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OFFICE OF THE
SECRETARY

MURIEL BOWSER
MAYOR

JUN 21 2019

The Honorable Phil Mendelson
Chairman, Council of the District of Columbia
1350 Pennsylvania Avenue, N.W.
Suite 504
Washington, DC 20004

Dear Chairman Mendelson:

Enclosed for consideration by the Council is legislation entitled the “Reunion Square Tax Increment Financing Emergency Declaration Resolution of 2019,” the “Reunion Square Tax Increment Financing Emergency Act of 2019,” and the “Reunion Square Tax Increment Financing Act of 2019.”

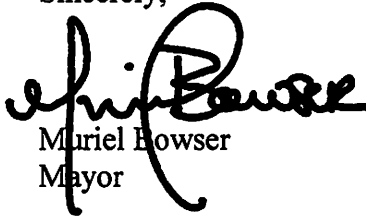
This legislation would authorize, on an emergency basis, the issuance of tax increment financing (TIF) to support the Reunion Square development project, which will transform an underutilized site located near the Anacostia Metrorail Station into a thriving mixed-use project, contributing the stabilization and revitalization of the Anacostia neighborhood in Ward 8 (the Project).

Last fall, I introduced the Reunion Square Tax Increment Financing Act of 2018. The previously introduced bill provided TIF authorization to support the redevelopment of three building sites. Since this time, the Project’s development team, which includes Four Points LLC, Curtis Investment Group, and Blue Sky Housing LLC, has revised the Project’s development program. The current legislation seeks TIF authorization to support certain infrastructure and site costs for a building within the Reunion Square development project that contain approximately 280,000 gross square feet of office space and 8,000 square feet of retail space. The District has signed a Letter of Intent with the development team to lease space in the building for the Department of Health. I am requesting the Council to approve this legislation on an emergency basis to ensure that the Department of Health is able to move forward with their relocation and to avoid any additional costs to the District.

The attached legislation proposes tax increment bond financing in the aggregate amount not to exceed \$25 million to support the eligible components of the project. Of this total, no more than \$16.9 million in aggregate principal will be issued as a TIF bond, and no more than \$8.1 million will be issued as a subsequent TIF note. The TIF proceeds would fund infrastructure costs and site development costs within the Reunion Square TIF area that are required for this project to move forward.

As always, I am available to discuss any questions you may have regarding this proposal. I look forward to prompt and favorable consideration of this legislation.

Sincerely,

A handwritten signature in black ink, appearing to read "Muriel Bowser", written in a cursive style. The signature is positioned above the printed name and title.

Muriel Bowser
Mayor


Chairman Phil Mendelson
at the request of the Mayor

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A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To authorize, on an emergency basis, the issuance of tax increment financing bonds to support the development project on a portion of the land known as Reunion Square, located to the east of Martin Luther King Jr. Avenue S.E., to the north of Chicago Street S.E., to the west of Railroad Avenue S.E., and to the south of W Street S.E.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that this act may be cited as the “Reunion Square Tax Increment Financing Emergency Act of 2019”.

Sec. 2. Definitions.

For the purposes of this act, the term:

(1) “Authorized Delegate” means the Deputy Mayor for Planning and Economic Development, the Chief Financial Officer, the Treasurer, or any officer or employee of the executive office of the Mayor to whom the Mayor has delegated any of the Mayor’s functions under this act pursuant to section 422(6) of the Home Rule Act.

(2) “Available Increment” shall have the same meaning as set forth in the Reserve Agreement.

(3) “Available Real Property Tax Revenues” means the revenues resulting from the imposition of the tax provided for in Chapter 8 of Title 47 of the District of Columbia Official Code, inclusive of any penalties and interest charges, exclusive of the special tax

26 provided for in section 481 of the Home Rule Act pledged to payment of general obligation
27 indebtedness of the District.

28 (4) "Available Sales Tax Revenues" means the revenues resulting from the
29 imposition of the tax under Chapter 20 of Title 47 of the District of Columbia Official Code,
30 including penalty and interest charges, exclusive of the portion thereof required to be deposited
31 in the Washington Convention Center Fund established pursuant to section 208 of the
32 Washington Convention Center Authority Act of 1994, effective September 28, 1994 (D.C. Law
33 10-188; D.C. Official Code § 10-1202.08), and any amounts to be made available to the
34 Washington Metropolitan Transit Authority pursuant to section 7101 of the Fiscal Year 2018
35 Budget Support act of 2017 (D.C. Law 22-0033; 64 DCMR 7652), and section 2 of the Stable
36 and Reliable Source of WMATA Revenues act of 1982 (D.C. Law 4-103; D.C. Official Code 9-
37 1111.15(b)(2)(A)).

38 (5) "Available Tax Increment," with respect to any series of bonds, means the
39 sum of the Available Sales Tax Revenues and Available Real Property Tax Revenues generated
40 in the Reunion Square TIF Area in any fiscal year of the District minus the sum of Available
41 Sales Tax Revenues and Available Real Property Tax Revenues generated in the Reunion Square
42 TIF Area in the base year.

43 (6) "Bond Counsel" means a firm or firms of attorneys designated as bond
44 counsel from time to time by the Mayor.

45 (7) "Bonds" means the District of Columbia Class A Bonds, Class B Bonds
46 and any other revenue bonds, notes, or other obligations, in one or more series, authorized to be
47 issued pursuant to this act. Unless otherwise specified, the term "Bonds" shall include Refunding
48 Bonds.

49 (8) “Chairman” means the Chairman of the Council of the District of
50 Columbia.

51 (9) “Chief Financial Officer” means the Chief Financial Officer established
52 by section 424(a)(1) of the Home Rule Act.

53 (10) “Closing Documents” means all documents and agreements, other than
54 Financing Documents, that may be necessary and appropriate to issue, sell, and deliver the
55 bonds, and includes agreements, certificates, letters, opinions, forms, receipts, and other similar
56 instruments.

57 (11) “Council” means the Council of the District of Columbia.

58 (12) “Debt Service” means principal, premium, if any, and interest on the
59 bonds.

60 (13) “Development Costs” has the same meaning as in section 2(13) of the Tax
61 Increment Financing Authorization Act of 1998, effective September 11, 1998 (D.C. Law 12-
62 143; D.C. Official Code § 2-1217.01(13)) and may include any costs for District tenant
63 improvements in the Project.

64 (14) “Development Sponsor” means Four Points LLC, Curtis Investment
65 Group, and Blue Sky Housing LLC as Development Sponsors or any other entity that undertakes
66 the development of the Project with the approval of the Mayor.

67 (15) “District” means the District of Columbia.

68 (16) “Financing Documents” means the documents, other than Closing
69 Documents, that relate to the financing or refinancing of transactions to be affected through the
70 issuance, sale, and delivery of the bonds, including any offering document, and any required
71 supplements to any such documents.

72 (17) "Home Rule Act" means the District of Columbia Home Rule Act,
73 approved December 24, 1973 (87 Stat. 774; D.C. Official Code § 1-201.01 et seq.).

74 (18) "Project" means the financing, refinancing, or reimbursing of
75 Development Costs incurred within the Reunion Square TIF Area.

76 (19) "Refunding Bonds" means the District of Columbia bonds, notes, or other
77 obligations, in one or more series, authorized to be issued pursuant to this act to refund the
78 Bonds.

79 (20) "Reserve Agreement" means that certain Reserve Agreement, dated as of
80 April 1, 2002, by and among the District, Wells Fargo Bank Minnesota, N.A., and Financial
81 Security Assurance, Inc.

82 (21) "TIF" means tax increment financing.

83 Sec. 3. Creation of the Reunion Square TIF Fund.

84 (a) There is established as a nonlapsing fund the Reunion Square TIF Fund. The
85 Chief Financial Officer shall deposit into the Reunion Square TIF Fund the Available Tax
86 Increment and any other taxes or fees specifically designated by law for deposit in the Reunion
87 Square TIF Fund.

88 (b) The Mayor may pledge and create a security interest in the funds in the Reunion
89 Square TIF Fund, or any sub-account within the Reunion Square TIF Fund, for the payment of
90 debt service on the bonds without further action by the Council as permitted by section 490(f) of
91 the Home Rule Act. The payment of debt service shall be made in accordance with the
92 provisions of the Financing Documents entered into by the District in connection with the
93 issuance of the bonds.

94 (c) If, at the end of any fiscal year of the District, the balance of cash and investments
95 in the Reunion Square TIF Fund exceeds the amount of debt service (including prepayment of
96 principal and interest), reserves on any bonds, and any approved bond-related administrative
97 expenses during the upcoming fiscal year, 50% of the excess shall be used to prepay the
98 principal of the bonds and the remaining 50% of the excess shall be transferred to the
99 unrestricted balance of the General Fund of the District of Columbia.

100 Sec. 4. Creation of the Reunion Square TIF Area.

101 (a) There is created a TIF area designated as the Reunion Square TIF Area. The
102 Reunion Square TIF Area is defined as follows:

103 Square 5784, Lots 899 -900, 1101

104 (b) As provided under section 3, the Available Tax Increment from the Reunion
105 Square TIF Area shall be deposited in the Reunion Square TIF Fund and may be used for the
106 purposes set forth in section 3.

107 (c) (1) The base year for determination of Available Sales Tax Revenues from
108 locations within the Reunion Square TIF Area shall be the tax year preceding the year in which
109 this act becomes effective.

110 (2) The base year for determination of Available Real Property Tax Revenues
111 shall be the tax year of the District preceding the year in which this act becomes effective and the
112 initial assessed value to be used in making the determination of Available Real Property Tax
113 Revenues shall be the assessed value of each lot of taxable real property in the Reunion Square
114 TIF Area for the preceding tax year in which this act becomes effective.

115 (d) The Reunion Square Street TIF Area shall terminate on the earlier of

116 (1) Twenty-five years after the issuance of the last Bonds issued pursuant to this
117 act;

118 (2) The date on which the Bonds are paid in full or are defeased and are no longer
119 outstanding, or
120 (3) September 30, 2025 if no Bonds are issued.

121 Sec. 5. Class A Bond authorization.

122 (a) The Council approves and authorizes the issuance of one or more series of Class
123 A Bonds in an aggregate principal amount not to exceed \$16.9 million to fund the Project. The
124 Class A Bonds, which may be issued from time to time, in one or more series, shall be tax-
125 exempt or taxable as the Mayor shall determine and shall be payable and secured as provided in
126 section 77(a).

127 (b) The Mayor may pay from the proceeds of the Class A Bonds the financing costs
128 and expenses of issuing and delivering the Class A Bonds, including, but not limited to,
129 underwriting, legal, accounting, financial advisory, credit enhancement, marketing, sale, and
130 printing costs and expenses.

131 Sec. 6. Class B Bond authorization

132 (a) The Council approves and authorizes the issuance of one or more series of Class
133 B Bonds in an aggregate principal amount not to exceed \$8.1 million to reimburse Development
134 Costs of the Project and financing costs incurred by the District and to fund capitalized interest
135 and required reserves. The Class B Bonds, which may be issued from time to time, in one or
136 more series, shall be tax-exempt or taxable as the Mayor shall determine and shall be payable
137 and secured as provided in section 7(b).

138 (b) The Mayor may pay from the proceeds of the Class B Bonds the financing costs
139 and expenses of issuing and delivering the Class B Bonds, including, but not limited to,

140 underwriting, legal, accounting, financial advisory, credit enhancement, marketing, sale, and
141 printing costs and expenses.

142 (c) The Class B Bonds also may be issued as a TIF note to the Development Sponsor
143 and may be held and used as security for debt incurred or to be incurred by the Development
144 sponsor, an agent of the Development Sponsor, or another party selected by the Development
145 sponsor and Approved by the District.

146 Sec. 7. Payment and security.

147 (a) For the Class A Bonds:

148 (1) Except as may be otherwise provided in this act, the principal of,
149 premium, if any, and interest on, the Class A Bonds, and the payment of ongoing administrative
150 expenses related to the bond financing shall be payable solely from proceeds received from the
151 sale of the bonds, income realized from the temporary investment of those proceeds, Available
152 Tax Increment and any other taxes or fees deposited in the Reunion Square TIF Fund, income
153 realized from the temporary investment of the monies in the Reunion Square TIF Fund prior to
154 payment to the Class A Bondholders, and other funds that, as provided in the Financing
155 Documents, may be made available to the District for payment of the bonds from sources other
156 than the District, all as provided for in the Financing Documents.

157 (2) There is further allocated to the payment of debt service, on the Class A
158 Bonds the Available Increment, subordinate to the allocation of Available Increment to the
159 Budgeted Reserve, as defined in the Reserve Agreement, all as more fully described in the
160 Reserve Agreement and to the extent that the Reserve Agreement continues to apply to the
161 Available Increment, to be used for the payment of debt service on the Class A Bonds to the
162 extent that the revenues allocated in subsection (a) of this section are inadequate to pay debt

163 service on the Class A Bonds. The allocation of Available Increment authorized by this
164 subsection shall be made in compliance with all existing contractual obligations of the District
165 with respect to the Available Increment and shall terminate on the date on which all of the Class
166 A Bonds are paid or provided for and are no longer outstanding pursuant to their terms.

167 (3) Payment of the Class A Bonds shall be secured as provided in the
168 Financing Documents and by an assignment by the District for the benefit of the Class A
169 Bondholders of certain of its rights under the Financing Documents and Closing Documents to
170 the trustee for the Class A Bonds pursuant to the Financing Documents.

171 (4) The trustee or paying agent is authorized to deposit, invest, and disburse
172 the proceeds received from the sale of the Class A Bonds pursuant to the Financing Documents.

173 (b) For the Class B Bonds:

174 (1) Except as may be otherwise provided in this act, the principal of,
175 premium, if any, and interest on, the Class B Bonds, and the payment of ongoing
176 administrative expenses related to the Class B Bond financing shall be payable solely
177 from proceeds received from the sale of the subordinate Class B Bonds and income
178 realized from the temporary investment of those proceeds, the Available Tax Increment
179 and any other taxes or fees deposited in the Reunion Square TIF Fund, income realized
180 from the temporary investment of the monies in the Reunion Square TIF Fund prior to
181 payment to the Class B Bondholders, and other funds that, as provided in the Financing
182 Documents, may be made available to the District for payment of the subordinate Class B
183 Bonds from sources other than the District, all as provided for in the Financing
184 Documents.

185 (2) Payment of debt service on the Class B Bonds from monies deposited in
186 the Reunion Square TIF Fund or income realized from the temporary investment of those
187 monies shall be subordinate to (i) the payment of debt service on the Class A Bonds from
188 monies deposited in the Reunion Square TIF Fund or income realized from the temporary
189 investment of those monies and (ii) any reasonable reserves required by the District.

190 (3) Payment of the Class B Bonds shall be secured as provided in the
191 Financing Documents and by an assignment by the District for the benefit of the Class B
192 Bondholders of certain of its rights under the Financing Documents and Closing
193 Documents to the trustee for the s Class B Bonds pursuant to the Financing Documents.

194 (4) The trustee or paying agent is authorized to deposit, invest, and disburse
195 the proceeds received from the sale of the Class B Bonds pursuant to the Financing
196 Documents.

197 Sec. 8. Bond details.

198 (a) The Mayor is authorized to take any action reasonably necessary or appropriate in
199 accordance with this act in connection with the preparation, execution, issuance, sale, delivery,
200 security for, and payment of the bonds of each class and series, including, but not limited to,
201 determinations of:

202 (1) The final form, content, designation, and terms of the bonds, including a
203 determination that the bonds may be issued in certificated or book-entry form;

204 (2) The principal amount of the bonds to be issued and denominations of the
205 bonds;

206 (3) The rate or rates of interest or the method for determining the rate or rates
207 of interest on the bonds;

208 (4) The date or dates of issuance, sale, and delivery of, and the payment of
209 interest on, the bonds, and the maturity date or dates of the bonds;

210 (5) The terms under which the bonds may be paid, optionally or mandatorily
211 redeemed, accelerated, tendered, called, or put for redemption, repurchase, or remarketing before
212 their respective stated maturities;

213 (6) Provisions for the registration, transfer, and exchange of the bonds and the
214 replacement of mutilated, lost, stolen, or destroyed bonds;

215 (7) The creation of any reserve fund, sinking fund, or other fund with respect
216 to the bonds;

217 (8) The time and place of payment of the bonds;

218 (9) Procedures for monitoring the use of the proceeds received from the sale
219 of the bonds to ensure that the proceeds are properly applied and used to accomplish the
220 purposes of the Home Rule Act and this act;

221 (10) Actions necessary to qualify the bonds under blue sky laws of any
222 jurisdiction where the bonds are marketed; and

223 (11) The terms and types of any credit enhancement under which the bonds
224 may be secured.

225 (b) The bonds shall contain a legend which shall provide that the bonds are special
226 obligations of the District, are without recourse to the District, are not a pledge of, and do not
227 involve, the faith and credit or the taxing power of the District (other than the Available Tax
228 Increment, the Available Increment, and any other taxes and fees deposited in the Reunion
229 Square TIF Fund), do not constitute a debt of the District, and do not constitute lending of the
230 public credit for private undertakings as prohibited in section 602(a)(2) of the Home Rule Act.

231 (c) The bonds shall be executed in the name of the District and on its behalf by the
232 manual or facsimile signature of the Mayor, and attested by the Secretary of the District of
233 Columbia by the Secretary's manual or facsimile signature.

234 (d) The official seal of the District, or a facsimile of it, shall be impressed, printed, or
235 otherwise reproduced on the bonds.

236 (e) The bonds of any series may be issued in accordance with the terms of a trust
237 instrument to be entered into by the District and a trustee or paying agent to be selected by the
238 Mayor, and may be subject to the terms of one or more agreements entered into by the Mayor
239 pursuant to section 490(a)(4) of the Home Rule Act.

240 (f) The bonds may be issued at any time or from time to time in one or more issues
241 and in one or more series.

242 (g) The bonds are declared to be issued for essential public and governmental
243 purposes. The bonds, the interest thereon, and the income therefrom, and all funds pledged or
244 available to pay or secure the payment of the bonds, shall at all times be exempt from taxation by
245 the District, except for estate, inheritance, and gift taxes.

246 (h) The District pledges, covenants, and agrees with the holders of the bonds that,
247 subject to the provisions of the Financing Documents, the District will not limit or alter the
248 revenues pledged to secure the bonds or the basis on which such revenues are collected or
249 allocated, will not impair the contractual obligations of the District to fulfill the terms of any
250 agreement made with the holders of the bonds, will not in any way impair the rights or remedies
251 of the holders of the bonds, and will not modify, in any way, the exemptions from taxation
252 provided for in this act, until the bonds, together with interest thereon, and all costs and expenses
253 in connection with any suit, action, or proceeding by or on behalf of the holders of the bonds, are

254 fully met and discharged. This pledge and agreement for the District may be included as part of
255 the contract with the holders of the bonds. This subsection constitutes a contract between the
256 District and the holders of the bonds. To the extent that any acts or resolutions of the Council
257 may be in conflict with this act, this act shall be controlling.

258 (i) Consistent with section 490(a)(4)(B) of the Home Rule Act and notwithstanding
259 Article 9 of Chapter 28 of the District of Columbia Official Code:

260 (1) A pledge made and security interest created in respect of the bonds or
261 pursuant to any related Financing Document shall be valid, binding, and perfected from the time
262 the security interest is created, with or without physical delivery of any funds or any property
263 and with or without any further action;

264 (2) The lien of the pledge shall be valid, binding, and perfected as against all
265 parties having any claim of any kind in tort, contract, or otherwise against the District, whether
266 or not such party has notice; and

267 (3) The security interest shall be valid, binding, and perfected whether or not
268 any statement, document, or instrument relating to the security interest is recorded or filed.

269 Sec. 9. Issuance of the bonds.

270 (a) The bonds of any series may be sold at negotiated or competitive sale at, above,
271 or below par, to one or more persons or entities, and upon terms that the Mayor considers to be
272 in the best interests of the District.

273 (b) The Mayor or an Authorized Delegate may execute, in connection with each sale
274 of the bonds, offering documents on behalf of the District, may deem final any such offering
275 document on behalf of the District for purposes of compliance with federal laws and regulations

276 governing such matters, and may authorize the distribution of the documents in connection with
277 the bonds.

278 (c) The Mayor is authorized to deliver executed and sealed bonds, on behalf of the
279 District, for authentication, and, after the bonds have been authenticated, to deliver the bonds to
280 the original purchasers of the bonds upon payment of the purchase price.

281 (d) The bonds shall not be issued until the Mayor receives an approving opinion from
282 Bond Counsel as to the validity of the bonds of such series and, if the interest on the bonds is
283 expected to be exempt from federal income taxation, the treatment of the interest on the bonds
284 for purposes of federal income taxation.

285 (e) The Procurement Practices Reform Act of 2010, effective April 8, 2011 (D.C.
286 Law 18-371; D.C. Official Code § 2-351.01 et seq.), and subchapter III-A of Chapter 3 of Title
287 47 of the District of Columbia Official Code shall not apply to any contract the Mayor may from
288 time to time enter into, or the Mayor may determine to be necessary or appropriate, for the
289 purposes of this act.

290 Sec. 10. Financing and Closing Documents.

291 (a) The Mayor is authorized to prescribe the final form and content of all Financing
292 Documents and all Closing Documents to which the District is a party that may be necessary or
293 appropriate to issue, sell, and deliver the bonds.

294 (b) The Mayor is authorized to execute, in the name of the District and on its behalf,
295 the Financing Documents and any Closing Documents to which the District is a party by the
296 Mayor's manual or facsimile signature.

297 (c) If required, the official seal of the District, or a facsimile of it, shall be impressed,
298 printed, or otherwise reproduced on the bonds, the other Financing Documents, and the Closing
299 Documents to which the District is a party.

300 (d) The Mayor's execution and delivery of the Financing Documents and the Closing
301 Documents to which the District is a party shall constitute conclusive evidence of the Mayor's
302 approval, on behalf of the District, of the final form and content of the executed Financing
303 Documents and the executed Closing Documents.

304 (e) The Mayor is authorized to deliver the executed and sealed Financing Documents
305 and Closing Documents, on behalf of the District, prior to or simultaneously with the issuance,
306 sale, and delivery of the bonds, and to ensure the due performance of the obligations of the
307 District contained in the executed, sealed, and delivered Financing Documents and Closing
308 Documents.

309 Sec. 11. Limited liability.

310 (a) The bonds shall be special obligations of the District. The bonds shall be without
311 recourse to the District. The bonds shall not be general obligations of the District, shall not be a
312 pledge of, or involve, the faith and credit or the taxing power of the District (other than the
313 Available Tax Increment, the Available Increment, and any other taxes or fees allocated to the
314 Reunion Square TIF Fund), shall not constitute a debt of the District, and shall not constitute
315 lending of the public credit for private undertakings as prohibited in section 602(a)(2) of the
316 Home Rule Act.

317 (b) The bonds shall not give rise to any pecuniary liability of the District and the
318 District shall have no obligation with respect to the purchase of the bonds.

319 (c) No person, including, but not limited to, any bond owner, shall have any claims
320 against the District or any of its elected or appointed officials, officers, employees, or agents for
321 monetary damages suffered as a result of the failure of the District to perform any covenant,
322 undertaking, or obligation under this act, the bonds, the Financing Documents, or the Closing
323 Documents, or as a result of the incorrectness of any representation in or omission from the
324 Financing Documents or the Closing Documents, unless the District or its elected or appointed
325 officials, officers, employees, or agents have acted in a willful and fraudulent manner.

326 Sec. 12. District officials.

327 (a) Except as otherwise provided in section 11(c), the elected or appointed officials,
328 officers, employees, or agents of the District shall not be liable personally for the payment of the
329 bonds or be subject to any personal liability by reason of the issuance of the bonds, or for any
330 representations, warranties, covenants, obligations, or agreements of the District contained in this
331 act, the bonds, the Financing Documents, or the Closing Documents.

332 (b) The signature, countersignature, facsimile signature, or facsimile countersignature
333 of any official appearing on the bonds, the Financing Documents, or the Closing Documents
334 shall be valid and sufficient for all purposes notwithstanding the fact that the individual signatory
335 ceases to hold that office before delivery of the bonds, the Financing Documents, or the Closing
336 Documents.

337 Sec. 13. Maintenance of documents.

338 Copies of the specimen bonds and of the final Financing Documents and Closing
339 Documents shall be filed in the Office of the Secretary of the District of Columbia.

340 Sec. 14. Information reporting.

341 Within 3 days after the Mayor’s receipt of the transcript of proceedings relating to the
342 issuance of the bonds, the Mayor shall transmit a copy of the transcript to the Secretary to the
343 Council.

344 Sec. 15. Expiration of issuance authority.

345 The authority to issue the Bonds shall expire on September 30, 2025 if no Bonds have
346 been issued; provided, however, that the expiration of the authority shall have no effect on any
347 Bonds issued prior to the expiration date or on the District’s ability to issue Refunding Bonds on
348 a future date.

349 Sec. 16. Fiscal impact statement.

350 The Council adopts the fiscal impact statement in the committee report as the fiscal
351 impact statement required by section 602(c)(3) of the District of Columbia Home Rule Act,
352 approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(3)).

353 Sec. 17. Effective date.

354 This act shall take effect following approval by the Mayor (or in the event of veto by the
355 Mayor, action by the Council to override the veto), and shall remain in effect for no longer than
356 90 days, as provided for emergency acts of the Council of the District of Columbia in section
357 412(a) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 788,
358 D.C. Official Code § 1-204.12(a)), and publication in the District of Columbia Register.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF THE ATTORNEY GENERAL



Commercial Division
Tax & Finance Section

MEMORANDUM


TO: Brian Kenner
Deputy Mayor for Planning and Economic Development

FROM: Patrick Allen
Senior Assistant Attorney General
Commercial Division

DATE: June 19, 2019

SUBJECT: Legal Sufficiency Certification of the "Reunion Square Tax Increment Financing Emergency Act of 2019" and the "Reunion Square Tax Increment Financing Emergency Declaration of 2019".

This is to certify that the Commercial Division has reviewed the above-referenced Bill and Declaration and found each of them to be legally sufficient. If you have any questions in this regard, please do not hesitate to call me at 724-7754.


Patrick Allen
Senior Assistant Attorney General