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**GOVERNMENT OF THE DISTRICT OF COLUMBIA
 ADVISORY NEIGHBORHOOD COMMISSION 1B**

**RESOLUTION ON
 SURPLUS DECLARATION AND APPROVAL RESOLUTION AND
 LAND DISPOSITION AND DEVELOPMENT AGREEMENT FOR THE
 GRIMKE SCHOOL AND ADJACENT PUBLIC PROPERTY LOCATED AT
 1923 VERMONT AVENUE, N.W., AND 912 U STREET, N.W.
 (SQUARE 361, LOTS: 0827 AND 0833)**

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Whereas the District owns the real property located at 1923 Vermont Avenue, NW, and 912 U Street, NW, known for tax and assessment purposes as Lot 827 in Square 361 (“School Parcel”) and Lot 0833 in Square 361 (“Vacant Parcel”) (collectively “the Property”). The Property consists of the following 2 parcels:

1. The School Parcel consists of approximately 37,926 square feet of land that includes the historic Grimke School, which is approximately 52,356 gross square feet, the current location of the African American Civil War Museum, and accessory parking; and,
2. The Vacant Parcel consists of approximately 5,872 square feet of land;

Whereas on June 4, 2014, the Government of the District of Columbia (the “District”), through the Office of the Deputy Mayor for Planning and Economic Development (“DMPED”), issued a Request for Proposals (RFP) to:

1. Rehabilitate and reuse the approximately 52,000 gross square foot historic Grimke School building located at 1923 Vermont Avenue, NW;
2. Develop approximately 10,000 square feet of space inside the Grimke School building for use by the African American Civil War Museum (“AACWM”);
3. Redevelop the approximately 9,500 square foot portion of the lot area behind the Grimke School building; and,
4. Redevelop an approximately 5,900 square foot vacant lot adjacent to the school at 912 U Street, NW in Ward One;

Whereas ANC 1B and DMPED worked collaboratively on the plan for redevelopment of the Property. The ANC provided input to the RFP, jointly hosted two information sessions, and held three community meetings to recommend the top two proposals for best and final offer along with suggestions for further improvement of the proposals. The RFP closed on August 28, 2014;

Whereas on September 10, 2014, DMPED announced the receipt of three responses submitted. The three respondents to the RFP were:

- Community Three Development, LLC;
- Grimke Redevelopment Partners (joint venture MCN Build, Morningstar Community Development, and Four Points, LLC); and,
- Roadside Development, LLC and DLR Group/Sorg Architects;

Whereas the following timeline highlights the due diligence process and open meetings on the selection and awarding of the project:

- DMPED and ANC 1B jointly hosted two Grimke Redevelopment RFP Community Presentation Meetings on October 14 and October 18, 2014;

- ANC 1B held three community meetings, on October 22, October 27, and November 5, 2014, to discuss the proposals, ask follow-up questions of the respondents, and prepared a recommendation to ANC 1B for submission to DMPED for the best-and-final stage of the project;
- On November 13, 2014 ANC 1B recommended that the Office of the Deputy Mayor for Planning and Economic Development request best and final offers from 1) Community Three Development, LLC; and 2) Roadside Development, LLC and DLR Group/Sorg Architects. The proposal from Grimke Redevelopment Partners (joint venture MCN Build, Morningstar Community Development, and Four Points, LLC) highlighted the need for space for technology incubators and educational campuses for K-6 space. We recommend the appropriate DC agencies work to identify appropriate existing schools available for transition and better suited for the Meridian School within our community;
- On December 31, 2014, the Mayor announced the selection of Roadside Development, LLC and DLR Group/Sorg Architects for the Grimke Redevelopment;
- On February 27, 2015, revised BAFOs were submitted to incorporate increased affordable units in compliance with legislation;
- On April 9, 2015, the Mayor finalized the selection of Roadside Development, LLC and DLR Group/Sorg Architects for the Grimke Redevelopment;
- On January 5, 2016 ANC 1B notified the Council and the Mayor of support for the Disposition and selection of Roadside Development, LLC and DLR Group/Sorg Architects for the Grimke Redevelopment;
- On February 2, 2016, the Council approved the disposition of the property to Roadside Development, LLC and DLR Group/Sorg Architects; and,
- The Developer’s Schedule of Performance, per the BAFO, was three months from completion of the LDA to execution – May 2, 2016;

Whereas ANC 1B issued a resolution (attached hereto) on November 3, 2016, nine months after the Council action and awarding of the Bid, recommending that DMPED set a deadline for reaching an agreement with Roadside Development, LLC or terminate negotiations. DMPED, having the support of the community terminated negotiations with Roadside/Sorg in December 2016;

Whereas on December 29, 2016, ANC 1B delivered a letter (attached hereto) to the Mayor and Chairman of the Council strongly urging the Administration and Council to move the Grimke School redevelopment forward with the runner-up development team, C3D/Torti Gallas (“Developer”), without issuing another RFP and BAFO process. Again, with the full support of the community, DMPED began negotiations with C3D/Torti Gallas as permitted under the RFP’s alternate developer selection criteria (Grimke Redevelopment RFP, Section 2 “Response Requirements and Selection Process”, page 17);

Whereas since December 2016, DMPED has attended all relevant ANC-1B monthly meeting as well as the monthly Economic Development Committee meeting. They provided timely updates, answered questions, and the cooperation they provided was both a source for community input as well as a way to answer questions on the process. The ANC would like to thank Mr. Patrick Smith for his contributions in this process;

Whereas the District desires to convey (i) a leasehold interest in the portion of the School Parcel on which the existing improvements known as the Grimke School and the yards adjacent thereto are located, as indicated on the plat attached to the Land Disposition and Development Agreement (“LDA”) as Exhibit B, to Developer pursuant to the terms of a ground lease, and (ii) a fee simple interest in the Vacant Parcel and the balance of the School Parcel shown on Exhibit B of the LDA pursuant to a deed. Developer is to develop the Property in accordance with the LDA;

Therefore, be it resolved that Advisory Neighborhood Commission 1B approves the following Council proposed resolutions:

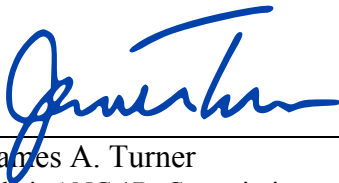
1. The proposed resolution entitled “Grimke School Surplus Declaration and Approval Resolution of 2017” (PR22-0411); and
2. The proposed resolution entitled “Grimke School Disposition Approval Resolution of 2017” (PR22-0412).

AND BE IT FINALLY RESOLVED THAT: The Chair or any Commissioner as delegate of the Chair, shall be authorized to communicate this resolution to and testify before any agency of the Government of the District of Columbia or the members of the Council of the District of Columbia.

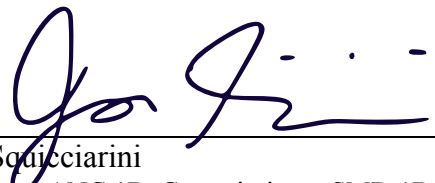
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Certification:

After providing sufficient notice for and with a quorum of 9 Commissioners present at its August 3, 2017 meeting, Advisory Neighborhood Commission 1B voted, with 9 Yeas, 0 Nays, and 0 Abstentions, to adopt the above resolution.



James A. Turner
Chair ANC 1B, Commissioner SMD 1B09



Jon Squicciarini
Secretary ANC 1B, Commissioner SMD 1B04



Robb Hudson
Commissioner SMD 1B11
Chair ANC 1B Economic Committee
ANC 1B Public and Government Affairs Advocate