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3 Chairman Phil Mendelson
4 ~~at the request of the Mayor~~ Councilmember Trayon White

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7 A PROPOSED RESOLUTION
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11 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA
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16 To declare the existence of an emergency with respect to the need to authorize the issuance of
17 tax increment financing bonds to support the development project on a portion of the land
18 known as Reunion Square, located to the east of Martin Luther King Jr. Avenue S.E., to
19 the north of Chicago Street S.E., to the west of Railroad Avenue S.E., and to the south of
20 W Street S.E

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23 RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
24 resolution may be cited as the “Reunion Square Tax Increment Financing Emergency
25 Declaration Resolution of 2020”.

26 Sec. 2. (a) The Tax Increment Financing Authorization Act of 1998, effective September
27 11, 1998 (D.C. Law 12-143; D.C. Code §1-2293.1 *et seq.*)(the “TIF Act”), was enacted to
28 promote development of projects of special merit in the District of Columbia.

29 (b) Tax increment financing, as authorized by the TIF Act, is intended to bridge the
30 feasibility gap for worthwhile projects that offer special economic, cultural, social, or financial
31 benefits to the District of Columbia.

32 (c) The Reunion Square project is a 1.5 million square-foot mixed-use development
33 project that will create affordable housing for seniors and support small business growth in Ward
34 8. The project is adjacent to Martin Luther King, Jr. Avenue, Shannon Place, Railroad Avenue,
35 V Street, and W Street, SE in Anacostia (the “Project”) by Four Points LLC, Curtis Investment
36 Group, and Blue Sky Housing LLC (the “Development Sponsor”).

37 (d) The Project will provide jobs, affordable housing, and new opportunities for residents
38 of Ward 8 to participate in prosperity. The Project will include affordable space for local retail
39 and will include a relocated headquarters for the D.C. Department of Health.

40 (e) The Mayor needs authority authorize the issuance of tax increment financing bonds
41 for the Development of Reunion Square to move forward, including for the D.C. Department of
42 Health to move forward with its relocation.

43 Sec. 3. The Council of the District of Columbia determines that the circumstances
44 enumerated in section 2 constitute emergency circumstances making it necessary that the
45 Reunion Square Tax Increment Financing Emergency Act of 2020 be adopted after a single
46 reading.

47 Sec. 4. This resolution shall take effect immediately.