

AN ACT

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To approve the disposition of District-owned real property located at 3050 R Street, N.W., commonly known as the Jackson School, known for taxation and assessment purposes as Lot 840 in Square 1282.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “Jackson School Lease Renewal Authorization Act of 2018”.

Sec. 2.(a) Notwithstanding section 1 of An Act Authorizing the sale of certain real estate in the District of Columbia no longer required for public purposes, approved August 5, 1939 (53 Stat. 1211; D.C. Official Code § 10-801), and section 2209 of the District of Columbia School Reform Act of 1995, approved April 26, 1996 (110 Stat. 1321; D.C. Official Code § 38-1802.09), the Council finds that the real property located at 3050 R Street, N.W., commonly known as the Jackson School, and known for taxation and assessment purposes as Lot 840 in Square 1282 (“Property”) is no longer required for public purposes and approves the disposition of the Property to the Jackson Art Center (“Lessee”) through a negotiated ground lease for a term of 20 years, which shall require that the Lessee:

(1) Use the Property primarily for an art center, studio, and gallery and to provide educational activities and services related to the art center, studio, and gallery; and

(2) If the Lessee redevelops the Property, to enter into:

(A) An agreement with the District pursuant to the CBE Act that shall require the Lessee to contract with Certified Business Enterprises for at least 35% of the contract dollar volume of any redevelopment of the Property, and, if feasible, require at least 20% equity and development participation by Certified Business Enterprises; and

(B) A First Source Agreement.

(b) For the purposes of this act, the term:

(1) “CBE Act” means the Small and Certified 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.*).

(2) “Certified Business Enterprise” means a business enterprise or joint venture certified pursuant to the CBE Act.

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

Sec. 3. Fiscal impact statement.

The Council adopts the fiscal impact statement in the committee report as the fiscal impact statement required by section 4a of the General Legislative Procedures Act of 1975, approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

Sec. 4. Effective date.

This act shall take effect following approval by the Mayor (or in the event of veto by the Mayor, action by the Council to override the veto), a 30-day period of congressional review as provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of Columbia Register.

Chairman
Council of the District of Columbia

Mayor
District of Columbia