

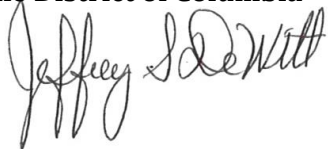
Government of the District of Columbia
Office of the Chief Financial Officer



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: May 24, 2018

SUBJECT: Fiscal Impact Statement – Square 2892, Lot 0105 Disposition Act of 2018

REFERENCE: Draft Bill as shared with the Office of Revenue Analysis on May 22, 2018

Conclusion

Funds are sufficient in the fiscal year 2018 budget and the proposed fiscal year 2019 through fiscal year 2022 budget and financial plan to implement the bill. The purchaser will pay the District \$262,000 in fiscal year 2018 to purchase the property.

Background

The bill declares as surplus property and approves the disposition of District-owned land located along the alley directly behind 3212 Georgia Avenue, N.W.¹ This land is vacant and will be sold fee simple to an adjacent property owner, ZP Georgia, LLC,² for \$262,000. The property owner plans to redevelop its properties into a mixed-use residential/retail development, but it will redevelop the property purchased from the District into open space or parking to support the development project.

The developer must sign Certified Business Enterprise³ and First Source⁴ agreements with the District for any projects on the disposed property.

¹ The 2,022 square foot parcel is known for tax assessment purposes as Square 2892, Lot 105. The proposed 2018 tax assessed value for the property is \$296,850.

² ZP Georgia, LLC owns the five properties located at 3210 through 3222 Georgia Avenue, N.W., known for tax assessment purposes as Square 2892, Lots 114, 118, 875, 879, and 910.

³ Small, Local, and Disadvantaged Business Enterprise Development and Assistance Act of 2005, effective October 20, 2005 (D.C. Law 16-33; D.C. Official Code § 2-218.46).

The Honorable Phil Mendelson

FIS: "Square 2892, Lot 0105 Disposition Act of 2018," Draft Bill as shared with the Office of Revenue Analysis on May 22, 2018

Financial Plan Impact

Funds are sufficient in the fiscal year 2018 budget and the proposed fiscal year 2019 through fiscal year 2022 budget and financial plan to implement the bill. The developer will purchase the land in a fee simple transaction for \$262,000. The District expects to close on the sale within 60 days of execution of the purchase and sale agreement which is expected to happen in fiscal year 2018. The sales proceeds will be deposited into the District's Local Fund, but their receipt is not included in the current budget or financial plan.

⁴ First Source Employment Agreement Act of 1984, effective June 29, 1985 (D.C. Law 5-93; D.C. Official Code § 2-219.03).