


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: February 3, 2020

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

REFERENCE: Draft Bill provided to the Office of Revenue Analysis on December 18,
2019

Conclusion

Funds are not sufficient in the fiscal year 2020 through fiscal year 2023 budget and financial plan to implement the bill. However, funds will be sufficient once Council approves a \$1.49 million reprogramming¹ to cover the appraised property value of the properties specified in the bill. The fiscal year 2020 through fiscal year 2025 capital improvements plan includes \$12 million² to acquire the properties, but the indicated property value of all the properties is \$13.49 million.³

Background

In July 2019, Council granted⁴ the Mayor authority to exercise eminent domain to acquire three privately-owned properties⁵ 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

¹ Proposed “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”

² Capital Project Number WSTFR, titled “W Street Transfer Station” within the Department of General Services.

³ 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.

⁴ D.C. Law 23-18, effective from September 11, 2019 (66 DCR 12633).

⁵ The properties are known for assessment and tax purposes as Square 3942, Lots 36 and 41, and Parcel 143/107.

The Honorable Phil Mendelson

FIS: "Warehousing and Storage Eminent Domain Authority Emergency Amendment Act of 2019," Draft bill provided to the Office of Revenue Analysis on December 18, 2019.

authority to acquire two additional, adjacent privately-owned properties⁶ for the same purpose. All five properties are located along Brentwood Road, N.E. and W Street, N.E. where the two roads intersect.

Financial Plan Impact

Funds are not sufficient in the fiscal year 2020 through fiscal year 2023 budget and financial plan to implement the bill. However, funds will be sufficient once Council approves a \$1.49 million reprogramming to cover the appraised market value of the properties specified in the bill. The fiscal year 2020 through fiscal year 2025 capital improvements plan includes \$12 million to acquire the properties, but the estimated market value of all the properties is \$13.49 million.

⁶ The properties are known for assessment and tax purposes as Square 3942, Lot 802, and Parcel 143/110.