the Phase 1 infrastructure. So after that
11 is done, what is left? And then we can determine what
12 the value of that. But I can't tell based on this
13 map. I know -- and this is just from my perspective,
14 I think, you know, CATS purchased the entire main
15 block for 9 million -- 9.8.

16 MR. HOWARD: We did it already. So there's 2.9 and then
17 1.43. We did it. I mean, we have all those numbers.
18 I mean, we had to do this.

19 MR. LEWIS: I understand that. I mean, just from back of
20 the napkin, if the entire block was 11, how does a
21 sliver equal 17? But we can go into means and methods
22 at some later point.

23 MR. HAHN: I've got a different question. If I'm
24 understanding this correctly, this magenta, purple
25 area it's in the middle of two sets of tracks, and

1 both tracks are elevated; right?

2 MR. LEWIS: Mm-hmm.

3 MR. HAHN: You're talking about putting development there?

4 Like somebody's going to want to build between two
5 sets of rail corridors?

6 MR. HOWARD: Who's speaking?

7 MR. HAHN: Mark Hahn. I'm just confused whether we're
8 talking about this for RFQ conveyance for development
9 or if we're only talking about just the city --

10 MR. HOWARD: Mark, what's missing on there is that the
11 Phase 1 is not showing on the city's map. That's what
12 I'm telling you. So what's in between it right up to
13 where the back of the Greyhound building is is where
14 the retaining wall would be for the new track for the
15 new Amtrak to come into town. So it's not that much
16 difference between the two.

17 So the sliver of land that you're talking about
18 would be basically kind of the retaining wall, the
19 back of that station and take it over to the other
20 piece of the property on the other property as well.

21 So, yes, CATS, you are cutting off development.
22 But, again, not only do you have that land as well,
23 you'll also have air rights over it as well. We're
24 not going to discount all of that.

25 So we've actually gone through that exercise, and

1 that the land that we have left is -- I mean, if you
2 want a dollar value, the amount of land left, I'm
3 looking through my notes, and I know we have that.
4 Craig gave it to me.

5 MR. NEWTON: We do. I don't have it in front of me. But,
6 John, the city appraised the main block recently at
7 the exact same time DOT was appraising the balance of
8 its property that was not consumed by Phase 1. We
9 used coincidentally the same appraiser, and they valued
10 our property that's remaining after Phase 1 to be
11 17 million for those two parcels that are on the main
12 block and the south block.

13 MR. HOWARD: And if you remember, John, I sent you guys --
14 I sent you the note about it. We based it on the
15 three different -- so the main block being sold to the
16 city -- Craig, I got your notes in front me. We sold
17 2.9 for 11 million. That's 3.9 million an acre. The
18 city bought the county property, which is 4.3 for
19 6.7 million. And then Greyhound, which is the highest
20 number by any means, 1.3 acres for 8.5, which is
21 6.3 million. So whatever that sliver of land -- if
22 you think about .3 acres going for almost 7 million,
23 it's not out of the realm on both acres of what we
24 have left would be high.

25 MR. LEWIS: Sure.

1 MR. HOWARD: We will come back to you. So, Allan, Jason,
2 let's take what land is left and figure out exactly
3 what the acreage is. I know I had that. I just can't
4 put my hands on it. And what we did is we decided to
5 take whatever that highest value, especially if we're
6 going to put it into the deal, we're going to take the
7 Greyhound number as being our value, Craig. That's
8 how we came up with it.

9 MR. LEWIS: Sure. I understand that. I think again the
10 primary question here is is whatever that property
11 that is left going to go into the final RFQ? I think
12 what I'm hearing is that there is willingness to do
13 that in exchange for later consideration for a
14 discussion on the decrease in lease terms for the
15 future station. That would be a conversation between
16 NC DOT, perhaps the steering committee, and our future
17 developer. I'm not sure that's something we have to
18 iron out now. As long as the property is included in
19 the RFQ, we can figure the rest of that out later.

20 The silver line alignment is not entirely worked
21 out. Maybe it's a little closer. Maybe it's a little
22 further away. I think what we're doing -- I'm looking
23 at staff here in the room -- that's just a general
24 conception at this moment. So we still don't know
25 what the overall developable land will be at this

1 point. Jason?

2 MR. LAWRENCE: We have drawings showing the Phase 1 work
3 and the accommodations for that future inner city
4 passenger track and the distance that it would need to
5 be separated for the silver line all on one graphic
6 with the acreage. And I think that may help this
7 conversation. Essentially, it does take up all this
8 first magenta block on the --

9 MR. NEWTON: This is accurate but it's incomplete.

10 MR. LAWRENCE: But John's right too. We haven't went
11 through depot.

12 MR. LEWIS: All right. So I think this is something for
13 ongoing. We know the NC DOT property will be included
14 in the RFQ. The rest we will continue discussing. Am
15 I adequately conveying the intent?

16 MR. HOWARD: Yes.

17 MR. LEWIS: Good. Is there any other business items or any
18 other issues we'd like to discuss?

19 MR. HOWARD: Let's just make sure. You know I've been
20 reaching out to you guys, but I wanted to make sure we
21 got this one taken care of. The only other thing
22 that's on the table for us is in the original project
23 listed Fran sent, she kind of had this \$2 million gap
24 that happens. And then we got into this thing about
25 the land. That was based on saying the Amtrak station

1 cost 36 million, and structured parking would be
2 20 million. Then she backed out some of those numbers
3 because we were talking about this land thing.

4 If the state does do what we're talking about
5 doing, which is putting our land in, that means that
6 there's this money left over from the city that the
7 city now doesn't have to pay us for. And we would
8 like to better understand how it's going to be spent
9 because I think -- I've heard estimations anywhere
10 from 13 million, what Fran gave me, to 19 is what
11 we're showing because there's a gap on kind of what's
12 going to happen there. Again, this is all being an
13 enduring project. I think we would like to kind of
14 understand better what the remaining 30 million would
15 be spent on.

16 MR. LEWIS: Sure.

17 MR. HOWARD: Again, not something we need to slow up the
18 RFQ, but we should probably have it figured out before
19 we go to RFP.

20 MR. LEWIS: Understood. I don't have that graph. I
21 vaguely remember that graph. I don't have it in front
22 of me. But I think that's certainly a subject we can
23 continue to work through.

24 MR. HOWARD: Perfect.

25 MR. LEWIS: I've got that noted, David. We'll follow up.

1 Any other items for discussion?

2 MR. HOWARD: We should probably do -- we should probably do
3 a call. I don't know if that's you, Tracy, or Fran,
4 kind of offline about this land thing so we can get it
5 solved. I know we've been trying to get down for this
6 meeting. As soon as we can actually be near each
7 other, we all should figure this out.

8 MR. LEWIS: Sure. David, I think what we're going to do --
9 and I'm going to have staff work on finishing this map
10 so that we all understand what actual property areas
11 we're talking about and what the future opportunity
12 will be. Then once we agree on what that looks like,
13 then, I agree, we should probably all get together and
14 talk about that next phase.

15 All right. If there's nothing else from
16 anyone on the phone or in the room, the next meeting
17 is scheduled for June 19th at 10:30 a.m. I will say
18 maybe hold your calendars or be ready for a special
19 meeting that may be scheduled ahead of time, but we'll
20 certainly give you adequate notice on that. If
21 nothing else, I'll entertain a motion to adjourn.

22 MR. HAHN: So moved.

23 MR. HOWARD: Seconded.

24 MR. LEWIS: Good-bye.

25 (Meeting is adjourned at 11:24 a.m.)

1 STATE OF NORTH CAROLINA

2 COUNTY OF MECKLENBURG

3 CERTIFICATE OF REPORTER

4 I, MEREDITH R. SCHRAMEK, RPR, Notary Public, do
5 hereby certify that the foregoing proceeding was taken and
6 transcribed under my supervision and direction, that the
7 parties were present as stated, and that I am not of counsel
8 for or in the employment of any of the parties to this
9 action, nor am I interested in the outcome of this action.

10 I do further certify that the foregoing 27 pages
11 constitute a true and accurate transcript of the testimony,
12 and that the witness waived signature.

13 This the 28th day of May 2019.

14

15

16

MEREDITH R. SCHRAMEK

17

Notary Number 200814200186

18

19

20

21

22

23

24

25