

**COUNCIL OF THE DISTRICT OF COLUMBIA**

**NOTICE OF INTENT TO ACT ON NEW LEGISLATION**

The Council of the District of Columbia hereby gives notice of its intention to consider the following legislative matters for final Council action in not less than **15 days**. Referrals of legislation to various committees of the Council are listed below and are subject to change at the legislative meeting immediately following or coinciding with the date of introduction. It is also noted that legislation may be co-sponsored by other Councilmembers after its introduction.

Interested persons wishing to comment may do so in writing addressed to Phyllis Jones, Secretary to the Council, 1350 Pennsylvania Avenue, NW, Room 10, Washington, D.C. 20004. Copies of bills and proposed resolutions are available in the Legislative Services Division, 1350 Pennsylvania Avenue, NW, Room 10, Washington, D.C. 20004 Telephone: 724-8050 or online at [www.dccouncil.us](http://www.dccouncil.us).

=====

**BILLS**

B15-313 Gallery Place Project Graphics Act of 2003

Intro. 6-17-03 by Councilmember Evans and referred to the Committee on Consumer and Regulatory Affairs

-----

**PROPOSED RESOLUTIONS**

PR15-263 Revised Lease of a Parcel of District Property Held Under a Letter Transfer at U.S. Reservation 13 to St. Coletta of Greater Washington, Inc. Approval Resolution of 2003

Intro. 6-13-03 by Chairman Cropp at the request of the Mayor and referred to the Subcommittee on Human Rights, Latino Affairs and Property Management and the Committee of Education Libraries and Recreation

-----

PR15-273 Abandonment of the Highway Plan for Kearney Street, N.E., and Jackson Street, N.E., S.O. 00-92, Resolution of 2003

Intro. 6-19-03 by the Chairman at the request of the Mayor and referred to the Committee of the Whole

-----

-----

**COUNCIL OF THE DISTRICT OF COLUMBIA**  
**1350 Pennsylvania Avenue, N.W.**  
**Washington, DC 20004**

---

ABBREVIATED NOTICE OF INTENT TO CONSIDER LEGISLATION

The Council of the District of Columbia hereby gives notice of its intention to take action in less than fifteen (15) days on the following measures, in order to consider the proposed resolutions at the July 8, 2003 legislative meeting:

PR 15-273, "Abandonment of the Highway Plan for Kearney Street, N.E., and Jackson Street, N.E., S.O. 00-92, Resolution of 2003";

PR 15-280, "Abandonment of the Highway Plan for Unimproved Highway Plan Right-of-Way between 18<sup>th</sup> Street, S.E., and Good Hope Road, S.E., (S.O. 01-1355) Resolution of 2003"; and

PR 15-281, "Abandonment of the Highway Plan for Unimproved Highway Plan Right-of-Way between 24<sup>th</sup> Street, S.E., and Good Hope Road, S.E., (S.O. 01-1411) Resolution of 2003".

**COUNCIL OF THE DISTRICT OF COLUMBIA  
WASHINGTON, DC 20004**

**NOTICE OF INVESTIGATION BY THE COUNCIL OF THE DISTRICT OF  
COLUMBIA SUBCOMMITTEE ON HUMAN RIGHTS, LATINO AFFAIRS AND  
PROPERTY MANAGEMENT**

Pursuant to Rules of Organization and Procedure for the Council of the District of Columbia Council Period 15, Section 602, notice is given by the Secretary of the Council, Phyllis Jones, that the Committee of the Whole filed on May 20, 2003, in the Office of the Secretary, a resolution by authorizing an investigation by the Subcommittee on Human Rights, Latino Affairs, and Property Management on the Office of Property Management's lease management procedures regarding properties owned by Douglas Development and leased to the District of Columbia. The text of the resolution is printed.

A RESOLUTION

COW (15-3)

IN THE COMMITTEE OF THE WHOLE

\_\_\_\_\_

To authorize an investigation by the Subcommittee on Human Rights, Latino Affairs, and Property Management on the Office of Property Management's lease management procedures regarding properties owned by Douglas Development and leased to the District of Columbia.

RESOLVED, BY THE COMMITTEE OF THE WHOLE, That this resolution may be cited as the "Subcommittee on Human Rights, Latino Affairs, and Property Management Investigation into the Conduct and Operations of the Office of Property Management Authorization Resolution of 2003".

Sec. 2. The Committee of the Whole ("Committee") finds that:

(1) Circumstances and events surrounding the District of Columbia's involvement with Douglas Development Corporation regarding the lease negotiations of properties, including 77 P Street, N.E., and 4800 Addison Road, require the Subcommittee on Human Rights, Latino Affairs, and Property Management ("Subcommittee") to use subpoenas to obtain accurate information and truthful testimony.

(2) Douglas Development Corporation ("Douglas Development"), through its representative, has refused in writing to testify before the Subcommittee or provide information concerning the Office of Property Management's ("OPM") lease management.

(3) In less than 2 years, the District of Columbia has entered into 5 distinct lease arrangements for over 350,000 square feet of the property at 77 P Street., N.E., owned by Douglas Development, at a present annual cost of \$11.4 million.

(4) Some of the lease arrangements appear to be invalid as they were entered into without required Council approval. The examination of these arrangements are made more difficult by the fact that there are multiple versions of fully executed documents, sometimes on the same date, for the same agencies with material differences in terms.

(5) Some of these lease arrangements were made without careful and thoughtful financial analysis before the obligation was undertaken. The result has been an inability by some agencies to meet the obligations and a scramble to identify necessary funds.

(6) A questionable transfer involving substantial funds has been made to Douglas Development, the developer of 77 P Street, N.E. This transfer was made in October 2001, 10 months before there was any lease obligation to make any payment for any purpose. This \$863,000 payment has only recently been acknowledged by Douglas Development in a letter dated May 7, 2003. There is no reference to this payment or its purpose in the lease, executed in July 2002.

(7) The Subcommittee has oversight authority over OPM and has the authority to examine the operations of OPM, including its lease management functions and its management of construction projects, and requires access to past, current, and future lease agreements and memoranda of understanding associated with or entered into on the District of Columbia's behalf.

(8) On October 21, 2002, the Subcommittee held public hearings to review OPM's purchase of 4800 Addison Road and has held subsequent hearings on February 11 and 27, 2003, and April 11, 2003, to inquire into the agency's budget, leasing management practices, and fiscal responsibility.

(9) Hearings held by the Subcommittee involving past and present property negotiations, 1  
agreements, and transactions of OPM raise questions about these activities and require further 2  
investigation to rebut the presumption or appearance of impropriety. 3

(10) The Subcommittee's investigations raise questions regarding the extent to which 4  
funds were available in individual agencies' budgets and whether proper procedures were 5  
followed in the determination of financial sufficiency before entering into these transactions. 6

Sec. 3. The Committee determines that the circumstances enumerated in section 2 7  
constitute reasons for an investigation and hereby authorizes an investigation by the 8  
Subcommittee, including the use of subpoenas issued by the Chairman of the Committee, into the 9  
operation and transactions of OPM, and any other relevant agency, with outside vendors and 10  
contractors, including International Builders, Inc. and Douglas Development. Specifically, this 11  
investigation will examine: 12

(1) Expenditures of OPM, or any other relevant agency, in relation to its 13  
statutory authorization; 14

(2) The disbursement of funds by OPM, or any other relevant agency; and 15

(3) Contracts, leases, agreements, or transactions entered into by OPM on 16  
behalf of the District of Columbia. 17

Sec. 4. This resolution shall take effect immediately. 18