

A RESOLUTION  
20-745

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

December 16, 2014

To declare the existence of an emergency with respect to the need to approve the disposition of the District-owned real property located at the northeast corner of 19<sup>th</sup> Street, S.E., and Massachusetts Avenue, S.E., known for tax and assessment purposes as Parcels F-1 and G-1 in Square E-1112.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the “Hill East Redevelopment – Phase 1: Parcels F-1 and G-1 Disposition Emergency Declaration Resolution of 2014”.

Sec. 2. (a) Pursuant to 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 *et seq.*) (“Act”), the proposed method of disposition of the District-owned real property located at 19<sup>th</sup> Street, S.E., and Massachusetts Avenue, S.E., known for tax and assessment purposes as Parcels F-1 and G-1 in Square E-1112 (“Property”), is a public or private sale to the bidder providing the most benefit to the District under section 1(b)(8)(F) of the Act.

(b) All documents that are submitted with this resolution pursuant to section 1(b-1) of the Act shall be consistent with the executed Memorandum of Understanding or term sheet transmitted to the Council pursuant to section 1(b-1)(2) of the Act.

(c) The Developer of the Property will be Donatelli Development, with a business address of 4416 East West Highway, Suite 410, Bethesda, MD 20814, and Blue Skye Development, with a business address of 5101 MacArthur Boulevard, N.W., Washington, D.C. 20016 (the “Developer”).

(d) The Property is located at the northeast corner of 19<sup>th</sup> Street, S.E., and Massachusetts Avenue, S.E., and consists of approximately 114,042 square feet of land.

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

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

(g) The Developer will enter into an agreement that shall require the Transferee 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.

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(h) The Developer will enter into a First Source Agreement with the District that shall govern certain obligations of the Transferee pursuant to section 4 of the First Source Employment Agreement Act of 1984, effective June 29, 1984 (D.C. Law 5-93; D.C. Official Code § 2-219.03), and Mayor’s Order 83-265, issued November 9, 1983, regarding job creation and employment as a result of the construction on the Property.

(i) Without this emergency action, the proposed disposition resolution will expire at the end of Council Period 20. The redevelopment of Hill East has been long awaited and the disposition of these two initial parcels will work to move the entire project forward. The surrounding community supports the disposition and wishes to see it move forward as swiftly as possible.

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 Hill East Redevelopment – Phase 1: Parcels F-1 and G-1 Disposition Approval Emergency Act of 2014” be adopted after a single reading.

Sec. 4. This resolution shall take effect immediately.