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Chairman Phil Mendelson
at the request of the Mayor

A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To declare the existence of an emergency with respect to the need to authorize the issuance of tax increment financing bonds to support the development project on a portion of the land known as Reunion Square, located to the east of Martin Luther King Jr. Avenue S.E., to the north of Chicago Street S.E., to the west of Railroad Avenue S.E., and to the south of W Street S.E

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the “Reunion Square Tax Increment Financing Second Emergency Declaration Resolution of 2020”.

Sec. 2. (a) The Tax Increment Financing Authorization Act of 1998, effective September 11, 1998 (D.C. Law 12-143; D.C. Code §1-2293.1 *et seq.*)(the “TIF Act”), was enacted to promote development of projects of special merit in the District of Columbia.

(b) Tax increment financing, as authorized by the TIF Act, is intended to bridge the feasibility gap for worthwhile projects that offer special economic, cultural, social, or financial benefits to the District of Columbia.

32 (c) The Reunion Square project is a 1.5 million square-foot mixed-use development
33 project that will create affordable housing for seniors and support small business growth in Ward
34 8. The project is adjacent to Martin Luther King, Jr. Avenue, Shannon Place, Railroad Avenue,
35 V Street, and W Street, SE in Anacostia (the “Project”) by Four Points LLC, Curtis Investment
36 Group, and Blue Sky Housing LLC (the “Development Sponsor”).

37 (d) The Project will provide jobs, affordable housing, and new opportunities for residents
38 of Ward 8 to participate in prosperity. The Project will include affordable space for local retail
39 and will include a relocated headquarters for the D.C. Department of Health.

40 (e) The Council approved the Reunion Square Tax Increment Financing Emergency Act
41 of 2020 on March 3, 2020 (B23-0679). The Mayor signed Bill 23-0679 on March 17, 2020.

42 (f) A public hearing on permanent TIF legislation was scheduled to be held before the
43 Committee on Business and Economic Development on April 2, 2020.

44 (g) On March 11, 2020, the Mayor declared a Public Emergency and Public Health
45 Emergency in response to several confirmed and presumptive positive cases of COVID-19 in the
46 Washington, DC area.

47 (h) Since March 11, 2020 the number of confirmed cases of COVID-19 in the District has
48 increased exponentially and on March 30, 2020, the Mayor issued a stay at home order for all
49 District residents. As a result, the April 2, 2020 hearing on the permanent bill was cancelled.

50 (i) Most District Government employees, including the Council and Council staff, have
51 been working remotely for over two months in an effort to slow the spread of the virus.

52 (j) The spread of COVID-19 has severely affected the ability of the Council committees
53 to hold hearings, markups, and conduct regular business.

54 (k) Because it is uncertain when the District Government, including the Council, will be
55 able to resume normal business due to the ongoing COVID-19 pandemic, it is impossible for the
56 Reunion Square TIF permanent legislation to receive the necessary hearing, markup, and votes
57 before the current emergency authority expires on June 15, 2020.

58 (m) A second emergency is necessary so that the Mayor shall maintain the authority to
59 authorize the issuance of tax increment financing bonds for the Development of Reunion Square
60 to move forward, including for the D.C. Department of Health to move forward with its
61 relocation.

62 Sec. 3. The Council of the District of Columbia determines that the circumstances
63 enumerated in section 2 constitute emergency circumstances making it necessary that the
64 Reunion Square Tax Increment Financing Emergency Act of 2020 be adopted after a single
65 reading.

66 Sec. 4. This resolution shall take effect immediately.