



Chairman Phil Mendelson

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A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To approve, on an emergency basis, the disposition of District-owned real property, formerly known as the Stevens School, located at 1050 21st Street, N.W., and known for tax and assessment purposes as Lot 0876 in Square 0073.

BE IT ENACTED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “Stevens School Disposition Emergency Act of 2014”.

Sec. 2. Definitions.

For the purposes of this act, the term:

- (1) “CBE Agreement” means an agreement governing certain obligations of the Purchaser or the Developer under the Small, Local, and Disadvantaged Business Enterprise Development and Assistance Act of 2005, effective October 20, 2005 (D.C. Law 16-33; D.C. Official Code § 2-218.01 et seq.) (“CBE Act”), including the equity and development participation requirements set forth in section 2349a of the CBE Act (D.C. Official Code § 2-218.49a).
- (2) “Certified Business Enterprise” means a business enterprise or joint venture certified pursuant to the Small, Local and Disadvantaged Business Enterprise development and Assistance

35 Act of 2005, effective October 20, 2005 (D.C. Law 16-33; D.C. Official Code § 2-218.01 et
36 seq.).

37 (3) “Developer” means The John Akridge Development Company, with a business
38 address of 601 13th St N.W., Suite 300 North, Washington, DC 20005 and Argos Group, LLC a
39 District of Columbia limited liability company and with a business address of 631 D Street NW,
40 Suite 638, Washington DC 20004 or an entity formed by these businesses.

41 (4) “First Source Agreement” means an agreement with the District governing certain
42 obligations of the Purchaser or the Developer pursuant to section 4 of the First Source
43 Employment Agreement Act of 1984, effective June 29, 1984 (D.C. Law 5-93; D.C. official
44 Code § 2-219.03.), and Mayor's Order 83-265 (November 9, 1983) regarding job creation and
45 employment generated as a result of the construction on the Property.

46 (5) “Property” means the real property located at 1050 2151 Street, N.W. and known
47 for tax and assessment purposes as Lot 0876 in Square 0073.

48 (6) “Lessees” means the Developer, its successor, one of its affiliates, or assignees
49 approved by the Mayor, and the educational user approved by the Mayor.

50 Sec. 3. Approval of disposition.

51 (a) Pursuant to the Act the Mayor transmitted to the Council a request for approval of the
52 disposition of the Property to the Lessees and all required documentation on May 30, 2014 (PR
53 20-820).

54 (b) The Council approves the disposition of the Property.

55 Sec. 4. Fiscal impact statement.

56 The Council adopts the fiscal impact statement from of the Office of the Chief Financial
57 Officer, dated May 22, 2014, as the fiscal impact statement required by §section 602 (c)(3) of the

58 District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Code §1-
59 233(c)(3)); D.C. Official Code § 1-206.02(c)(3) (2012 Repl..)).

60 Sec. 6. Effective date.

61 This act shall take effect following approval by the Mayor (or in the event of veto by the
62 Mayor, action by the Council to override the veto), and shall remain in effect for no longer than
63 90 days, as provided for emergency acts of the Council of the District of Columbia in section
64 412(a) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 788;
65 D.C. Official Code § 1-204.12(a)).