OFFICE OF THE
SECRETARY

2015 APR -2 PM 4:05

MURIEL BOWSER
MAYOR

APR - 2 2015

The Honorable Phil Mendelson
Chairman
Council of the District of Columbia
John A. Wilson Building
1350 Pennsylvania Avenue, NW
Suite 504
Washington, D.C. 20004

Dear Chairman Mendelson:

Enclosed please find for consideration and enactment by the Council of the District of Columbia the "Soccer Stadium Development Technical Clarification Emergency Act of 2015".

On December 17, 2014, the Council unanimously approved the District of Columbia Soccer Stadium Development Act of 2014 and supplemental financing that enabled the District to assemble land for this project. This proposed emergency legislation and accompanying emergency declaration, temporary legislation, and permanent legislation would make technical and clarifying amendments to that law to allow agreements with the relevant stakeholders to be finalized subject to Council review. This will ensure that the Soccer Stadium for DC United at Buzzard's Point in Southwest can proceed as scheduled.

I therefore urge prompt consideration and approval of this measure.

If you have any questions on this matter, please contact Maia Estes, Director of the Office of Policy and Legislative Affairs, at (202) 727-2816.

Sincerely,

Muriel Bowser

Enclosures

Chairman Phil Mendelson
at the request of the Mayor

AN ACT

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To authorize, on an emergency basis, the Mayor to assemble the soccer stadium site including through the use of eminent domain, to authorize the Mayor to enter into an amended ground lease of the soccer stadium site, to authorize the Mayor to enter into an amended development agreement for the construction of a new soccer stadium, and to authorize the rental of airspace and vault space; to amend the Robert F. Kennedy Memorial Stadium and District of Columbia National Guard Armory Public Safety Act to make it applicable to the soccer stadium; to amend Title 25 of the District of Columbia Official Code to provide for licenses to be issued to the operator of the soccer stadium; and to amend Chapter 46 of Title 47 of the District of Columbia Official Code to provide tax abatements and to exempt the transfer of the stadium site from recordation and transfer taxes.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Soccer Stadium Development Technical Clarification Emergency Act of 2015".

TITLE I. ASSEMBLAGE OF SITE;

AUTHORITY OF MAYOR TO EXERCISE EMINENT DOMAIN.

Sec. 101. Definitions.

For the purposes of this title, the term:

(1) "Northwest portion of Lot 24 in Square 665" means the northwest portion of

42 Lot 24 in Square 665 as described in the letter of intent between the District and Potomac Electric
43 Power Company dated December 27, 2013.
44 (2) "Soccer stadium site" means the real property described as Squares 603S, 605,
45 607, 661, and 661N, and the northwest portion of Lot 24 in Square 665, and all public alleys and
46 streets to be closed within these squares.
47 Sec. 102. Findings.
48 The Council finds that:
49 (1) RFK Stadium is no longer suitable as a home for D.C. United in that it was not
50 designed to host soccer, but was designed for football and baseball, has a capacity much larger than
51 current Major League Soccer stadiums, is more than 50 years old, is in deteriorating condition, and
52 is near the end of its useful life.
53 (2) The acquisition of land for, construction of, and operation of a new stadium for
54 D.C. United in itself serves a public purpose, in particular because the stadium will promote the
55 recreation, entertainment, and enjoyment of the public.
56 (3) In addition, without the development of a new soccer stadium, it is likely that
57 D.C. United would ultimately move to another jurisdiction where it could participate in the
58 development of a modern, state-of-the-art, outdoor soccer stadium, which would cause the District
59 to lose the economic and fiscal benefits associated with the team's location in the District.
60 (4) The development and operation of a new, state-of-the-art, LEED certified
61 outdoor soccer stadium at Buzzard Point and the planned development on its ancillary site will
62 increase economic activity.
63 (5) The stadium is proposed to be located in Buzzard Point, an underutilized
64 industrial area that has long been targeted for redevelopment and, in anticipation of that

65 redevelopment, has been rezoned for higher density use, but that, without a catalytic, public-
66 sponsored project, is not likely to see significant redevelopment for a minimum of 8 years and
67 likely longer.

68 (6) Developing a state-of-the-art, LEED certified outdoor soccer stadium at
69 Buzzard Point will serve to accelerate that redevelopment as well as promote economic
70 development in the Buzzard Point and Capitol Riverfront neighborhoods and enhance economic
71 vitality in the District of Columbia.

72 (7) Improvements in the physical environment of Buzzard Point catalyzed by the
73 soccer stadium will connect Buzzard Point to the emerging Capitol Riverfront area to create a
74 vibrant, mixed-use neighborhood with improved pedestrian circulation and continuous public
75 access to the water, offer new development opportunities that could promote mixed-use
76 development and increase the inventory of affordable housing through inclusionary zoning, and
77 provide ways to improve the environmental health of Buzzard Point.

78 (8) Improvements and infrastructure investments represented by the development of
79 a new, state-of-the-art soccer stadium project at Buzzard Point will leverage other nearby District
80 investments such as the South Capitol Street Bridge project and the parking facilities for Nationals
81 Park and, along with the successful and planned development at the Yards and the Wharf, combine
82 to anchor a new, mixed-use neighborhood that would reconnect residents to the waterfront,
83 enhance the natural environment, and establish an attractive gateway to the District while
84 improving conditions for nearby residents.

85 Sec. 103. Assemblage of soccer stadium site.

86 (a)(1) The Council disapproves the exchange agreement between the District of Columbia
87 and SW Land Holder, LLC dated May 23, 2014 (the "exchange agreement") and the amendment to

88 the exchange agreement dated October 7, 2014.

89 (2) The Mayor may acquire Squares 605, 607, and 661 and the northwest portion of
90 Lot 24 in Square 665 at a cost not to exceed $88.9 million; provided, that the cost may exceed
91 $88.9 million if in an eminent domain proceeding the court determines or an appraisal conducted
92 by the District establishes a value for one or more properties that causes the cost to exceed $88.9
93 million.

94 (3) The Council expresses its intent to approve contracts, pursuant to section 451 of
95 the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 803; D.C. Official
96 Code § 1-204.51), but with an exemption from section 202(c) of the District of Columbia
97 Procurement Practices Reform Act of 2010, effective April 8, 2011 (D.C. Law 18-371; D.C.
98 Official Code § 2-352.02(c)), for the acquisitions of the portions of the soccer stadium site covered
99 by, and pursuant to:

100 (A) The letter of intent between the District and Rollingwood Real Estate,
101 LLC, dated June 15, 2014;

102 (B) The letter of intent between the District and Potomac Electric Power
103 Company, dated December 27, 2013; and

104 (C) The letter of intent between the District and Super Salvage, Inc., dated
105 July 21, 2014.

106 (b) Notwithstanding An Act Authorizing the sale of certain real estate in the District of
107 Columbia no longer required for public purposes, approved August 5, 1939 (53 Stat. 1211; D.C.
108 Official Code § 10-801 *et. seq.*), or other provision of law, the Council authorizes the Mayor to
109 transfer Lot 82 in Square 559 to PEPCO in exchange for $15.8 million.

110 (c) The Mayor is not authorized to exchange or otherwise dispose of the Franklin D.

111 Reeves Center, located on Lot 844 in Square 204, in conjunction with the assemblage of the soccer
112 stadium site.
113 (d) The Mayor shall transmit any agreement to acquire any portion of Squares 605, 607, or
114 661, or the northwest portion of Lot 24 in Square 665 to the Council for approval pursuant to
115 section 451 of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat.
116 803; D.C. Official Code § 1-204.51), but the agreement shall be exempt from section 202(c) of the
117 District of Columbia Procurement Practices Reform Act of 2010, effective April 8, 2011 (D.C.
118 Law 18-371; D.C. Official Code § 2-352.02(c)), to the extent such contract is otherwise subject to
119 approval pursuant to section 451 of the District of Columbia Home Rule Act, approved December
120 24, 1973 (87 Stat. 803; D.C. Official Code § 1-204.51)..
121 (e) The Mayor may exercise eminent domain in accordance with the procedures set forth in
122 subchapter II of Chapter 13 of Title 16 of the District of Columbia Official Code to acquire any
123 portion of Squares 605, 607, or 661, or the northwest portion of Lot 24 in Square 665.
124 Sec. 104. Amendments to ground lease and development agreement.
125 (a) Notwithstanding An Act Authorizing the sale of certain real estate in the District of
126 Columbia no longer required for public purposes, approved August 5, 1939 (53 Stat. 1211; D.C.
127 Official Code § 10-801 *et seq.*), the Mayor may enter into the ground lease between the District of
128 Columbia and DC Stadium LLC, dated May 23, 2014, for lease of the soccer stadium site to DC
129 Stadium LLC; provided the ground lease is revised to:
130 (1) Not contain any provision to abate District sales tax;
131 (2) Include the labor peace provisions set forth in subsection(b)(8) of this section;
132 and
133 (3) Contain modifications to conform the terms of the original ground lease to the

134 provisions of this act.

135 (b) The Mayor may revise the ground lease to provide an enhanced 'Performance

136 Assurance' without increasing the District's financial obligations.

137 (c) The Council expresses its intent to approve, pursuant to section 451 of the District of

138 Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 803; D.C. Official Code § 1-

139 204.51), but with an exemption from section 202(c) of the District of Columbia Procurement

140 Practices Reform Act of 2010, effective April 8, 2011 (D.C. Law 18-371; D.C. Official Code § 2-

141 352.02(c)), the development agreement between the District of Columbia and DC Stadium LLC,

142 dated May 23, 2014 ("original development agreement"), for the development of the soccer

143 stadium site; provided the development agreement is revised to:

144 (1) Extend the date by which the District shall acquire control of the soccer stadium

145 site to September 30, 2015;

146 (2) Extend the dates by which the District shall close streets and alleys, acquire fee

147 title, demolish existing structures, perform infrastructure work (including all District obligations

148 under article V of the original development agreement), and perform environmental remediation

149 work (including all District obligations under article VI of the original development agreement), as

150 such actions are described in articles III, IV, V, and VI of the original development agreement and

151 may be described or referenced in other provisions of the original development agreement, each by

152 6 months;

153 (3) Set a date by which DC Stadium LLC shall complete the construction of a

154 soccer stadium at the soccer stadium site;

155 (4) Extend other dates as negotiated between the District and DC Stadium, LLC;

156 (5) Amend section 5.9 of the original development agreement to read as follows:

157 "Land Contribution. Within 30 days of the District's acquisition of either Lot 7 or Lot 802 in
158 Square 605, the Stadium Developer shall pay to the District, or its designee, Two Million Five
159 Hundred Thousand Dollars ($2,500,000.00) to offset Land acquisition costs, unless the District
160 acquires either Lot 7 or Lot 802 in Square 605 by the use of eminent domain and the aggregate
161 price paid by the District for Lot 7 and Lot 802 is less than $25,148,760.";

162 (6) Amend section 9.1(c) of the original development agreement to read as follows:
163 "Designated Entertainment Area. The District shall grant to the Developer 'signage rights' with
164 respect to the Land, such signage rights to be those rights described in the proposed Chapter 8 of
165 Title 13 of the District of Columbia Municipal Regulations published in the DC Register on August
166 17, 2012.";

167 (7) Provide that no fees, proffers, or deposits shall be borne or waived by the
168 District pursuant to section 7.6 of the original development agreement before October 1, 2015; and

169 (8) Provide that, notwithstanding any other provision of the revised ground lease or
170 revised development agreement, DC Stadium LLC covenants and agrees:

171 (A) To enter into a labor peace agreement that conforms in content to the
172 requirements set forth in section 4 of the District Hotel Development Projects Labor Peace
173 Agreement Act of 2002, effective April 2, 2003 (D.C. Law 14-266; D.C. Official Code § 32- 853),
174 with each labor organization that requests a labor peace agreement and which represents, or
175 reasonably might represent, food service or concession workers at the soccer stadium to be
176 constructed at the soccer stadium site, workers in any hotel development located on the Adjacent
177 Land (as defined in Exhibit A-2 to the original ground lease), or any group or subgroup of such
178 workers; and

179 (B) To require, as a condition of any assignment, sublease, or transaction of

180 any kind transferring, in whole or in part, any rights under the revised development agreement or
181 the revised ground lease to any other entity, that such assignee, sublessee, transferee, or other
182 entity:

183 (i) Adopt and execute any labor peace agreement entered into by DC
184 Stadium LLC pursuant to paragraph (1) of this subsection or, to the extent that DC Stadium LLC
185 has not entered into such a labor peace agreement with any labor organization that requests a labor
186 peace agreement and that represents, or reasonably might represent, workers described in
187 paragraph (1), to enter into such agreement; and

188 (ii) Require adoption and execution of such labor peace agreement
189 (or, to the extent that such agreement has not previously been reached with any labor organization
190 that requests a labor peace agreement and that represents, or reasonably might represent, workers
191 described in paragraph (1) of this subsection, to require entry into such agreement) by any future
192 assignee, sublessee, transferee, or other entity as a condition of any future assignment, sublease,
193 transfer, agreement, or transaction of any kind transferring, in whole or in part, any rights under the
194 revised development agreement or the revised ground lease; and

195 (C) To entitle any labor organization that has entered into, or has requested
196 to enter into, a labor peace agreement under this subsection to enforce the obligations described in
197 paragraph (1) and paragraph (2) of this subsection as a third-party beneficiary of the contractual
198 provisions described therein, by filing a civil action in the Superior Court of the District of
199 Columbia seeking declaratory and other equitable relief.

200 (c) The Mayor may revise the development agreement to provide an enhanced
201 'Performance Assurance' without increasing the District's financial obligations.

202 (d) At least 30 days before the effective date of an agreement entered into pursuant to

203 subsection (a) of this section, the Mayor shall transmit the agreement to the Council.

204 (e) The Mayor shall submit the contracts described in section 103(a)(3) and subsection (b)
205 of this section for the formal approval of the Council pursuant to section 451 of the District of
206 Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 803; D.C. Official Code § 1-
207 204.51), but the agreement shall be exempt from section 202(c) of the District of Columbia
208 Procurement Practices Reform Act of 2010, effective April 8, 2011 (D.C. Law 18-371; D.C.
209 Official Code § 2-352.02(c)).

210 Sec. 105. Authority of Mayor to rent vault space, airspace.

211 Notwithstanding any other provision of law, the Mayor may issue a vault permit or airspace
212 lease to DC Stadium LLC, or its designee, for the use of vault space or airspace adjacent to the
213 soccer stadium site in accordance with the District of Columbia Public Space Rental Act, approved
214 October 17, 1968 (82 Stat. 1156; D.C. Official Code § 10-1101.01 *et seq.*), or the District of
215 Columbia Public Space Utilization Act, approved October 17, 1968 (82 Stat. 1166; D.C. Official
216 Code § 10-1121.01 *et seq.*), whichever one is applicable, for a term as determined by the Mayor
217 and at no additional fee or rent, except as may be otherwise determined by the Mayor.

218 Sec. 106. Cap on horizontal development costs.

219 Notwithstanding any other provision of law, the District shall not obligate in excess of
220 $150 million in aggregate costs to acquire, assemble, and develop the soccer stadium site.

221 Sec. 107. Soccer Stadium Financing Fund.

222 (a) There is established as a special fund the Soccer Stadium Financing Fund ("Fund"),
223 which shall be administered by the Deputy Mayor for Planning and Economic Development in
224 accordance with subsections (c) and (d) of this section.

225 (b) Revenue from the following sources shall be deposited in the Fund:

226 (1) The payment made by the District of Columbia Water and Sewer Authority to
227 the District government pursuant to section 3.02 of the memorandum of agreement entered into
228 between the District of Columbia and the District of Columbia Water and Sewer Authority, dated
229 December 15, 2014;
230 (2) Any payment made by D.C. United to the District government pursuant to
231 section 5.9 of the development agreement;
232 (3) Any payment made by D.C. United to the District government pursuant to the
233 ground lease;
234 (4) The proceeds of the sale of the District-owned property located at 1st and K
235 Streets, N.W., which property is designated for tax and assessment purposes as Lot 82 in Square
236 559; and
237 (5) The funds reprogrammed pursuant to section 3 of the Fiscal Year 2015 Revised
238 Budget Request Emergency Adjustment Act of 2014, passed on emergency basis on December 17,
239 2014 (Enrolled version of Bill 20-1043).
240 (c) Money in the Fund shall be used for the following purposes:
241 (1) To pay for the operating expenditures or other costs incurred in the
242 implementation of this act; and
243 (2) To offset the revenue reduction impacts of this act.
244 (d) Money in the Fund may not be used for any purpose not identified in subsection (c) of
245 this section.
246 (e) (1) The money deposited into the Fund, and interest earned, shall not revert to the
247 unrestricted fund balance of the General Fund of the District of Columbia at the end of a fiscal
248 year, or at any other time.

249 (2) Subject to Congressional authorization, any funds appropriated in the Fund shall
250 be continually available without regard to fiscal year limitation.
251
252 Sec. 108. Community benefits.
253 (a) The Mayor shall implement the Convention Center – Southwest Waterfront corridor as
254 described in the "DC Circulator 2014 Transit Development Plan Update" dated September 2014.
255 (b) The Mayor shall implement a workforce intermediary program to connect residents of
256 ANC6D with employment during construction of the stadium and the initial 2 seasons of soccer
257 operations.
258 (c) The Mayor shall make capital improvements of at least $250,000 to the Randall
259 Recreation Center in Ward 6.
260 (d) The Mayor shall operate and provide programmed activities at the Randall Recreation
261 Center in Ward 6.
262 (e) The Mayor is authorized to negotiate other community benefit commitments from DC
263 United and its affiliated entities, including those that promote youth soccer, education,
264 employment opportunities, and job training programs.
265 TITLE II. AMENDMENTS
266 Sec. 201. The Robert F. Kennedy Memorial Stadium and District of Columbia National
267 Guard Armory Public Safety Act, effective November 3, 1977 (D.C. Law 2-37; D.C. Official Code
268 § 3-341 *et seq.*), is amended as follows:
269 (a) Section 3a (D.C. Official Code § 3-342.01) is amended to read as follows:
270 "Sec. 3a. Definitions.
271 "For the purposes of this act, the term:

272 "(1) "Baseball Stadium" shall have the same meaning as that provided for the term
273 "Ballpark" in D.C. Official Code § 47-2002.05(a)(1)(A).
274 "(2) "Soccer Stadium" means a soccer stadium constructed after October 1, 2014 on
275 a site bounded by 2nd Street, S.W., T Street, S.W., Half Street, S.W., Potomac Avenue, S.W., and
276 R Street, S.W.".
277 (b) Section 4 (D.C. Official Code § 3-343) is amended by striking the phrase "Baseball
278 Stadium," and inserting the phrase "Baseball Stadium, the Soccer Stadium," in its place.
279 (c) Section 4a (D.C. Official Code § 3-343.01) is amended as follows:
280 (1) Subsection (a) is amended by striking the phrase "or the Baseball Stadium" and
281 inserting the phrase ", the Baseball Stadium, or the Soccer Stadium" in its place.
282 (2) Subsection (b) is amended as follows:
283 (A) Paragraph (1A) is amended by striking the word "or" at the end.
284 (B) A new paragraph (1B) is added to read as follows:
285 "(1B) Any person duly authorized or licensed by the operator of the Soccer Stadium
286 to possess, sell, give away, transport, or store alcoholic beverages or containers within any portion
287 of the Soccer Stadium or an employee or agent acting for any such duly authorized or licensed
288 person; or".
289 (d) Section 4b (D.C. Official Code § 3-343.02) is amended as follows:
290 (1) A new subsection (b-1) is added to read as follows:
291 "(b-1) Unless expressly authorized by the operator of the Soccer Stadium or its duly
292 authorized agents, no person shall at any time enter onto any portion of the playing field within the
293 Soccer Stadium.".
294 (2) Subsection (c) is amended by striking the phrase "or the Baseball Stadium" and

295 inserting the phrase ", the Baseball Stadium, or the Soccer Stadium" in its place.

296 Sec. 202. Title 25 of the District of Columbia Official Code is amended as follows:

297 (a) Section 25-101 is amended as follows:

298 (1) The existing paragraph (48A) is redesignated as paragraph (48B).

299 (2) A new paragraph (48A) is added to read as follows:

300 "(48A) "Soccer Stadium" means a soccer stadium constructed after October 1, 2014

301 on a site bounded by 2nd Street, S.W., T Street, S.W., Half Street, S.W., Potomac Avenue, S.W.,

302 and R Street, S.W.".

303 (b) Section 25-114 is amended as follows:

304 (1) Subsection (a) is amended by striking the phrase "DC Arena" both times it

305 appears and inserting the phrase "DC Arena or the Soccer Stadium" in its place.

306 (2) A new subsection (c) is added to read as follows:

307 "(c)(1) Upon application by an applicant as set forth in Chapter 4 of this title, the Board

308 shall issue one or more retailer's licenses, class Arena C/X, to the operator of the Soccer Stadium.

309 "(2) At the option of the operator of the Soccer Stadium, the licenses may be issued

310 to concessionaires and tenants of the Soccer Stadium, as may be requested from time to time by the

311 operator of the Soccer Stadium.

312 "(3) Licenses may be canceled by the Board if the initial operator ceases to operate

313 the Soccer Stadium.

314 "(4) If the operator of the Soccer Stadium assigns its interest in the Soccer Stadium,

315 the Board may transfer the licenses to the operator's assignee, upon application under Chapter 4 of

316 this title and approval by the Board.".

317 (3) Subsection (d) is amended by striking the phrase "DC Arena" and inserting the

318 phrase "DC Arena, the Soccer Stadium" in its place.

319 (4) Subsection (e) is amended by striking the phrase "DC Arena" and inserting the

320 phrase "DC Arena or the Soccer Stadium" in its place.

321 (c) Section 25-505 is amended by striking the phrase "DC Arena" and inserting the phrase

322 "DC Arena and the Soccer Stadium" in its place.

323 (d) Section 25-1003 is amended as follows:

324 (1) The heading is amended to read as follows:

325 "§ 25-1003. Prohibition on beverage storage containers in the DC Arena and Soccer

326 Stadium.".

327 (2) Subsection (a) is amended by striking the phrase "DC Arena" and inserting the

328 phrase "DC Arena or the Soccer Stadium" in its place.

329 (3) Subsection (b) is amended as follows:

330 (A) Strike the phrase "DC Arena; to" and insert the phrase "DC Arena or

331 the Soccer Stadium; to" in its place.

332 (B) Strike the phrase "DC Arena by the lessee or its" and insert the phrase

333 "DC Arena or the Soccer Stadium, by the lessee of the DC Arena or its concessionaires and

334 tenants, or by the operator of the Soccer Stadium or its" in its place.

335 Sec. 203. Chapter 46 of Title 47 of the District of Columbia Official Code is amended as

336 follows:

337 (a) The table of contents is amended by adding a new section designation to read as

338 follows:

339 "47-4663. Soccer Stadium tax abatements.".

340 (b) A new section 47-4663 is added to read as follows:

341 "§ 47-4663. Soccer Stadium tax abatements.

342 "(a) For the purposes of this section, the term:

343 "(1) "Soccer stadium" means a soccer stadium constructed after October 1, 2014 on
344 a site bounded by Second Street, S.W., T Street, S.W., Half Street, S.W., Potomac Avenue, S.W.,
345 and R Street, S.W.

346 "(2) "Soccer stadium site" means the real property described as Squares 603S, 605,
347 607, 661, and 661N, and the northwest portion of Lot 24 in Square 665 as described in the letter of
348 intent between the District and Potomac Electric Power Company dated December 27, 2013, and
349 all public alleys and streets to be closed within these squares.

350 "(b) The real property taxes imposed under Chapter 8 of this title and the possessory
351 interest tax imposed under § 47-1005.01 on that portion of the soccer stadium site on which the
352 soccer stadium is constructed, shall be abated as follows:

353 "(1) Beginning on June 1, 2016, or the date by which the District acquires title to
354 each portion of the soccer stadium site on which the soccer stadium is constructed, whichever is
355 later, through the fifth lease year —100%;

356 "(2) For lease years 6 through 10—75%;

357 "(3) For lease years 11 through 15—50%;

358 "(4) For lease years 16 through 20—25%;

359 "(5) Beginning with the 21st lease year and for each lease year thereafter -- zero.

360 "(c)(1) The abatements provided by subsection (b) of this section for any real property
361 tax year may be allocated between half tax years at the discretion of the Office of Tax and
362 Revenue.

363 "(2) The abatements provided by subsection (b) of this section shall terminate at the

364 end of the half tax year during which the soccer stadium ceases to be used as a stadium by a major
365 league soccer team.
366 "(d)(1) All transfers of real property in the soccer stadium site from the possession date, as
367 that term is defined in the revised ground lease transmitted pursuant to section 104(a) of the Soccer
368 Stadium Development Amendment Act of 2014, passed on 2nd reading on December 17, 2014
369 (Enrolled version of Bill 20-805) ("ground lease"), through the end of the term of the ground lease
370 shall be exempt from the taxes imposed by § 42-1103 and § 47-903.
371 "(2) The exemptions provided under paragraph (1) of this subsection shall expire on
372 the termination of the ground lease.
373 "(e) The abatements and exemptions provided by this section shall be in addition to, and not
374 in lieu of, any other tax relief or assistance from any other source applicable to the soccer
375 stadium.".
376 TITLE III. GENERAL PROVISIONS
377 Sec. 301. Repealer
378 The District of Columbia Soccer Stadium Development Act of 2014, effective March 11,
379 2015 (D.C. Law 20-233; ___ DCR ____), is repealed.
380 Sec. 302. Applicability
381 (a) This act shall apply upon the date of inclusion of its fiscal effect in an approved budget
382 and financial plan.
383 (b) The Chief Financial Officer shall certify the date of the inclusion of the fiscal effect in
384 an approved budget and financial plan, and provide notice to the Budget Director of the Council of
385 the certification.
386 (c) (1) The Budget Director shall cause the notice of the certification to be published in the

387 District of Columbia Register.

388 (2) The date of publication of the notice of the certification shall not affect the

389 applicability of this act.

390 Sec. 302. Fiscal impact statement.

391 The Council adopts the fiscal impact statement of the Chief Financial Officer as the fiscal

392 impact statement required by section 602(c)(3) of the District of Columbia Home Rule Act,

393 approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(3)).

394 Sec. 303. Effective date.

395 This act shall take effect following approval by the Mayor (or in the event of veto by the

396 Mayor, action by the Council to override the veto), and shall remain in effect for no longer than

397 90 days, as provided for emergency acts of the Council of the District of Columbia in section

398 412(a) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 788;

399 D.C. Official Code § 1-204.12(a)).

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 26, 2015**
SUBJECT:	**Fiscal Impact Statement for the Soccer Stadium Development Technical Clarification Emergency Act of 2015**
REFERENCE:	**Draft Bill shared with the Office of Revenue Analysis on March 19, 2015**

Conclusion

Funds are sufficient in the FY 2015 through FY 2018 budget and financial plan to implement the bill.

Background

In December of 2014, the District enacted legislation to support the construction of a 20,000-seat soccer stadium for the D.C. United soccer team at Buzzard Point.[1] This bill makes technical changes to legislation. The changes mostly make the legislation easier to understand and implement. The changes are many, but fall into three groups:

1. Technical edits to the legislation, which include correcting cross references, unifying language, etc.
2. Edits that outline and clarify the process through which the Council would review and approve the land exchange agreements between the District and current landowners in the planned stadium site and the development and ground lease agreements between the District and D.C. United. The Mayor is still negotiating these agreements.
3. Various additions in line with the original intent of the legislation. For example, the bill now makes it clear that the Mayor can make changes to the development agreement between the District and D.C. United so long as the changes would reduce financial risk to the District without increasing the fiscal burden. The bill also states that any contributions from the team to the District to support District infrastructure and site prep expenditures would be deposited into a special fund created to hold all monies to be used for the soccer stadium.

[1] District of Columbia Soccer Stadium Development Act of 2014, effective March 11, 2015 (D.C. Law 20-233; 62 DCR 438).

Financial Plan Impact

Funds are sufficient in the FY 2015 through FY 2018 budget and financial plan to implement the bill. The changes offered in the bill do not alter the structure of the public-private partnership for the planned soccer stadium, do not increase the costs or the risks on the District, and do not change the community benefits requirements related to the project. As such, the bill does not have a fiscal impact.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of the Attorney General

Legal Counsel Division

MEMORANDUM

TO: Lolita S. Alston
Director
Office of Legislative Support

FROM: Janet M. Robins
Deputy Attorney General
Legal Counsel Division

DATE: March 19, 2015

SUBJECT: Legal Sufficiency Review of Draft Bill, the "Soccer Stadium Development Technical Clarification Emergency Act of 2015" and Accompanying Emergency Declaration Resolution (AE-14-871C)

This is to Certify that this Office has reviewed the above-referenced bill and resolution and found them to be legally unobjectionable. If you have any questions in this regard, please do not hesitate to call me at 724-5524.

Janet M. Robins

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