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OFFICE OF THE
SECRETARY

Ronald F. Mason, Jr.
President

November 27, 2018

The Honorable Phil Mendelson
Chairman
Council of the District of Columbia
1350 Pennsylvania Avenue, NW
Washington, DC 20004

Dear Chairman Mendelson:

Please find enclosed for consideration and approval by the Council of the District of Columbia (the "Council") proposed emergency legislation, and pursuant to D.C. Official Code § 1-204.51(b), a proposed Master Lease Agreement by and between the University of the District of Columbia (UDC) and BDC Van Ness LLC for real property located at 4250 Connecticut Ave. N.W., Washington, D.C. The leased premises would be occupied by UDC. Attached are the "University of the District of Columbia Lease Agreement with BDC Van Ness, LLC Emergency Declaration Resolution of 2018" and the "University of the District of Columbia Lease Agreement with BDC Van Ness, LLC Emergency Approval Resolution of 2018."

The proposed lease would address a substantial portion of the University's real property needs associated with the: (a) implementation of ongoing capital improvements at the University; (b) relocation of programs and services displaced by the closures of Building #41 and pending closure of Building #44 due to ongoing building system challenges. The University will use the premises for critical swing space and facilities utilization management. This property is uniquely beneficial to UDC because it is contiguous to the Van Ness Campus, thus minimizing the disruption to academic, administrative and operational services rendered to our students, faculty, and staff.

I am available to discuss any questions you may have regarding this proposed lease. Additionally, feel free to have your staff contact Mr. Erik L. Thompson, our Vice President for Capital Assets and Real Estate Services at 202-274-5600. I look forward to your favorable consideration of the proposed action.

Sincerely,

Ronald Mason, Jr., J.D.

Enclosures



Chairman Phil Mendelson

at the request of the University of the District of
Columbia

A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To approve on an emergency basis, the multi-year lease agreement between BDC Van Ness, LLC and the University of the District of Columbia to lease the property at 4250 Connecticut Avenue, NW.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that this resolution may be cited as the "University of the District of Columbia Lease Agreement with BDC Van Ness, LLC. Emergency Approval Resolution of 2018".

Sec. 2. Pursuant to section 451 of the District of Columbia Home Rule Act, approved December 24, 1973 (87 stat. 803; D.C. Official Code §1-204.51) and D.C. Official Code §2-352.02, the Council approves the multi-year lease agreement between BDC Van Ness, LLC and the University of the District of Columbia for the property located at 4250 Connecticut Ave., NW, Washington, DC 20008 which will be leased for a term of three years with options to extend the lease agreement for two - three year renewal terms and involve expenditures in excess of \$1,000,000.00.

Sec. 3. The proposed multi-year lease agreement approved in Section 2 of the resolution shall become effective immediately.

35 **Sec.4. Fiscal Impact Statement.**

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37 The Council adopts the fiscal impact statement provided by the Chief Financial Officer as
38 the fiscal impact statement required by section 602(c)(3) of the District of Columbia Home Rule
39 Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code §1-206.02(c)(3)).

40 **Sec. 5.** The Secretary to the Council shall transmit a copy of this resolution, upon its
41 adoption, each to the University of the District of Columbia Board of Trustees and the President.

42 **Sec. 6.** This Resolution shall take effect immediately.