



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,

A handwritten signature in black ink, appearing to read "Muriel Bowser".

Muriel Bowser

Enclosures



Chairman Phil Mendelson  
at the request of the Mayor

AN ACT

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IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

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To authorize, on a temporary 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 Temporary 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           (a) This act shall take effect following approval by the Mayor (or in the event of veto by  
396 the Mayor, action by the Council to override the veto), a 30-day period of Congressional review  
397 as provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved  
398 December 24, 1973 (87 Stat. 813; D.C. Official Code §1-206.02(c)(1)), and publication in the  
399 District of Columbia Register.

400           (b) This act shall expire after 225 days of its having taken effect.

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of the Attorney General



Legal Counsel Division

**MEMORANDUM**

**TO: Lolita S. Alston**  
**Director**  
**Office of Legislative Support**

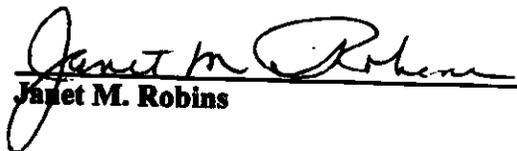
**FROM: Janet M. Robins**  
**Deputy Attorney General**  
**Legal Counsel Division**

**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)**

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**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