



MURIEL BOWSER
MAYOR

March 16, 2021

The Honorable Phil Mendelson
Chairman
Council of the District of Columbia
John A. Wilson Building
1350 Pennsylvania Avenue, N.W.
Suite 504
Washington, D.C. 20004

Dear Chairman Mendelson:

Enclosed for consideration by the Council is the following legislation entitled the "BB French School Disposition Act of 2021." The Act authorizes the Department of General Services to enter into a lease agreement with The Capitol Hill Arts Workshop (the "Tenant") for real property located at 545 7th Street, S.E., Washington, DC, commonly known as the B.B French School and known for tax and assessment purposes as Lot 0800 in Square 0877 (the "Property").

The Property is located in Ward 6 in southeast DC. The land area of the Property is estimated to be 3,163 square feet. The Property is improved with a building consisting of approximately 9,457 square feet. The Property was last used as a public school in approximately 1942, and has been used as an art center since 1980. The Tenant has occupied the Property pursuant to a lease agreement with the District since 1980.


I urge the Council to take prompt and favorable action on the proposed Act. If you have any questions regarding this legislation, please contact Keith A. Anderson, Director, Department of General Services, at (202) 727-2800.

Sincerely,

A handwritten signature in black ink, appearing to read "Muriel Bowser", written over a horizontal line.

Muriel Bowser

Enclosures


Chairman Phil Mendelson
At the request of the Mayor

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To approve the disposition of District-owned real property located at 545 7th Street, S.E., commonly known as the B.B. French School, known for real property taxation and assessment purposes as Lot 0877 in Square 0800.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA,

That this act may be cited as the "B.B. French School Disposition Act of 2021".

Sec. 2. Notwithstanding any other provision of law, including but not limited to (i) 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 (ii) 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 determines that the real property located at 545 7th Street, S.E., commonly known as the B.B. French School, known for real property taxation and assessment purposes as Lot 0877 in Square 0800 (the "Property") is surplus and is no longer required for public purposes, and authorizes the Mayor to dispose of the Property through a 20-year lease to The Capitol Hill Arts Workshop, a District of Columbia non-profit corporation ("Tenant"); and the Mayor or her designee to execute such lease and any ancillary documents related thereto necessary or desirable to effectuate such disposition.

33 Sec. 3. Fiscal Impact Statement.

34 The Council adopts the fiscal statement provided by the Office of the Chief
35 Financial Officer as the fiscal impact statement required by section 602(c)(3) of the District
36 of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official
37 Code § 1-206.02(c)(3)).

38 Sec. 4. Effective Date.

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


Government of the District of Columbia
Office of the Chief Financial Officer



Jeffrey S. DeWitt
Chief Financial Officer

MEMORANDUM

TO: The Honorable Phil Mendelson
Chairman, Council of the District of Columbia

FROM: Jeffrey S. DeWitt
Chief Financial Officer 

DATE: March 1, 2021

SUBJECT: Fiscal Impact Statement – B.B. French School Disposition Act of 2021

REFERENCE: Draft bill provided to the Office of Revenue Analysis on March 1, 2021

Conclusion

Funds are sufficient in the fiscal year 2021 through 2024 budget and financial plan to implement the bill.

Background

The bill authorizes the Mayor to dispose of the property located at 545 7th Street, S.E., commonly known as the B.B. French School¹ through a 20-year lease to the Capitol Hill Arts Workshop ("CHAW"). The property is already leased to CHAW through March 2021 for a nominal rent of \$1 per year, and the proposed new lease² would extend the same terms for 20 more years. The reduced rent is provided in consideration for the community benefits provided by CHAW.

Financial Plan Impact

Funds are sufficient in the fiscal year 2021 through 2024 budget and financial plan to implement the bill. The terms of the lease are substantially the same as the current lease, so there is no impact on the budget and financial plan.

¹ Also known for tax and assessment purposes as Square 0877, Lot 0800.

² The proposed lease is detailed in a Letter of Intent dated May 14, 2020.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF THE ATTORNEY GENERAL



ATTORNEY GENERAL
KARL A. RACINE

Legal Counsel Division

MEMORANDUM

TO: Ronan Gulstone
Executive Director
Office of Policy and Legislative Affairs

FROM: Brian K. Flowers
Deputy Attorney General
Legal Counsel Division

DATE: March 1, 2021

SUBJECT: Legal Sufficiency Review of the Legal Sufficiency Review of the "B.B. French
School Disposition Act of 2021"
(AE-20-404B)

This is to Certify that this Office has reviewed the above-referenced legislation and that we have found it to be legally sufficient. If you have any questions in this regard, please do not hesitate to call me at 724-5524.

Brian K. Flowers

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