

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of the Chief Financial Officer

Natwar M. Gandhi
Chief Financial Officer



MEMORANDUM

TO: The Honorable Linda W. Cropp
Chairman, Council of the District of Columbia

FROM: Natwar M. Gandhi
Chief Financial Officer

DATE: March 19, 2003

SUBJECT: Fiscal Impact Statement: "Lease of a Parcel of District Property Held Under a Letter of Transfer at U.S. Reservation 13 to St. Colleta of Greater Washington, Inc. Approval Resolution of 2003"

REFERENCE: Amended Bill 14-648

Conclusion

Funds are sufficient in the proposed FY 2003 through FY 2006 budget and financial plan to enact the "Lease of a Parcel of District Property Held Under a Letter of Transfer at U.S. Reservation 13 to St. Colleta of Greater Washington, Inc. Approval Resolution of 2003".

Background

St Colleta of Greater Washington is a school for adults and children with mental retardation and autism. Reservation 13 is a 67-acre (3,096,724 square feet¹) parcel of land owned by the Government of the United States of America (the District has jurisdiction over the land, but does not hold title), and is the current site of the DC Jail and DC General Hospital. St Colleta would be located on Reservation 13 at the corner of Independence Avenue SE and 19th Street SE on a parcel of land that is 305,999 sq ft, or approximately 10% of Reservation 13's total land area. The assessed value of the entire Reservation 13 for the 2003 tax year is \$236,765,100.

¹ Please note that the real property tax record incorrectly lists the square footage of this site as 90,724. The correct area is 3,096,724 square feet.

This resolution would declare a portion of Reservation 13 surplus land and approve a 99-year lease for the school on that land. The decision to locate St Colleta on Reservation 13 was made when the Federal government had jurisdiction over the site.

Financial Plan Impact

Funds are sufficient in the proposed FY 2003 through FY 2006 budget and financial plan to implement the "Lease of a Parcel of District Property Held Under a Letter of Transfer at U.S. Reservation 13 to St. Colleta of Greater Washington, Inc. Approval Resolution of 2003". The potential revenue possible from alternate uses of this land have not been included in future revenue estimates.

The lease payments the District would receive from the school are negligible; however, the District should realize significant special education transportation and boarding savings by having this facility located within the District.