


**MEMORANDUM**

TO: The Honorable Barry D. Knight  
The Honorable Roxann L. Robinson  
The Honorable Terry L. Austin  
The Honorable Janet D. Howell  
The Honorable David W. Marsden

FROM: Shawn B. Crumlish, Acting Executive Director  
Virginia Resources Authority, as Manager of the Virginia Transportation  
Infrastructure Bank 

DATE: January 27, 2022

SUBJECT: Virginia Transportation Infrastructure Bank - Biannual Report

Chapters 830 and 868 of the 2011 Acts of Assembly created the Virginia Transportation Infrastructure Bank (“VTIB”). As required by § 33.2-1507 of the *Code of Virginia*, Virginia Resources Authority (“VRA”), as Manager of the VTIB, hereby submits its six-month report for the period of July 1, 2021, through December 31, 2021.

**VTIB Outstanding Loans:**

Borrower:	City of Chesapeake
Closing date:	November 15, 2012
Amount:	\$119,700,130
Rate:	3.33%
Term:	Not to exceed 35 years after project completion
Security:	Subordinate Chesapeake Transportation System toll revenues
Project Name:	U.S. Route 17/Dominion Boulevard Project
Project Description:	Expand Dominion Boulevard from two to four lanes
Total Cost:	\$345,178,111 (Other funding includes Senior Toll Road Revenue Bonds and federal and state sources)
Project Status:	Complete
Outstanding Loan Balance:	\$119,569,681 (including capitalized interest)
Loan Repayments:	Principal and interest payments are due annually
Loan Terms:	Debt service ramp-up scheduled to begin in 2030. Potential for partial prepayment of VTIB loan on an annual basis dependent upon the overall performance of the Chesapeake Transportation System.

## MEMORANDUM

January 27, 2022

Page 2 of 6

<b>Borrower:</b>	<b>City of Chesapeake (continued)</b>
Final Loan Maturity Date:	July 15, 2051
Debt Service Reserves:	VTIB loan reserves exist to pay debt service until July 15, 2024

<b>Borrower:</b>	<b>Economic Development Authority of Loudoun County</b>
Closing date:	December 12, 2013
Amount:	\$34,991,791 construction loan (including capitalized interest)
Rate:	2.83%
Term:	Not to exceed 20 years after the date of loan closing
Security:	First lien on unsold parcels within the Kincora property
Project Name:	Pacific Boulevard Extension and Expansion Project
Project Description:	Expansion of Pacific Boulevard from two to four lanes; four-lane extension of Pacific Boulevard from its intersection with Gloucester Parkway to connect with the Russell Branch Parkway
Project Status:	Complete
Outstanding Loan Balance:	\$12,614,340
Loan Terms:	Sale of parcels within the development results in partial mandatory prepayment of the VTIB loan
Loan Repayments:	Principal and interest payments are due semi-annually
Final Loan Maturity Date:	December 1, 2033

<b>Borrower:</b>	<b>Chesapeake Bay Bridge and Tunnel District</b>
Closing date:	November 10, 2016
Amount:	\$50,000,000 construction loan (plus capitalized interest)
Rate:	2.90%
Term:	Not to exceed 35 years after project completion
Security:	Subordinate toll system revenues
Project Name:	Parallel Thimble Shoal Tunnel
Project Description:	The project will build a new two-lane tunnel parallel to the existing tunnel to address capacity constraints and safety issues
Total Cost:	\$979,049,842 (Other funding includes Senior Toll Road Revenue Bonds, TIFIA loan, and available cash)
Project Update:	Construction on the project started in October 2017 with substantial project completion estimated for 2024. However, ongoing project delays and construction issues may ultimately result in a later completion date.
Amount Disbursed:	\$1,336,490. Remaining VTIB loan disbursements are expected to be drawn close to project completion.

## MEMORANDUM

January 27, 2022

Page 3 of 6

<b>Borrower:</b>	<b>Chesapeake Bay Bridge and Tunnel District (continued)</b>
Outstanding Loan Balance:	\$1,410,346 (including capitalized interest)
Loan Terms:	Debt service ramp-up scheduled to begin in 2029
Payment of Interest Begins:	Began January 1, 2021, and recurs semi-annually
Payment of Principal Begins:	Projected to begin July 1, 2025, and recurs annually
Final Loan Maturity Date:	Projected for July 1, 2054
Debt Service Reserves:	VTIB loan reserves exist to pay debt service until July 1, 2026

<b>Borrower:</b>	<b>City of Alexandria</b>
Closing date:	December 21, 2016
Amount:	\$50,000,000 construction loan (plus capitalized interest)
Rate:	2.17%
Term:	Not to exceed 27 years after project completion
Security:	Potomac Yard Tier I Special Assessment Tax District revenues; City moral obligation pledge
Project Name:	Potomac Yard Metrorail Station
Project Description:	The Potomac Yard Metrorail Station will be located on the existing Metro Blue and Yellow lines and will serve the City of Alexandria's planned Potomac Yard redevelopment project which will allow for 9-13 million square feet of redevelopment
Total Cost:	\$370,000,000 (Other funding sources include a Northern Virginia Transportation Authority grant, State Funding, and a TIFIA loan or general obligation bonds)
Project Update:	Project groundbreaking occurred in 2019, with substantial completion and draws on the VTIB loan expected in 2022.
Amount Disbursed:	None
Loan Terms:	Capitalized interest for up to 4.5 years; after substantial project completion date, 25% of annual net revenues generated within Potomac Yard (consisting primarily of new City tax revenues and special assessment tax revenues) which exceeds \$10 million will be used to prepay principal on the VTIB loan
Loan Repayments:	Semi-annual principal and interest payments are projected to begin March 1, 2027
Final Loan Maturity Date	27 <sup>th</sup> anniversary of project substantial completion date

<b>Borrower:</b>	<b>95 Express Lanes LLC</b>
Closing date:	July 25, 2017
Amount:	\$45,000,000 construction loan (plus capitalized interest)
Rate:	3.60%
Term:	Final Maturity of December 31, 2047
Security:	Subordinate system toll revenues generated by the I-95 and I-395 Express Lanes
Project Name:	I-395 Express Lanes Northern Extension
Project Description:	The I-395 Express Lanes Northern Extension would extend the existing 95 Express Lanes by 8 miles north along Interstate 395
Total Cost:	\$345,000,000 (Other funding includes First-Tier Toll Revenue Bonds and equity contributions)
Project Status:	Complete
Amount Disbursed:	\$45,000,000
Outstanding Loan Balance:	\$46,360,149 (including capitalized interest)
Loan Terms:	Capitalized interest for one year; debt service ramp-up scheduled to begin in 2035
Payment of Interest Begins:	Began December 31, 2020, and recurs semi-annually
Payment of Principal Begins:	Begins June 30, 2024, and recurs semi-annually
Final Loan Maturity Date:	December 31, 2047
Debt Service Reserves:	VTIB loan reserves exist to pay debt service until June 30, 2023

**VTIB Pending Applications**

Capital Beltway Express LLC (a subsidiary of Transurban USA) submitted a VTIB loan application on July 13, 2021, to help finance the construction of Project NEXT. Project NEXT represents an approximate two-mile extension of the existing I-495 Express Lanes. In addition to the VTIB loan, the applicant plans to finance project costs using a combination of senior toll revenue bonds, a TIFIA loan, and equity contributions. The VTIB loan would be secured by a pledge of system toll revenues generated by the I-495 Express Lanes, which would be subordinate to the senior toll revenue bonds and on a parity basis with the TIFIA loan.

The Commonwealth Transportation Board passed a resolution at its October 20, 2021 meeting approving a \$49 million VTIB loan to Capital Beltway Express LLC and authorized VDOT and VRA to negotiate final terms and conditions. Financial close is anticipated during the 1<sup>st</sup> quarter of 2022.

MEMORANDUM

January 27, 2022

Page 5 of 6

**Loan Defaults and Portfolio Monitoring**

No VTIB loans are currently in default

**Fund Uses and Remaining Availability**

Please refer to the following table for the total capitalization of VTIB and the VTIB funds that remain available totaling approximately \$135.7 million:

<b>Virginia Transportation Infrastructure Bank (Fund 0450)</b>	
<b>Life to Date, as of December 31, 2021</b>	
Capitalization to date	\$ 311,378,287
Interest Earnings	26,686,449
Transportation Trust Fund and Highway Maintenance and Operating Fund Earnings	45,362,674
Other	42,564
Expenditures	(1,080,372)
<b>Funds Available for VTIB Loans</b>	<b>\$ 382,389,603</b>
<i>Plus - Loan Repayments (includes interest):</i>	
City of Chesapeake - Dominion Boulevard	\$ 24,068,393
EDA of Loudoun County - Pacific Boulevard	25,610,654
Chesapeake Bay Bridge and Tunnel District - Thimble Shoal Parallel Tunnel	41,468
City of Alexandria - Potomac Yard Metrorail Station	-
95 Express Lanes LLC - I-395 Express Lanes	2,330,167
<b>Total Loan Repayments</b>	<b>\$ 52,050,682</b>
<i>Less - Closed Loans:</i>	
City of Chesapeake - Dominion Boulevard	\$ 119,700,130
EDA of Loudoun County - Pacific Boulevard	34,004,416
Chesapeake Bay Bridge and Tunnel District - Thimble Shoal Parallel Tunnel	50,000,000
City of Alexandria - Potomac Yard Metrorail Station	50,000,000
95 Express Lanes LLC - I-395 Express Lanes	45,000,000
<b>Total Closed Loans</b>	<b>\$ 298,704,546</b>
<b>Remaining Available VTIB Funds</b>	<b>\$ 135,735,739</b>

**Closed Loans Amounts Drawn and Available**

Please refer to the table below for the total amounts drawn to date for each of the closed loans:

<b>Virginia Transportation Infrastructure Bank (Fund 0450)</b>			
<b>Life to Date, as of December 31, 2021</b>			
	<b>Closed Loans</b>	<b>Amount Disbursed</b>	<b>Amount Available</b>
City of Chesapeake - Dominion Boulevard	\$ 119,700,130	\$ 119,700,130	\$ -
EDA of Loudoun County - Pacific Boulevard	34,004,416	34,004,416	-
CBBT - Thimble Shoal Parallel Tunnel	50,000,000	1,336,490	48,663,510
City of Alexandria - Potomac Yard Metrorail	50,000,000	-	50,000,000
95 Express Lanes LLC - I-395 Express Lanes	45,000,000	45,000,000	-
<b>Totals</b>	<b>\$ 298,704,546</b>	<b>\$ 200,041,036</b>	<b>\$ 98,663,510</b>

**Minimum Scheduled Loan Repayments (Projected)**

Please refer to the table below for the total amount of projected VTIB loan repayments currently scheduled during the next decade. The table reflects the minimum amount of principal payments, which may be higher based upon the financial performance of the projects and related loan security:

<b>Virginia Transportation Infrastructure Bank (Fund 0450)</b>			
<b>As of December 31, 2021</b>			
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
FY2022	-	199,397	199,397
FY2023	206,771	6,049,090	6,255,861
FY2024	310,326	6,041,289	6,351,616
FY2025	319,000	7,557,878	7,876,878
FY2026	427,648	7,544,554	7,972,203
FY2027	481,571	8,074,216	8,555,787
FY2028	535,624	8,599,975	9,135,599
FY2029	539,813	8,588,989	9,128,801
FY2030	997,983	8,565,001	9,562,984
FY2031	2,632,356	8,532,278	11,164,634
<b>Totals</b>	<b>\$ 6,451,093</b>	<b>\$ 69,752,667</b>	<b>\$ 76,203,760</b>

cc: The Honorable W. Sheppard Miller III, Chairperson, Commonwealth Transportation Board  
Board of Directors, Virginia Resources Authority