

Chairman Phil Mendelson  
At the request of the Mayor

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To approve on an emergency basis the disposition of District-owned real property located at 3050 R Street, N.W. in Washington, D.C., known for tax and assessment purposes as Lot 0840 in Square 1282, which is commonly known as the Jackson School.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA,

That this act may be cited as the “Jackson School Disposition and Lease Approval Emergency Act of 2018”.

Sec. 2. Notwithstanding any other provision of law, including but not limited to An Act Authorizing the sale of certain real estate in the District of Columbia no longer required for public purposes, approved August 5, 1939 (53 Stat. 1211; D.C. Official Code §10-801) and section 2209 of the District of Columbia School Reform Act of 1995, approved April 26, 1996 (110 Stat. 1321; D.C. Official Code §38-1802.09), the Council determines that the real property located at 3050 R Street, N.W., and known for tax and assessment purposes as Lot 0840 in Square 1282 (the “Property”) is surplus and authorizes the Mayor to dispose of the Property to the Jackson Art Center, a District of Columbia non-profit corporation (“Lessee”), through a negotiated ground lease for a term of up to twenty (20) years, which shall include the following terms:

(1) Lessee shall use the Property primarily for the operation of an art

33 center, studio and gallery, to provide educational activities and to provide services related  
34 to the art center, studio and gallery.

35 (2) In the event Lessee redevelops the Property, Lessee shall enter into  
36 a CBE Agreement with the District. The CBE Agreement shall require Lessee to contract  
37 with certified business enterprises for at least 35% of the contract dollar volume of any  
38 redevelopment of the Property and, if possible, require at least 20% equity and  
39 development participation of Certified Business Enterprises.

40 (3) Lessee shall enter into a First Source Agreement with the District.

41 Sec. 3. Fiscal Impact Statement.

42 The Council adopts the fiscal impact statement in the committee report as the  
43 fiscal impact statement required by section 602(c)(3) of the District of Columbia Home  
44 Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-  
45 206.02(c)(3)).

46 Sec. 4. Effective Date.

47 This act shall take effect following approval by the Mayor (or in the event of veto  
48 by the Mayor, action by the Council to override the veto), and shall remain in effect for  
49 no longer than 90 days, as provided for emergency acts of the Council of the District of  
50 Columbia in section 412(a) of the District of Columbia Home Rule Act, approved  
51 December 24, 1973 (87 Stat. 788; D.C. Official Code § 1-204.12(a)).