

ENROLLMENT(S)



COUNCIL OF THE DISTRICT OF COLUMBIA

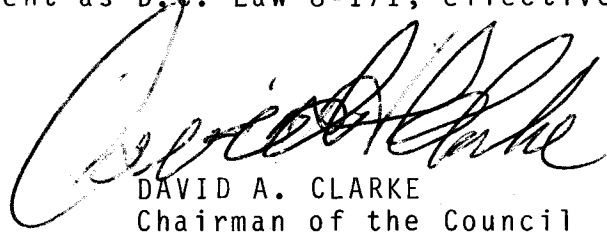
NOTICE

D.C. LAW 8-171

"Conveyance of the Jewish Community Center
Act of 1989 Amendment Act of 1990".

Pursuant to Section 412 of the District of Columbia Self-Government and Governmental Reorganization Act, P. L. 93-198, "the Act", the Council of the District of Columbia adopted Bill No. 8-451 on first and second readings, June 26, 1990, and July 10, 1990, respectively. Following the signature of the Mayor on July 12, 1990, this legislation was assigned Act No. 8-236, published in the July 27, 1990, edition of the D.C. Register, (Vol. 37 page 4841) and transmitted to Congress on July 16, 1990 for a 30-day review, in accordance with Section 602(c)(1) of the Act.

The Council of the District of Columbia hereby gives notice that the 30-day Congressional Review Period has expired, and therefore, cites this enactment as D.C. Law 8-171, effective September 26, 1990.



DAVID A. CLARKE
Chairman of the Council

Dates Counted During the 30-day Congressional Review Period:

July 16,17,18,19,20,23,24,25,26,27,30,31

August 1,2,3

September 5,6,7,10,11,12,13,14,17,18,19,20,21,24,25

SEP 26 1990

AN ACT

D.C. ACT 8 - 236

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

JUL 12 1990

To amend the Conveyance of the Jewish Community Center Act of 1989 to provide for the optional repurchase of the Center by the District of Columbia government.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Conveyance of the Jewish Community Center Act of 1989 Amendment Act of 1990".

Sec. 2. The Conveyance of the Jewish Community Center Act of 1989, effective September 22, 1989 (D.C. Law 8-32; D.C. Code, sec. 9-401, note), is amended as follows:

Note, Section
9-401

(a) Section 2 is amended by inserting the phrase "to the District of Columbia Jewish Community Center ("DCJCC")" after the phrase "negotiated sale";

(b) Section 3(1) is amended to read as follows:

"(1) Allow for the sale of the property to the District of Columbia Jewish Community Center."

(c) A new section 3a is added to read as follows:

"Sec. 3a. (a) If the property referred to in section 2 either cannot be redeveloped for its intended purpose in spite of the best efforts of the DCJCC, or is no longer to be used for its intended purpose, the District shall have an option to repurchase the property. If the District does not exercise its option to repurchase the property within a reasonable period, not to exceed 6 months from the date of notice of intended sale by the owner in fee simple, the owner in fee simple shall be entitled to use the property or sell, convey, or otherwise dispose of the property for use in a manner that is consistent with the designation of the real property on:

"(1) The Generalized Land Use Maps, adopted pursuant to section 1136 of the District of Columbia Comprehensive Plan Act of 1984, effective April 10, 1984 (D.C. Law 5-76; D.C. Code, sec. 1-246); and

"(2) The Official Zoning Map of the District of Columbia, adopted pursuant to section 1 of An Act Providing

for the zoning of the District of Columbia and the regulation of the location, height, bulk and uses of buildings and other structures and of the uses of land in the District of Columbia, approved June 20, 1938 (52 Stat. 797; D.C. Code, sec. 5-413).

"(b) During the 1st 20 years after conveyance by the District, the option to purchase by the District shall be at an amount equal to the owner's total documented investment in the property, consisting of:

"(1) Payments made by the DCJCC to the District to purchase the property;

"(2) The costs of all improvements made to the property, exclusive of improvements that are of a religious nature or are unique to the development;

"(3) Closing costs incurred by the DCJCC for acquisition and resale to the District;

"(4) Reasonable 3rd party costs;

"(5) Taxes paid to the District; and

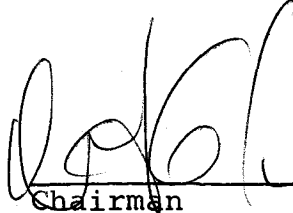
"(6) Annual interest on the above at a rate of 3%.

"(c) During the 1st 20 years after conveyance by the District, if the District elects not to exercise its purchase option, the DCJCC shall hold a competitive sale for the purchase of the property. The minimum bid shall be an amount equal to the owner's total documented investment in the property as provided in subsection (b) of this section, plus any amount of the original purchase price remaining unpaid to the District by the DCJCC. The District shall receive from the DCJCC the net proceeds of the sale, which shall be the gross sales price, less the costs of conducting the sale and the total documented investment in the property as stated in subsection (b) of this section.

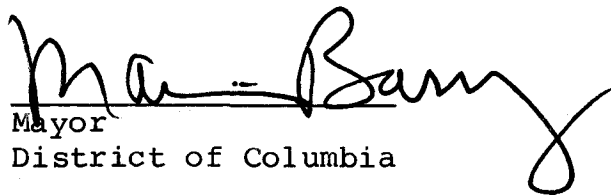
"(d) During the period that exceeds the 1st 20 years after conveyance of the property referred to in section 2, the District's purchase option shall be at the fair market value of the property, to be determined through an appraisal made of the property at the time that the option becomes available. The appraisal shall be conducted by an appraiser agreed upon by the District and the DCJCC."

Sec. 3. This act shall take effect after a 30-day period of Congressional review following approval by the Mayor (or in the event of veto by the Mayor, action by the Council of the District of Columbia to override the veto) as provided in section 602(c)(1) of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 813; D.C. Code, sec. 1-233(c)(1)), and publication in either the District of Columbia Register, the District of Columbia

Statutes-at-Large, or the District of Columbia Municipal
Regulations.



Chairman
Council of the District of Columbia



Mayor
District of Columbia
APPROVED: July 12, 1990



COUNCIL OF THE DISTRICT OF COLUMBIA
Council Period Eight

RECORD OF OFFICIAL COUNCIL VOTE

DOCKET NO: Bill 8-451

☒ Item on Consent Calendar

☒ ACTION & DATE: Adopted First Reading, 6-26-90

☒ VOICE VOTE: Approved

Recorded vote on request

Absent: Wilson

☐ ROLL CALL VOTE: — RESULT (/ /)

COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.
CHMN. CLARKE					MASON					THOMAS, SR.				
CRAWFORD					NATHANSON					WILSON				
JARVIS					RAY					WINTER				
KANE					ROLARK									
LIGHTFOOT					SMITH, JR.									

X — Indicates Vote A.B. — Absent N.V. — Present, not voting

CERTIFICATION RECORD

Russell G. Smith
Secretary to the Council

10 July 1990
Date

☒ Item on Consent Calendar

☒ ACTION & DATE: Adopted Final Reading, 7-10-90

☒ VOICE VOTE: Approved

Recorded vote on request

Absent: all present

☐ ROLL CALL VOTE: — RESULT (/ /)

COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.
CHMN. CLARKE					MASON					THOMAS, SR.				
CRAWFORD					NATHANSON					WILSON				
JARVIS					RAY					WINTER				
KANE					ROLARK									
LIGHTFOOT					SMITH, JR.									

X — Indicates Vote A.B. — Absent N.V. — Present, not voting

CERTIFICATION RECORD

Russell G. Smith
Secretary to the Council

10 July 1990
Date

☐ Item on Consent Calendar

☐ ACTION & DATE:

☐ VOICE VOTE:

Recorded vote on request

Absent:

☐ ROLL CALL VOTE: — RESULT (/ /)

COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.
CHMN. CLARKE					MASON					THOMAS, SR.				
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JARVIS					RAY					WINTER				
KANE					ROLARK									
LIGHTFOOT					SMITH, JR.									

X — Indicates Vote A.B. — Absent N.V. — Present, not voting

CERTIFICATION RECORD

Secretary to the Council

Date