



COMMONWEALTH of VIRGINIA

Commonwealth Transportation Board

W. Sheppard Miller, III
Chairperson

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Agenda item #10

RESOLUTION OF THE COMMONWEALTH TRANSPORTATION BOARD

May 21, 2025

MOTION

Made By: Mr. Kasprowicz, **Seconded By:** Ms. Sellers

Action: Motion Carried, Unanimously

Title: Approval of VPRA FY26 Capital Budget and Consent to Sale of Real Property to VRE Commissions

WHEREAS, on or before February 1, 2025, in accordance with Va. Code § 33.2-298, the Virginia Passenger Rail Authority ("VPRA") submitted to the Commonwealth Transportation Board ("CTB") a (i) *Recommended Fiscal Year 2026 Capital Budget* (the "**Recommended FY26 VPRA Capital Budget**"), and
(ii) a detailed annual operating plan and budget; and

WHEREAS, the Recommended FY26 VPRA Capital Budget contains, among other information, VPRA's proposed budget for capital projects and capital and operating grants for fiscal year 2026, which information is subject to CTB review and approval pursuant to Va. Code § 33.2-298; and

WHEREAS, on April 15, 2025, VPRA staff presented the Recommended FY26 VPRA Capital Budget to the CTB for its consideration, including a briefing to the CTB on the VRE Transaction (defined below); and

WHEREAS, Va. Code § 33.2-293(B) empowers VPRA to dispose of real property, provided that any disposition that involves property with a fair market value in excess of \$5,000,000 requires the consent of the CTB; and

WHEREAS, VPRA is advancing a transaction (the "**VRE Transaction**") with the Northern Virginia Transportation Commission and the Potomac and Rappahannock Transportation Commission (collectively, the "**VRE Commissions**"), which operate the commuter rail service known as Virginia Railway Express; and

WHEREAS, under the VRE Transaction VPRA would convey the following real property interests to the VRE Commissions in consideration for the appraised price of \$155,000,000:

1. approximately 1.51 miles of non-mainline railroad yard between milepost 10.76 and 9.25 in Alexandria, VA, referred to as “Seminary Yard”; and
2. a continuous strip of land, currently without tracks, between approximately mileposts 33.6 and 36.23 in the City of Manassas, VA, referred to as the “Broad Run Strip”; and
3. an easement interest in the land underlying five commuter rail passenger station platforms known as Backlick Road, Rolling Road, Burke Centre, Manassas Park, and Manassas, each along the VPRA-owned Manassas Line; and
4. an easement for commuter rail purposes over half of the width of the railroad corridor between milepost 32.75 and milepost 9.25, including a continuous single track; and

WHEREAS, in the furtherance of the VRE Transaction, on April 2, 2025, VPRA entered into an agreement with the VRE Commissions to consummate the VRE Transaction, subject to CTB consent; and

WHEREAS, because the VRE Transaction involves VPRA’s sale of real property interests in excess of \$5,000,000, the CTB must consent to the VRE Transaction before VPRA may convey any of the related real property interests to the VRE Commissions.

NOW, THEREFORE, BE IT RESOLVED by the Commonwealth Transportation Board that:

1. the Recommended FY26 VPRA Capital Budget, as presented by VPRA staff on April 15, 2025, is hereby approved; and
2. the Commonwealth Transportation Board consents to the VRE Transaction between VPRA and the VRE Commissions.

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CTB Decision Brief

Approval of VPRA FY26 Capital Budget and Consent to Sale of Real Property to VRE Commissions

Issue: Under Va. Code § 33.2-298, the Virginia Passenger Rail Authority ("VPRA") must submit to the Commonwealth Transportation Board ("CTB"), by February 1 each year its annual operating plan and budget, and its proposed capital project and capital grants expenditures for approval. In addition, Va. Code § 33.2-293(B) empowers VPRA to dispose of real property, provided that any disposition that involves property with a fair market value in excess of \$5,000,000 requires the consent of the CTB.

Facts: VPRA submitted its annual operating plan and budget and its proposed capital projects and capital and operating grants budget to the CTB on or before February 1, 2025. At the April 15, 2025 CTB meeting, a detailed presentation of the VPRA capital budget was provided by VPRA staff.

In addition, at that same meeting the VPRA Executive Director briefed the CTB on plans for VPRA to sell the following real property interests to the Northern Virginia Transportation Commission and the Potomac and Rappahannock Transportation Commission (collectively, the "VRE Commissions") for the appraised price of \$155,000,000:

1. approximately 1.51 miles of non-mainline railroad yard between milepost 10.76 and 9.25 in Alexandria, VA, referred to as "Seminary Yard"; and
2. a continuous strip of land, currently without tracks, between approximately mileposts 33.6 and 36.23 in the City of Manassas, VA, referred to as the "Broad Run Strip"; and
3. an easement interest in the land underlying five commuter rail passenger station platforms known as Backlick Road, Rolling Road, Burke Centre, Manassas Park, and Manassas, each along the VPRA-owned Manassas Line; and
4. an easement for commuter rail purposes over half of the width of the railroad corridor between milepost 32.75 and milepost 9.25, including a continuous single track.

Recommendations: VPRA recommends the approval of its fiscal year 2026 proposed capital projects and capital and operating grants budget. VPRA also recommends the CTB to consent to its sale of the real property interests to the VRE Commissions.

Action Required by CTB: The CTB will be presented with a resolution for a formal vote to (i) approve VPRA's fiscal year 2026 proposed capital projects and capital and operating grants budgets, and (ii) consent to the sale of the real property interests to the VRE Commissions.

Options: Approve, Deny, or Defer. If the CTB does not approve or deny VPRA's proposed capital and operating grants budgets by May 30, 2025, such proposed expenditures will be deemed approved pursuant to Va. Code § 33.2-298.