

COUNCIL OF THE DISTRICT OF COLUMBIA
Proposed Resolution 20-593 (Deemed Disapproved May 15, 2014)

20 DCSTAT 3522

A PROPOSED RESOLUTION

**Officially Read
December 17,
2013**

To approve the disposition of District-owned real property, formerly known as the site of the R.L. Christian Community Library, located at 1300 H Street, N.E., and known for tax and assessment purposes as Parcels 0097, 0098, 0099, 0100, 0101, 0102, and 0103 in Square 1026.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the "1300 H Street, N.E., Disposition Approval Resolution of 2013".

**1300 H
Street, N.E.,
Disposition
Approval
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2013**

Sec. 2. Definitions.

For the purposes of this resolution, the term:

(1) "CBE Agreement" means an agreement governing certain obligations of the Purchaser or the Developer 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).

(2) "Certified Business Enterprise" means a business enterprise or joint venture certified pursuant to 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.*).

(3) "First Source Agreement" means an agreement with the District governing certain obligations of the Purchaser or the Developer pursuant to section 4 of the First Source Employment Agreement Act of 1984, effective June 29, 1984 (D.C. Law 5-93; 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.

(4) "Property" means the real property located at 1300 H Street, N.E., known for tax and assessment purposes as Parcels 0097, 0098, 0099, 0100, 0101, 0102, and 0103 in Square 1026.

(5) "Purchaser" means the Developer, its successor, or one of its affiliates or assignees approved by the Mayor.

Sec. 3. Findings.

(a) The Developer of the Property will be 1300 H Street NE LLC a District of Columbia limited liability company, with a business address of 1519 Connecticut Avenue NW, Suite 200, Washington, DC 20036 (the "Developer").

COUNCIL OF THE DISTRICT OF COLUMBIA
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20 DCSTAT 3523

(b) The Property is located at 1300 H Street, N.E., and consists of approximately 10,800 square feet of land.

(c) The intended use of the Property (the "Project") is a mixed-use residential and retail development and any ancillary uses allowed under applicable law.

(d) The Project will contain affordable housing as described in the term sheet submitted with this resolution.

(e) The Purchaser will enter into an agreement that shall require the Purchaser to, at a minimum, contract with Certified Business Enterprises for at least 35% of the contract dollar volume of the Project, and shall require at least 20% equity and 20% development participation of Certified Business Enterprises.

(f) The Purchaser will enter into a First Source Agreement with the District that shall govern certain obligation of the Purchaser pursuant to D.C. Official Code § 2-219.03 and Mayor's Order 83-265 (November 9, 1983) regarding job creation and employment as a result of the construction on the Property.

(g) Pursuant to An Act Authorizing the sale of certain real estate in the District of Columbia no longer required for public purposes ("Act"), approved August 5, 1939 (53 Stat. 1211; D.C. Official Code § 10-801 *et seq.*), the proposed method of disposition is a public or private sale to the bidder providing the most benefit to the District under D.C. Code § 10-801(b)(8)(F).

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

Sec. 4. Approval of disposition.

(a) Pursuant to the Act the Mayor transmitted to the Council a request for approval of the disposition of the Property to the Purchaser.

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

Sec. 5. Fiscal impact statement.

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

Sec. 6. Transmittal of resolution.

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

Sec. 7. Effective date.

This resolution shall take effect immediately.