



**MURIEL BOWSER**  
**MAYOR**

June 18, 2020

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

Dear Chairman Mendelson:

Please find enclosed for consideration and approval by the Council of the District of Columbia, pursuant to authority conferred by D.C. Official Code §10-801, the "Ferebee-Hope School Surplus Declaration Resolution of 2020" and the "Ferebee-Hope School Disposition Approval Resolution of 2020". The resolutions would authorize the Department of General Services to lease District-owned real estate located at 3999 8<sup>th</sup> Street SE (also known as 700 Yuma Street SE), commonly known as the Ferebee-Hope School, and designated for tax and assessment purposes as Square 6124, Lot 0045 (the "Property").

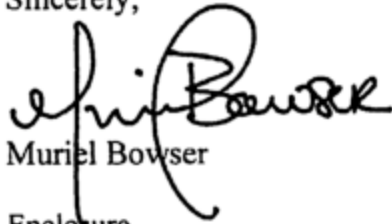
The Property is located in Ward 8, in the Washington Highlands neighborhood of Southeast DC. The land area of the Property consists of approximately 10.27 acres. The Property is improved with a 193,000 square foot school facility, a 33,000 square foot recreation center, athletic fields, a playground, athletic courts and other improvements. The District has not used the Property as a District of Columbia public school since 2013, although portions of the school building have been used as swing space by the District of Columbia Public Schools ("DCPS").

On July 9, 2019, a surplus public hearing took place and on November 11, 2019 a disposition public hearing took place, each at the Ferebee-Hope School site.

On August 29, 2019, the Office of the Deputy Mayor for Education and DGS issued a solicitation to identify a charter school to utilize the Property. There was one (1) offer in response to the solicitation, submitted by KIPP D.C. Public Charter Schools. KIPP DC is one of the District's most established Local Education Agencies, operating 16 schools and serving over 6,000 students. KIPP DC's schools perform well on all performance metrics and its current high school in Ward 5 is a Tier 1 school. KIPP DC has been successfully educating students in the DC area since 2001 and has a history of successful construction projects in former DCPS facilities. Based on the foregoing, the Property was awarded to KIPP DC. KIPP DC will redevelop the Property at an estimated cost of \$88,300,000.

I urge the Council to take prompt and favorable action on these proposed resolutions. If you have any questions, 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". The signature is fluid and cursive, with the first name "Muriel" written in a larger, more prominent script than the last name "Bowser".

Muriel Bowser

Enclosure

  
Chairman Phil Mendelson  
at the request of the Mayor

A RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

Chairman Phil Mendelson, at the request of the Mayor, introduced the following resolution, which was referred to the Committee on \_\_\_\_\_.

To approve the disposition of District-owned real property located at 3999 8<sup>th</sup> Street SE (also known as 700 Yuma Street SE), in Washington, D.C., commonly known as the Ferebee-Hope School, and known for tax and assessment purposes as Square 6124, Lot 0045.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the "Ferebee-Hope School Disposition Approval Resolution of 2020".

Sec. 2. Definitions.

For the purposes of this resolution, the term:

(a) "CBE Agreement" means an agreement with the District governing certain obligations of the Lessee of the Property 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).

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

(c) “First Source Agreement” means an agreement with the District governing certain obligations of the Lessee of the Property 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 (November 9, 1983)), regarding job creation and employment generated as a result of the construction on the Property.

(d) “Lessee” means KIPP D.C. Public Charter Schools, a District of Columbia non-profit corporation or its successors or permitted assigns, with a business address of 2600 Virginia Avenue NW.

(e) “Property” means the real property and improvements located at 3999 8<sup>th</sup> Street SE (also known as 700 Yuma Street SE), in Washington, D.C., commonly known as the Ferebee-Hope School, and known for tax and assessment purposes as Square 6124, Lot 0045.

### Sec. 3. Approval of Disposition.

(a) Pursuant to subsections (b) and (b-1) of an Act Authorizing the sale of certain real estate in the District of Columbia no longer required for public purposes (the “Act”), approved August 5, 1939 (53 Stat. 1211; D.C. Official Code § 10-801(b) and (b-1)), the Mayor transmitted to the Council a request for the Council to authorize a lease of the Property to the Lessee for the development of, and use as, a charter school.

(b) The proposed disposition would occur through a negotiated lease for a period of greater than fifteen (15) years to the Lessee.

(c) The proposed disposition is expected to include the following terms and conditions, in addition to such other terms and conditions as the Mayor deems necessary or appropriate:

(1) The Lessee shall redevelop the Property in accordance with plans which shall be subject to approval by the District, and shall use the Property primarily as an educational facility.

(2) The Lessee will enter into a CBE Agreement, which will require the Lessee to contract with Certified Business Enterprises for at least 35% of the contract dollar volume of the redevelopment of the Property, if any, and if possible, shall require at least 20% development participation of Certified Business Enterprises.

(3) The Lessee will enter into a First Source Agreement.

(4) The Land Disposition Agreement for the disposition of the real property shall not be inconsistent with the substantive business terms of the transaction submitted by the Mayor with this resolution in accordance with subsection (b-1)(2) of this section, unless revisions to those substantive business terms are approved by Council.

(d) The Council finds that the Property is not required for public purposes.

(e) The Council finds that the Mayor's analysis of economic and other policy factors supporting the disposition of the Property justifies the lease proposed by the Mayor.

(f) All documents submitted with this resolution shall be consistent with the executed term sheet transmitted to the Council pursuant to section (b-1)(2) of D.C. Official Code § 10-801.

(g) The Council approves the disposition of the Property.

83           Sec 4. Transmittal.

84           The Secretary to the Council shall transmit a copy of this resolution, upon its  
85 adoption, to the Office of the Mayor, the Department of General Services and the Chief  
86 Financial Officer.

87           Sec. 5. Fiscal Impact Statement.

88           The Council adopts the fiscal impact statement in the committee report as the  
89 fiscal impact statement required by section 602(c)(3) of the District of Columbia Home  
90 Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-  
91 206.02(c)(3)).

92           Sec. 6. Effective Date.

93           This resolution shall take effect immediately.

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