



2013 MAY 30 PM 5:13
OFFICE OF THE
MAYOR

VINCENT C. GRAY
MAYOR

MAY 30 2013
The Honorable Phil Mendelson
Chairman
Council of the District of Columbia
1350 Pennsylvania Avenue, NW
Washington, DC 20004

Dear Chairman Mendelson:

Enclosed for consideration by the Council is a proposed bill, the "St. Elizabeths East Redevelopment Support Act of 2013". The proposed legislation would authorize the Deputy Mayor for Planning and Economic Development to issue grants for the specific purpose of supporting job training and job creation programs, community improvement programs, as well as redevelopment and historic preservation projects associated with the St. Elizabeths East Campus. For example, this specific grant authority would permit the issuance of grants to support the technology innovation center to be located at St. Elizabeths East Campus and the proposed culinary center to be located in Ward 8.


In addition, the proposed legislation would approve a land swap between the District and the Washington Area Metro Transit Authority (WMATA) necessary for the redevelopment of a portion of the St. Elizabeths East Campus. The land swap is necessary to enable the extension of 13th Street, S.E., pursuant to the St. Elizabeth's Master Plan and grant WMATA easements and fee title to the areas currently operated and maintained as part of the green line Metrorail system near the St. Elizabeths East Campus.

The proposed legislation is a critical step in moving the St. Elizabeths project forward. As always, I am available to discuss any questions you may have regarding this legislation. I urge the Council to take prompt and favorable consideration of the enclosed legislation.

Sincerely,


Vincent C. Gray

Enclosure


Chairman Phil Mendelson
at the request of the Mayor

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To authorize the Mayor to issue grants and to approve the exchange of certain District owned real property with the Washington Metropolitan Area Transit Authority to further the redevelopment of a portion of the St. Elizabeths East Campus.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “St. Elizabeths East Redevelopment Support Act of 2013.”

Sec. 2. The Deputy Mayor for Planning and Economic Development is authorized to issue grants to users, occupants, and tenants of real property commonly known as the East Campus of St. Elizabeths Hospital, with a street address of 1100 Alabama Avenue, S.E., to support creating jobs, providing job training, supporting community development programs, and for the redevelopment and historic preservation of the East Campus of St. Elizabeths Hospital and vicinity, and to non-profit organizations which promote and support the innovation center at the East Campus of St. Elizabeths Hospital and the culinary center to be located in Ward 8.

Sec. 3. Notwithstanding the requirements of section 1 of An Act Authorizing the sale of certain real estate in the District of Columbia no longer required for public purposes, approved August 5, 1939 (53 Stat. 1211; D.C. Official Code § 10-801(a-1)), the Council authorizes the Mayor to (a) exchange, in fee, approximately 1.06 acres of real property on the southern portion of the East Campus of St. Elizabeths Hospital for approximately 0.60 acres of adjacent real property owned by the Washington Metropolitan Area Transit Authority (WMATA) in order to enable the extension of 13th Street, S.E. and development of the East

1 Campus of St. Elizabeths Hospital in accordance with the Saint Elizabeths Master Plan and
2 (b) convey to WMATA, in fee or via easement, the portions of real property within East
3 Campus of St. Elizabeths determined by the Mayor to be currently occupied or used by
4 WMATA for the operation and maintenance of the Metrorail system, including, without
5 limitation, the surface and subsurface easements required for the operation and maintenance
6 of the green line Metrorail system and the Congress Heights metro station.

7 Sec. 4. Fiscal impact statement.

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

11 Sec. 5. Effective date.

12 This act shall take effect following approval by the Mayor (or in the event of veto by the
13 Mayor, action by the Council to override the veto), a 30-day period of Congressional review as
14 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December
15 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of
16 Columbia Register.

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF THE ATTORNEY GENERAL



Legal Counsel Division

MEMORANDUM

TO: Lolita S. Alston
Director
Office of Legislative Support

FROM: Janet M. Robins
Deputy Attorney General
Legal Counsel Division

DATE: May 17, 2013

SUBJECT: Legal Sufficiency Review of Revised Draft Bill, the "St. Elizabeths
East Redevelopment Support Act of 2013"
(AE-13-341B)

This is to Certify that this Office has reviewed the proposed legislation entitled the "St. Elizabeths East Redevelopment Support Act of 2013" (legislation), and found the legislation to be legally unobjectionable, subject to the inclusion of the substantive and technical changes we have identified to the Executive. If you have any questions, please do not hesitate to call me at 724-5524.


Janet M. Robins


Government of the District of Columbia
Office of the Chief Financial Officer



Natwar M. Gandhi
Chief Financial Officer

MEMORANDUM

TO: The Honorable Phil Mendelson
Chairman, Council of the District of Columbia

FROM: Natwar M. Gandhi
Chief Financial Officer 

DATE: May 16, 2013

SUBJECT: Fiscal Impact Statement – “St. Elizabeths East Redevelopment Support Act of 2013”

REFERENCE: Draft legislation, shared with the Office of Revenue Analysis on May 6, 2013

Conclusion

Funds are sufficient in the FY 2013 budget and the proposed FY 2014 through FY 2017 budget and financial plan to implement the bill.

Background

The bill provides the Deputy Mayor for Planning and Economic Development (DMPED) grant-making authority for grants to support the redevelopment of the East Campus of St. Elizabeths Hospital. Grant recipients can be either (a) users, occupants, or tenants of the East Campus; or (b) non-profit organizations whose programs support the innovation center at the East Campus or the culinary center to be located in Ward 8. DMPED intends to make these grants in conjunction with lease negotiations with potential tenants or users on the East Campus, and thus the legislation does not specify an amount of money for this grant program. However, funding for the grants will come from the existing capital funds set aside for the East Campus project.

The bill also authorizes the Mayor to exchange, in fee simple, approximately 1.06 acres of property on the southern portion of the East Campus for approximately 0.60 acres of adjacent property owned by the Washington Metropolitan Area Transit Authority (WMATA) to facilitate the redevelopment of the East Campus in accordance with the Saint Elizabeths Master Plan.¹ Moreover, the Mayor may also convey to WMATA, in fee or via easement, those portions of surface or sub-

¹ The District-owned property to be transferred to WMATA is the current location of the Congress Heights metro stop, so it could not be improved for an alternative use. The 0.60 acres of WMATA-owned property will be used to extend 13th Street as part of the redevelopment plan.

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FIS: "St. Elizabeths East Redevelopment Support Act of 2013," Draft legislation, shared with the Office of Revenue Analysis on May 6, 2013

surface property within the East Campus that WMATA currently uses for purposes of the Metrorail system.

Financial Plan Impact

Funds are sufficient in the FY 2013 budget and the proposed FY 2014 through FY 2017 budget and financial plan to implement the bill.

Providing grant-making authority to DMPED for funds already in DMPED's capital budget does not impact the budget and financial plan. Also, because District property assets are not included in the financial plan, the land exchange and provision of easements to WMATA do not have a fiscal impact. Neither the land exchange nor the easements will involve monetary payments on the part of either the District or WMATA.