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OFFICE OF THE
MAYOR

VINCENT C. GRAY
MAYOR

February 4, 2013

The Honorable Phil Mendelson
Chairman
Council of the District of Columbia
1350 Pennsylvania Avenue, NW
Washington, DC 20004

Dear Chairman Mendelson:

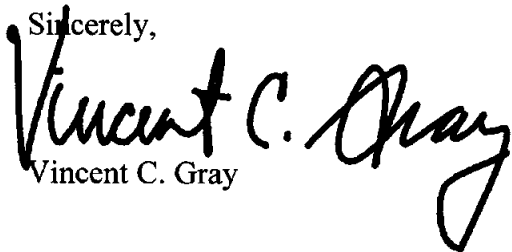
Enclosed for consideration by the Council is legislation entitled the "Justice Park Property Disposition Extension Approval Resolution of 2013". The purpose of the resolution is to approve an extension for the disposition of certain District owned real property located at 1421 Euclid Street, N.W. and known as Justice Park. Included with the resolution is a status report detailing the reasons for the inability to dispose of the property within the 2-year time period authorized by the original Disposition Approval Resolution, as required under D.C. Official Code §10-801(d).

At the time of the Disposition Resolution, DMPED and the Developer anticipated that the project predevelopment phase would be completed within the statutorily allotted two year period. Prior, and subsequent, to Council approval of the disposition on April 5, 2011, the Developer had been diligently seeking financing for the project. On September 10, 2012, the Developer was selected for further consideration of 9% Low Income Housing Tax Credits by the DC Department of Housing and Community Development. Upon receipt of the conditional funding commitment, the Developer completed construction documents and await the pending completion of a third-party review for the submission of an application for its building permit. The application for said building permit is on schedule for a February 2013 submission.

In addition to the building permit, the Developer must submit and obtain approval of the District's Environmental Impact Screening Form ("EISF"). The Developer submitted the Environmental Impact Screening Form on December 26, 2012 and has been informed that there is a six-month timespan to receive the building permit and EISF approval. The one year extension is necessary to provide certainty to the Developer that the Mayor will have the necessary authority to convey the property to the Developer at the time of closing.

As always, I am available to discuss any questions you may have regarding this legislation. I urge the Council to take prompt and favorable consideration of the enclosed legislation.

Sincerely,

A handwritten signature in black ink that reads "Vincent C. Gray". The signature is written in a cursive, flowing style. The first letter "V" is large and loops back under the name. The "C" and "G" are also prominent and stylized.

Vincent C. Gray



Chairman Phil Mendelson
at the request of the Mayor

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6 A PROPOSED RESOLUTION
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9 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA
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15 To approve and authorize the extension of the time limit for the disposition of certain District-
16 owned real property located at 1421 Euclid Street, N.W., known for tax and assessment
17 purposes as Lots 0811 in Square 2665.
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19 RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
20 resolution may be cited as the “Justice Park Property Disposition Extension Approval Resolution
21 of 2013.”
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23 Sec. 2 (a) Pursuant to section 1 of An Act Authorizing the sale of certain real estate in
24 the District of Columbia no longer required for public purposes, approved August 5, 1939 (53
25 Stat. 1211; D.C. Official Code § 10-801(d)), the Mayor transmitted to the Council a request for
26 approval of one (1) additional year of time, amounting to three (3) years total, for the disposition
27 of certain real property located at 1421 Euclid Street, designated for purposes of taxation and
28 assessment as Lot 0811, in Square 2665 (the “Property”), , which disposition was approved by
29 the Council pursuant to the “Justice Park Property Disposition Approval Resolution of 2011”,
30 effective April 5,, 2011 (Res. 19-77-; 58DCR3199) . The Mayor also transmitted a detailed
31 status report on efforts made to dispose of the Property as well as the reasons for the inability to
32 dispose of the Property within the 2-year time period authorized by the Disposition Approval
33 Resolution.

1 (b) The Council approves the additional time requested by the Mayor to dispose of
2 the Property and extends the time period to dispose of the Property to April 5, 2014.

3 Sec. 3. Fiscal impact statement.

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

7 Sec. 4. Transmittal

8 The Secretary to the Council shall transmit a copy of this resolution, upon adoption, to
9 the Mayor.

10 Sec. 5. This resolution shall take effect immediately.

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF THE ATTORNEY GENERAL



Legal Counsel Division

MEMORANDUM


TO: Ayesha Abbasi
Legal Affairs and Policy Specialist
Office of the Deputy Mayor for Planning and Economic Development

FROM: Janet M. Robins
Deputy Attorney General
Legal Counsel Division

DATE: February 4, 2013

SUBJECT: Legal Sufficiency Review- "Justice Park Property Disposition Extension Approval Resolution of 2013"
(AE-13-116)

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


Janet M. Robins