

NVTC JOINT WMATA COMMITTEE/LEGISLATIVE AND POLICY COMMITTEE MEETING

THURSDAY, OCTOBER 15, 2026

NVTC Conference Room, Suite #230

2300 Wilson Blvd., Arlington, Virginia

[Public Streaming Via YouTube](#)

6:00 p.m.

AGENDA

5:45 p.m. Boxed Dinners Available for Committee Members

**6:00 p.m. Joint WMATA Committee/Legislative and Policy Committee Meeting – NVTC
Suite #230**

If the meeting method is changed, NVTC will provide a new meeting notice, in accordance of VA Code §2.2-3707.

1. Welcome and Opening Remarks

- **ACTION: Approve Commissioners Participating Electronically (if needed)**

2. Meeting Summary of the June 18, 2026 Joint NVTC WMATA Committee/Legislative and Policy Committee Meeting

3. 2026 General Assembly Recap

4. 2026 Report on the Performance and Condition of WMATA Update

5. Draft 2027 NVTC Legislative and Policy Agenda

6. 2027 General Assembly Strategy

7. Other Items

- WMATA Board Member Update on FY 2028 Fare Concepts
- Next Joint Committee Meeting: Thursday, November 19, 2026, 6:00 p.m., Suite #230

WMATA Committee Members:

Matt de Ferranti, Chair
Matt Letourneau, Vice-Chair
Cane Aguirre
Walter Alcorn
Kate Burns
Justine Underhill (David Snyder/Alternate)

Legislative and Policy Committee Members:

Cane Aguirre, Chair
James Bierman, Vice-Chair
Maureen Coffey
Matt Letourneau
Catherine Read
Saddam Azlan Salim
Justine Underhill (David Snyder/Alternate)

MEETING SUMMARY
NVTC JOINT WMATA COMMITTEE / LEGISLATIVE AND POLICY COMMITTEE
Public Livestreaming via YouTube
June 18, 2026

WMATA Committee Members Present:

Matt de Ferranti, Chair
Walter Alcorn
Kate Burns
Justine Underhill
David Snyder (Alternate, Falls Church) –
(via electronic participation)

WMATA Committee Members Absent:

Canek Aguirre
Matt Letourneau, Vice-Chair

Other Commissioners Present:

Takis Karantonis
Daniel Storck

Staff and Others Present:

Kate Mattice, Executive Director
Shannon Bacon
Adam Hager
Scott Kalkwarf
Ann McGrane
Tenley O'Hara
Amanda Sink
Sophie Spiliotopoulos
Melissa Walker
Owen Williams
Sarah Godfrey

Legislative and Policy Committee Members Present:

James Bierman, Vice-Chair
Maureen Coffey
Saddam Azlan Salim
Justine Underhill
David Snyder (Alternate, Falls Church) –
(via electronic participation)

Legislative and Policy Committee Members Absent:

Canek Aguirre, Chair
Matt Letourneau
Catherine Read

Aimee Perron Seibert *(via electronic participation)*
Jenner Foster *(via electronic participation)*
Kirk Dand (Arlington County)
Brent Riddle (Fairfax County)
Jen Monaco (DRPT)
Greg Potts (WMATA)
Nia Rubin (WMATA)
Kathleen Silbaugh (WMSC)

WMATA Committee Chair de Ferranti called the joint meeting of the WMATA Committee and the Legislative and Policy Committee to order at 6:04 p.m. He explained that the meeting is being streamed live via NVTC's YouTube channel. He confirmed that each committee had reached quorum.

Chair de Ferranti noted that Mr. Snyder requested electronic participation from Fairfax County for a personal reason as he was also participating in a Northern Virginia Transportation Authority committee meeting. Mr. Alcorn moved, with a second by Mr. Bierman, to approve Mr. Snyder's request for electronic participation. The vote in favor was

cast by Committee Members Alcorn, Bierman, Burns, Coffey, de Ferranti, Salim and Underhill.

WMATA Committee Chair de Ferranti noted that the Meeting Summary of the April 14, 2026, Joint WMATA Committee/Legislative and Policy Committee meeting was included in the meeting materials. There were no changes requested by committee members.

Presentation from the WMATA Office of Real Estate

WMATA Committee Chair de Ferranti introduced WMATA Senior Vice President of Real Estate and Development Nia Rubin to discuss real estate and joint development efforts at WMATA.

Ms. Rubin presented the value of transit-oriented development, particularly development near Metro Rail stations and Metro Bus bays, including the job market and tax bases that expand when such development projects are pursued. She noted that joint development projects shared between WMATA, local governments and private businesses have resulted in 3,000 new residential units and \$50 million in annual tax impact in Virginia. Ms. Rubin went on to explain that WMATA has a goal to enact 20 new joint development agreements in the region by 2032 and is currently pursuing multiple opportunities in Virginia. She then discussed the residential joint development project in West Falls Church that is under construction, an upcoming solicitation for development at the Braddock Road Station, active planning for development at the Huntington Station, as well as additional analyses for sites near East Falls Church, Eisenhower Avenue, Van Dorn Street and Vienna Stations.

Ms. Underhill asked Ms. Rubin about land value, including how WMATA pays for or leases land for such development. Ms. Rubin explained WMATA's preference is for 99-year ground leases for affordability and flexibility. Mr. Alcorn then inquired about how other WMATA properties, in addition to surface parking lots, might be used for housing, retail space or other uses. Ms. Rubin expressed that developers have not yet approached WMATA with such proposals, but that the real estate team welcomes new ideas, including non-housing developments. She also mentioned that WMATA may conduct roundtables in the near future to ideate more imaginative solutions to capture land value on WMATA property.

2026 Report on the Performance and Condition of WMATA Update

WMATA Committee Chair de Ferranti introduced Program Analyst Shannon Bacon who provided a brief presentation on a focus area of the 2026 Report on the Performance and Condition of WMATA. Ms. Bacon discussed WMATA's overtime and labor costs, including how the agency's spending on overtime compares to national peers and to their own budgeted levels. She also showcased the recent operational analysis conducted by the Virginia Department of Rail and Public Transportation (DRPT) which recommended that WMATA conduct an internal analysis of its workforce, including spending on labor costs and

overtime. Ms. Bacon closed by outlining opportunities for WMATA and NVTC to collaboratively address labor cost pressures.

Mr. Alcorn recommended that staff and the WMATA Committee review other recommendations identified through the DRPT analysis for discussion in NVTC's annual report. He noted further opportunities to monitor the collective bargaining agreements (CBAs) between WMATA and its labor unions, including stabilizing cost of living adjustments and other provisions. Mr. Alcorn also discussed jurisdictional subsidies and offered the possibility of a WMATA Board policy to target a 3% subsidy increase overall, rather than 3% for each jurisdiction. Committee members also discussed factors contributing to WMATA's high overtime costs, including the region's unique market conditions, an analysis of peer overtime costs relative to operating budget and how overtime pay contributes to pension calculations. Chair de Ferranti and Mr. Alcorn identified overtime-related pension contributions as a potential long-term liability to consider.

Legislative Update

Legislative and Policy Committee Vice-Chair Bierman opened the discussion with an overview of recent developments in the state budget process.

Executive Director Kate Mattice reviewed how the House and Senate budget proposals compared with the recommendations advanced by the Senate Joint Resolution 28 Joint Subcommittee and DMVMoves. Both proposals include \$153 million in additional state assistance for WMATA operating expenses over the biennium. The House proposal also includes a framework for addressing WMATA's capital needs by requiring \$136 million in additional funding from Northern Virginia localities. It would authorize localities statewide to impose a local sales tax of up to 1%, subject to voter approval, for public school construction. In Planning District 8, localities could use some or all of the sales tax revenue for public transportation. The Senate proposal would authorize the same local sales tax but would restrict its use to school construction. The Senate proposal also includes \$19 million in one-time statewide transit capital funding. Both proposals contain changes related to WMATA's existing 3% operating assistance cap and several transit-related studies and reporting requirements for DRPT.

NVTC Legislative Liaison Aimee Perron Siebert provided an additional update from Richmond. Although the details of a final agreement have not yet been made public, she expressed optimism that budget negotiators could announce an agreement tomorrow, June 19, and that both chambers could return to vote on a compromise budget on Monday, June 22. She noted that advocacy efforts from Commissioners and staff helped secure WMATA operating assistance in both proposals, compared with only the House proposal as of last week, and that work was continuing on a capital funding solution.

Mr. Storck joined the meeting at 6:59 p.m. followed by Mr. Snyder joining virtually at 7:00 p.m.

Mr. Alcorn observed that the proposed operating assistance represented another temporary, biennium-based solution rather than a permanent funding fix. He emphasized the need to begin work for the next General Assembly Session on rebaselining WMATA operating assistance and addressing its long-term capital needs. He also expressed concern that the proposed local sales tax authority would place transit funding in direct competition with public schools and would allow individual localities to act independently, rather than establishing a coordinated regional approach. He further acknowledged that localities have differing education and transit needs.

Ms. Coffey asked whether localities would be required to specify how sales tax revenues would be divided between education and transit. Director of Programs and Policy Ann McGrane and Ms. Perron Siebert responded that the proposal did not prescribe a specific allocation or establish a deadline for holding a referendum. Legislative and Policy Committee Vice-Chair Bierman noted that referendums would likely need to occur in 2027 for localities to incorporate the revenues into their FY 2028 budgets.

WMATA Committee Chair de Ferranti asked when WMATA was expected to exhaust its capital bonding capacity. Mr. Alcorn responded that WMATA was projected to reach that point at the end of FY 2028. Mr. de Ferranti emphasized the importance of beginning preparations early for the next General Assembly Session, and Mr. Snyder concurred.

Other Items

The next joint committee meeting is scheduled for Thursday, September 17 at 6:00 p.m.

Legislative and Policy Committee Vice-Chair Bierman adjourned the meeting at 7:09 p.m.