

A RESOLUTION

23-465

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

July 7, 2020

To declare the existence of an emergency with respect to the need to authorize the issuance of tax increment financing bonds to support the development project 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.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the “Reunion Square Tax Increment Financing Second Emergency Declaration Resolution of 2020”.

Sec. 2. (a) The Tax Increment Financing Authorization Act of 1998, effective September 11, 1998 (D.C. Law 12-143; D.C. Code § 1-2293.1 *et seq.*)(“TIF Act”), was enacted to promote development of projects of special merit in the District of Columbia.

(b) Tax increment financing (“TIF”), as authorized by the TIF Act, is intended to bridge the feasibility gap for worthwhile projects that offer special economic, cultural, social, or financial benefits to the District of Columbia.

(c) The Reunion Square project (“Project”) is a 1.5 million square-foot mixed-use development project by Four Points LLC, Curtis Investment Group, and Blue Sky Housing LLC that will create affordable housing for seniors and support small business growth in Ward 8. The Project is adjacent to Martin Luther King, Jr. Avenue, Shannon Place, Railroad Avenue, V Street, and W Street, S.E., in the historic Anacostia neighborhood.

(d) The Project will provide jobs, affordable housing, and new opportunities for residents of Ward 8 to participate in prosperity. The Project will include affordable space for local retail and will include a relocated headquarters for the Department of Health (“DC Health”).

(e) On March 3, 2020, the Council passed the Reunion Square Tax Increment Financing Emergency Act of 2020, effective March 17, 2020 (D.C. Act 23-250; 67 DCR 3455) (“first emergency act”). The Mayor signed the first emergency act on March 17, 2020.

(f) A public hearing on the Reunion Square Tax Increment Financing Act of 2019, introduced on June 21, 2019 (Bill 23-351) (“permanent bill”), was scheduled to be held before the Council Committee on Business and Economic Development on April 2, 2020.

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(g) On March 11, 2020, the Mayor declared a Public Emergency and Public Health Emergency in response to several confirmed and presumptive positive cases of COVID-19 in the Washington, D.C. area.

(h) Throughout the month of March, the number of confirmed cases of COVID-19 in the District increased exponentially, and on March 30, 2020, the Mayor issued a stay-at-home order for all District residents. As a result, the April 2, 2020 hearing on the permanent bill was cancelled.

(i) Most District government employees, including the Council and Council staff, have been working remotely for over 2 months in an effort to slow the spread of the virus.

(j) The spread of COVID-19 has severely affected the ability of the Council committees to hold hearings, markups, and conduct regular business.

(k) Because it is uncertain when the District government, including the Council, will be able to resume normal business due to the ongoing COVID-19 pandemic, it was impossible for the permanent bill to receive the necessary hearing, markup, and votes before the first emergency act expired on June 15, 2020.

(l) Whereas the first emergency act authorized the creation of a TIF area on a portion of the total area covered by the Reunion Square Tax Increment Financing Second Emergency Act of 2020 (“second emergency act”) and authorized the District to issue \$25 million of TIF debt to support the Project, the second emergency act mirrors the permanent bill in the scope of the TIF area and authorizes the District to issue a total of \$45.8 million of TIF debt.

(m) The second emergency is necessary because it gives the Mayor the authority to authorize the issuance of TIF bonds essential for moving forward with the development of the full Project, including for DC Health to move forward with its relocation.

Sec. 3. The Council of the District of Columbia determines that the circumstances enumerated in section 2 constitute emergency circumstances making it necessary that the Reunion Square Tax Increment Financing Second Emergency Act of 2020 be adopted after a single reading.

Sec. 4. This resolution shall take effect immediately.