

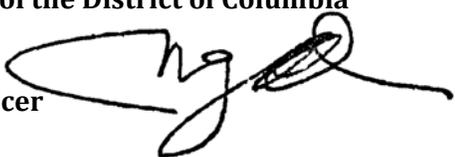
Government of the District of Columbia  
Office of the Chief Financial Officer



**Natwar M. Gandhi**  
Chief Financial Officer

**MEMORANDUM**

**TO:** The Honorable Kwame R. Brown  
Chairman, Council of the District of Columbia

**FROM:** Natwar M. Gandhi   
Chief Financial Officer

**DATE:** June 30, 2011

**SUBJECT:** Fiscal Impact Statement – “Square 737-N Easement Approval Act of 2011”

**REFERENCE:** Draft Bill as shared with the OCFO on June 23, 2011

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**Conclusion**

Funds are sufficient in the proposed FY 2012 through FY 2015 proposed budget and financial plan to implement the provisions of the proposed legislation.

**Background**

The proposed resolution would authorize granting a non-exclusive easement through Lot 803 in Square N-737 to CSX Transportation. CSX Transportation, a rail and intermodal transportation supplier, owns land that is adjacent to Lot 803 and the easement would allow the company to access that land during the reconstruction of the Virginia Avenue Tunnel, which is part of The National Gateway project. According to the Office of the Deputy Mayor for Planning and Economic Development, the District land is unsuitable for development, primarily because it is located underneath the Southeast/Southwest Freeway.

**Financial Plan Impact**

Funds are sufficient in the proposed FY 2012 through FY 2015 budget and financial plan to implement the provisions of the proposed legislation. The proposed granting of the easement would result in a partial reduction of this District real property asset, which has a total value of approximately \$16.5 million.<sup>1</sup> Since assets are not included in the budget and financial plan, the

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<sup>1</sup> According to the Office of Real Property Tax, the TY 2012 assessed value of Lot 803 is \$16,473,600. The value of the easement, because it is non-exclusive and will exist during the reconstruction project, will be less than the full value of Lot 803.

The Honorable Kwame R. Brown

FIS: Draft "Square 737-N Easement Approval Act of 2011," as shared with the OCFO on June 23, 2011

granting of a non-exclusive easement to CSX Transportation will have no direct fiscal impact on the District's budget and financial plan.