


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: March 10, 2020

SUBJECT: Fiscal Impact Statement – Warehousing and Storage Eminent Domain Authority Amendment Act of 2020

REFERENCE: Bill 23-637, Draft Committee Print provided to the Office of Revenue Analysis on March 5, 2020

Conclusion

Funds are sufficient in the fiscal year 2020 through fiscal year 2023 budget and financial plan to implement the bill.

Background

In July 2019, Council granted¹ the Mayor authority to exercise eminent domain to acquire three privately-owned properties² located in the Brentwood neighborhood to be used for storing the equipment, records, property, and supplies of multiple District agencies. The bill grants the Mayor authority to acquire two additional, adjacent privately-owned properties³ for the same purpose. All five properties are located along Brentwood Road, N.E. and W Street, N.E. where the two roads intersect.

¹ D.C. Law 23-18, effective from September 11, 2019 (66 DCR 12633).

² The properties are known for assessment and tax purposes as Square 3942, Lots 36 and 41, and Parcel 143/107.

³ The properties are known for assessment and tax purposes as Square 3942, Lot 802, and Parcel 143/110.

The Honorable Phil Mendelson

FIS: Bill 23-637, "Warehousing and Storage Eminent Domain Authority Amendment Act of 2020," Draft Committee Print provided to the Office of Revenue Analysis on March 5, 2020

Financial Plan Impact

Funds are sufficient in the fiscal year 2020 through fiscal year 2023 budget and financial plan to implement the bill. With Council's approval of a recent reprogramming request⁴, the fiscal year 2020 through fiscal year 2025 capital improvements plan⁵ now includes \$13.49 million to acquire the properties at their estimated market value⁶.

⁴ Act 23-241, "Reprogramming Fiscal Year 2020 Capital Funds in the amount of \$1,490,000 from the Homeland Security and Emergency Management Agency to the Department of General Services for the proposed purchase of the W Street transfer station Emergency Approval Act of 2020."

⁵ Capital Project Number WSTFR, titled "W Street Transfer Station" within the Department of General Services.

⁶ An appraisal of the properties was completed by Newmark Knight Frank on August 28, 2018 which indicated property value of all five properties at \$13.49 million.