



**MURIEL BOWSER**  
MAYOR

November 17, 2020

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 of the District of Columbia (the "Council") are the proposed resolutions entitled, "Friendship Public Charter Schools Revenue Bonds Project Approval Resolution of 2020;" "Friendship Public Charter School Revenue Bonds Project Emergency Approval Resolution of 2020;" and "Friendship Public Charter School Revenue Bonds Project Emergency Declaration Resolution of 2020."

The Friendship Public Charter School has requested that the District issue up to \$70,000,000 in tax-exempt bonds to FPCS (the "Borrower" or "Friendship PCS"), in connection with the financing, refinancing, and a variety of locations within their organization especially 1400 First St., NW, associated with an authorized project pursuant to section 490 of the District of Columbia Home Rule Act.

Friendship PCS is one of the District of Columbia's largest public charter school networks, with 12 schools serving over 4,200 students in prekindergarten through 12th grade. Friendship PCS has a long-standing partnership with the Friendship House, a non-profit social service agency. Currently Friendship House operates the after-school programs at Friendship PCS and runs a Community Technology Center at the Junior Academy. Social workers at Friendship House, work together with school staff to get families the services they need, including adult education, employment assistance, and crisis intervention.

Proceeds from these Bonds will be used to finance, refinance or reimburse the Borrower for certain costs of all or a portion of the acquisition, rehabilitation and renovation of the school facilities located at 1400 First Street, N.W. in Washington, D.C. and other locations.

In accordance with Section 490 of the Home Rule Act, we have determined that the bonds, when,

as, and if issued, shall be without recourse to the District. The bonds shall not be general obligations of the District; shall not be a pledge of or involve the full faith and credit or the taxing power of the District; shall not constitute a debt of the District; and shall not constitute a lending of public credit for private undertakings as prohibited in section 602(a) (2) of the Home Rule Act. The bonds shall not give rise to any pecuniary liability of the District and the District shall have no obligation with respect to the purchase of the bonds.

I find that the proposed financing will assist in furthering the efforts of Friendship PCS in providing, education, association, trade, commerce and employment opportunities to the citizens of the District of Columbia. I urge the Council to take prompt and favorable action on the measure.

Sincerely,

A handwritten signature in black ink, appearing to read "Muriel Bowser". The signature is stylized and cursive, with a large initial "M" and "B".

Muriel Bowser

Enclosures

  
Chairman Phil Mendelson  
at the request of the Mayor

A PROPOSED RESOLUTION

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IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

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To declare the existence of an emergency with respect to authorizing and providing for the issuance, sale, and delivery in an aggregate principal amount not to exceed \$70,000,000 of District of Columbia revenue bonds in one or more series, and to authorize and provide for the loan of the proceeds of such bonds to assist Friendship Public Charter School, Inc. in the financing, refinancing, or reimbursing of costs associated with an authorized project pursuant to section 490 of the District of Columbia Home Rule Act.

RESOLVED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that this resolution may be cited as the “Friendship Public Charter School, Inc. Revenue Bonds Project Emergency Declaration Resolution of 2020”.

Sec. 1. Emergency circumstances.

(a) Friendship Public Charter School, Inc. (the “Borrower”), is a non-profit corporation organized and existing under the laws of the District of Columbia which seeks to have District of Columbia revenue bonds issued and receive a loan of the proceeds thereof (the “Loan”) for: (1) refunding the District of Columbia Revenue Bonds (Friendship Public Charter School, Inc. Issue) Series 2012A, originally issued in the aggregate principal amount of \$35,780,000 pursuant to provisions of the Friendship Public Charter School, Inc. Revenue Bond Project Approval Resolution of 2012 (Resolution No. 19-478, adopted by the Council on July 10, 2012), the proceeds of which were used to finance: (i) the construction of the Tech Prep Academy Campus,

classrooms and gymnasium building located at 620 Milwaukee Place, S.E., Washington, D.C. 20032 (Lot 0045, Square 5982) and an adjacent high school located at 2705 Martin Luther King Avenue, S.E., Washington, D.C. 20032 (Lot 0049, Square 5982) (together, the “Tech Prep Academy Campus”), (ii) the renovation of an existing building on the Tech Prep Academy Campus, (iii) the acquisition of furniture, fixtures and equipment for the Tech Prep Academy Campus, (iv) the repayment of certain outstanding loans that funded the acquisition of the Tech Prep Academy Campus, (v) the funding of a debt service reserve fund, (vi) the payment of certain costs of issuance and (vii) the funding of capitalized interest; (2) the construction and equipping of a new classroom building at the Southeast Elementary Campus and Middle Campus, an approximately 68,000 square foot elementary school located at 640 Milwaukee Place S.E., Washington, D.C. 20032 (Lot 0001, Square 5982) (“Southeast”) and the construction and equipping of a new classroom building at the Ideal Elementary Campus and Middle Campus, an approximately 36,856 square foot elementary school located at 6130 North Capitol Street NW, Washington, DC 20011 (Lot 238, Square 35090) (“Ideal Academy”); (3) certain capital improvements at the Borrower’s school facilities at the following locations: (i) Tech Prep Academy Campus and the adjacent office building located at 642 Milwaukee Place SE, Washington, DC 20032 (Lot 0012, Square 5982) (together, the “Tech Prep Buildings”); (ii) Chamberlain Elementary Campus and Middle Campus, an approximately 80,660 square foot primary and secondary school located at 1345 Potomac Avenue, S.E., Washington, D.C. 20003 (Lot 0847, Square 1046) and 14th Street SE, Washington, DC 20003 (Lot 0848, Square 1046) (“Chamberlain”); (iii) Woodridge Elementary Campus and Middle Campus, an approximately 115,000 square foot primary school located at 2959 Carlton Avenue, N.E., Washington, D.C. 20018 (Lot 812, Square 4339) and 2900 Central Avenue, Washington, DC 20018 (Lot 0026,

Square 4339), (“Woodridge”); (iv) Blow-Pierce Elementary Campus and Middle Campus, an approximately 62,994 square foot primary school located at 725 19th Street, N.E., Washington, D.C. 20002 (Lots 833, 834, Square 4515) and Claggett Place Street NE, Washington, DC 20002 (Lot 835, Square 4515), (“Blow-Pierce”); (v) Carter G. Woodson Collegiate Academy, an approximately 151,558 square foot high school located at 4095 Minnesota Avenue, N.E., Washington, D.C. 20019 (Lot 0813, Square 5078) (“Collegiate”); (vi) Southeast; (vii) Ideal Academy; (viii) Armstrong Elementary Campus and Middle Campus, an approximately 70,000 square foot elementary school located at 1400 1st Street, N.W., Washington, D.C. 20001, also known as 111 O Street NW, Washington, DC 20001 (Lot 844, Square 553) (“Armstrong”); and (ix) Online Academy, a virtual online school located in an approximately 10,000 square foot facility at 1335 Nicholson Street, N.W., Washington D.C. 20011 (Lot 846, Square 2794) (collectively, the “Friendship Campuses”); (4) the purchase of certain equipment and furnishings for the Friendship Campuses, together with other property, real and personal, functionally related and subordinate thereto; (5) funding certain working capital costs, to the extent financeable relating to the Bonds; (6) funding any credit enhancement costs, liquidity costs or debt service reserve fund relating to the Bonds; and (7) paying costs of issuance and other related costs, to the extent permissible (collectively, the “Project”).

(b) The planned financing will make available funds critically needed to finance, refinance, or reimburse the Borrower for costs of the Project.

(c) Interest rates on tax-exempt bonds are presently low, but recent market trends indicate that the market is volatile, and there is uncertainty concerning how long interest rates will remain low. In order for the Borrower to benefit from currently low interest rates on the District of Columbia revenue bonds, the issuance needs to occur as soon as possible. Further, due to the

national emergency relating to the virus commonly referred to as COVID-19, the Friendship Campuses are currently unoccupied or minimally occupied. The Borrower wishes to commence construction and renovations on the Friendship Campuses as soon as possible while classrooms are unoccupied in order to cause fewer disruptions to the students. Finally, the Borrower is requesting emergency approval of its bond resolution at this time in case of any unforeseen delays or complications the Council might encounter due to COVID-19, which might impact the passing of the Borrower's bond resolution.

(d) Council approval of the bond resolution authorizing the issuance of up to \$70,000,000 of District of Columbia revenue bonds would permit the revenue bonds to be issued promptly and enable the Project to be completed.

Sec. 2. The Council of the District of Columbia determines that the circumstances enumerated in Section 1(c) hereof constitute emergency circumstances making it necessary that the "Friendship Public Charter School, Inc. Revenue Bonds Project Emergency Approval Resolution of 2020" be adopted on an emergency basis.

Sec. 3. This resolution shall take effect immediately.

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of the Attorney General



Commercial Division  
Tax and Finance Section

**MEMORANDUM**

**TO:** William Liggins, Director  
D.C. Revenue Bond-Enterprise Zone Program  
Office of the Deputy Mayor for Planning  
and Economic Development

**FROM:** Andrea R. Littlejohn *ARL*  
Assistant Attorney General

**DATE:** October 30, 2020

**SUBJECT:** Legal Sufficiency Review: Friendship Public Charter School Revenue Bonds  
Project Approval Resolution of 2020; Friendship Public Charter School Revenue  
Bonds Emergency Approval Resolution of 2020; Friendship Public Charter  
School Revenue Bonds Emergency Declaration Resolution of 2020

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This responds to a request from your office to review for legal sufficiency the attached draft of the above-referenced proposed resolutions. For purposes of this review, this Office premises its conclusion on the assumption that your office has determined that the Borrower as defined in the aforementioned resolution is a "qualified applicant" within the meaning of Section 490 of the District of Columbia Home Rule Act.

A review of the attached draft of the above-referenced proposed resolutions indicates that the draft proposed resolution conforms with the Model Revenue Bond Resolution jointly drafted and determined to be legally sufficient by the General Counsel of the Council, the Office of the Attorney General, and the District's bond counsel. Accordingly, we find the attached draft of the above-referenced proposed resolutions legally sufficient.

Please contact me at 724-7761 if you have further questions or concerns.

**Attachment:** Friendship Public Charter School Revenue Bonds Project Approval Resolution of 2020  
Friendship Public Charter School Revenue Bonds Emergency Approval Resolution of 2020  
Friendship Public Charter School Revenue Bonds Emergency Declaration Resolution of 2020

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