


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



Jeffrey S. DeWitt  
Chief Financial Officer

**MEMORANDUM**

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

**FROM:** Jeffrey S. DeWitt  
Chief Financial Officer 

**DATE:** January 18, 2019

**SUBJECT:** Fiscal Impact Statement – Bryant Street Tax Increment Financing  
Emergency Amendment Act of 2019

**REFERENCE:** Draft Bill as shared with the Office of Revenue Analysis on January 16,  
2019

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**Conclusion**

Funds are sufficient in the fiscal year 2019 through fiscal year 2022 budget and financial plan to implement the bill.

**Background**

In 2017, the Council enacted the Bryant Street Tax Increment Financing Act of 2016 that established a Tax Increment Financing (TIF) area in the District's Edgewood neighborhood.<sup>1</sup> The TIF area is north of Rhode Island Avenue, N.E. and along the western edge of the Metropolitan Branch Trail.<sup>2</sup> The District will issue up to \$24 million in debt against incremental sales and property tax revenues in the TIF area to support a mixed-use development project by MRP Rhode Island Avenue Investors LLC. The Mayor's authority to issue TIF bonds for the project sunsets on March 1, 2019.

The bill extends the Mayor's authority to issue bonds until March 1, 2020. The bill also defines refunding bonds separate from the TIF bonds so that the Mayor is not restricted by the sunset date for the purpose of issuing bonds to refund the TIF bonds.

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<sup>1</sup> Effective April 7, 2017 (D.C. Law 21-262; D.C. Official Code § 2-1217.37a et seq).

<sup>2</sup> The TIF area includes a portion of the properties known for tax assessment purposes as Square 3629, Lots 7, 813, and 814.

The Honorable Phil Mendelson

FIS: "Bryant Street Tax Increment Financing Emergency Amendment Act of 2019," Draft Bill as shared with the Office of Revenue Analysis on January 16, 2019

### **Financial Plan Impact**

Funds are sufficient in the fiscal year 2019 through fiscal year 2022 budget and financial plan to implement the bill. The developer experienced unexpected project delays when the approved planned unit development was appealed.<sup>3</sup> The bill's sunset extension until March 1, 2020 allows the District to issue the TIF bonds when the developer is closer to meeting the required benchmarks for receiving the District's TIF bond proceeds.

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<sup>3</sup> See Ward 5 Alliance for Equity v. D.C. Zoning Commission, No. 17-AA-0001 (D.C. Jan. 8, 2019). The Developer is now pursuing a matter of right project: <https://dc.urbanturf.com/articles/blog/mrps-pulled-back-rhode-island-avenue-project/14525> (last accessed January 18, 2019).