



July 9, 2020

VIA FOIA ONLINE

U.S. General Services Administration  
FOIA Requester Service Center (H3A)  
1800 F Street NW, 7308  
Washington, DC 20405-0001  
Via FOIAOnline

**Re: Freedom of Information Act Request**

Dear FOIA Officer:

Pursuant to the Freedom of Information Act (FOIA), 5 U.S.C. § 552, and the implementing regulations of the U.S. General Services Administration (GSA), 41 C.F.R. Part 105-60, American Oversight makes the following request for records.

In October 2019, the Trump Organization announced its intention to sell the Trump International Hotel in Washington, D.C.<sup>1</sup> The Trump family's ownership interest in the property has been the subject of intense scrutiny and criticism (not to mention multiple lawsuits) since Trump was elected president in 2016.<sup>2</sup> The sale has been put on hold during the ongoing coronavirus pandemic,<sup>3</sup> but concerns remain as to whether the president may inappropriately profit from the property—either through a future sale or continued ownership.<sup>4</sup>

American Oversight seeks records with the potential to shed light on the circumstances surrounding the potential sale of the Trump Organization's lease of the property.

---

<sup>1</sup> Eric Lipton & Maggie Haberman, *Trumps Put Their Washington Hotel on the Market*, Wash. Post, Oct. 25, 2019, <https://www.nytimes.com/2019/10/25/us/politics/trump-hotel-washington.html>.

<sup>2</sup> *Id.*; see also Jonathan O'Connell, *Potential Buyer for Trump's D.C. Hotel Lease Says It's Underperforming and Unrealistically Priced*, Wash. Post (Jan. 3, 2020, 6:28 AM), <https://www.seattletimes.com/business/potential-buyer-emerges-for-trumps-d-c-hotel-lease/>.

<sup>3</sup> Jonathan O'Connell & David A. Fahrenthold, *Sale of Trump's D.C. Hotel Lease on Hold as Commercial Real Estate Industry Reels*, Wash. Post (Mar. 31, 2020, 1:16 PM), <https://www.washingtonpost.com/business/2020/03/31/trump-dc-hotel-sale/>.

<sup>4</sup> See, e.g., O'Connell, *supra* note 2.



## Requested Records

American Oversight requests that GSA produce the following records within twenty business days:

1. Records reflecting any policies, procedures, guidelines, instructions, or other materials regarding how GSA will assess or vet any potential or proposed sale or transfer of the lease between GSA and the Trump Old Post Office, LLC, to a successor management company or other entity, including but not limited to how GSA will assess:
  - a. Whether any successor management company proposed to serve as Operator is a Qualified Operator, as those terms are defined in the lease (and pursuant to GSA's legal right under the lease to "confirm whether or not it concurs that such proposed Operator is a Qualified Operator").
  - b. Whether any proposed Operator presents any security concerns or risks.
  - c. Whether any sources of funding to be used in the sale present any legal or security concerns, including whether any foreign funding is reflected in any proposed sale or whether any corporate shell or other legal construct is being used as a front for a foreign government.
  - d. Whether the proposed sale price is fair and reasonable.
  - e. Whether any proposed sale presents any legal issues arising under the emoluments clauses of the U.S. Constitution.
  - f. Whether any proposed sale needs to be submitted to Congress for review and approval prior to consummation of the sale.
2. Records reflecting any notification or advice sent by GSA to the Trump Organization (including Trump Old Post Office, LLC, or other affiliates) regarding the solicitation of bids for the sale or transfer of the lease between GSA and the Trump Old Post Office, LLC, to a successor management company or other entity, from any entity with ties to a foreign government.
3. Any final legal analyses or final opinions concerning any bids made between October 25, 2019, and March 31, 2020, for the sale or transfer of the lease between GSA and the Trump Old Post Office, LLC, to a successor management company or other entity, including the impact, if any, of the foreign emoluments clause of the U.S. constitution thereon.

American Oversight believes that GSA is in the best position to identify custodians of records responsive to this request. However, at a minimum, American Oversight believes a reasonable search for responsive records should include the

Immediate Office of the Administrator, the Office of the General Counsel, the Immediate Office of the Commissioner of the Public Buildings Service, the Immediate Office of the Associate Administrator of the Office of Congressional and Intergovernmental Affairs, and the National Capital Region 11.

### **Fee Waiver Request**

In accordance with 5 U.S.C. § 552(a)(4)(A)(iii) and your agency's regulations, American Oversight requests a waiver of fees associated with processing this request for records. The subject of this request concerns the operations of the federal government, and the disclosures will likely contribute to a better understanding of relevant government procedures by the general public in a significant way. Moreover, the request is primarily and fundamentally for non-commercial purposes.

American Oversight requests a waiver of fees because disclosure of the requested information is "in the public interest because it is likely to contribute significantly to public understanding of operations or activities of the government."<sup>5</sup> The public has a significant interest in whether and to what extent the president and his family have profited from his federal office.<sup>6</sup> Records with the potential to shed light on the circumstances surrounding the sales process for the Trump Organization's lease for the Trump International Hotel would contribute significantly to public understanding of operations of the federal government, including whether the federal government has made adequate plans to properly vet any potential sale, including possible constitutional issues arising from such a sale.<sup>7</sup> American Oversight is committed to transparency and makes the responses agencies provide to FOIA requests publicly available, and the public's understanding of the government's activities would be enhanced through American Oversight's analysis and publication of these records.

This request is primarily and fundamentally for non-commercial purposes.<sup>8</sup> As a 501(c)(3) nonprofit, American Oversight does not have a commercial purpose and the release of the information requested is not in American Oversight's financial interest. American Oversight's mission is to promote transparency in government, to educate the public about government activities, and to ensure the accountability of government officials. American Oversight uses the information gathered, and its analysis of it, to educate the public through reports, press releases, or other media. American Oversight also makes

---

<sup>5</sup> 5 U.S.C. § 552(a)(4)(A)(iii).

<sup>6</sup> See, e.g., Lipton & Haberman, *supra* note 1; O'Connell, *supra* note 2; O'Connell & Fahrenthold, *supra* note 3.

<sup>7</sup> See Ltr. from Reps. Peter DeFazio & Dina Titus to Administrator Emily Murphy, Gen. Servs. Admin., Feb. 7, 2020, <https://transportation.house.gov/news/press-releases/chairs-defazio-and-titus-press-gsa-for-answers-on-how-it-plans-to-vet-potential-buyers-of-the-trump-hotel-lease-with-specific-concerns-about-national-security-issues-and-constitutional-conflicts->.

<sup>8</sup> See 5 U.S.C. § 552(a)(4)(A)(iii).

materials it gathers available on its public website and promotes their availability on social media platforms, such as Facebook and Twitter.<sup>9</sup>

American Oversight has also demonstrated its commitment to the public disclosure of documents and creation of editorial content through numerous substantive analyses posted to its website.<sup>10</sup> Examples reflecting this commitment to the public disclosure of documents and the creation of editorial content include the posting of records related to an ethics waiver received by a senior Department of Justice attorney and an analysis of what those records demonstrated regarding the Department's process for issuing such waivers;<sup>11</sup> posting records received as part of American Oversight's "Audit the Wall" project to gather and analyze information related to the administration's proposed construction of a barrier along the U.S.-Mexico border, and analyses of what those records reveal;<sup>12</sup> posting records regarding potential self-dealing at the Department of Housing & Urban Development and related analysis;<sup>13</sup> posting records and analysis relating to the federal government's efforts to sell nuclear technology to Saudi Arabia;<sup>14</sup> and posting records and analysis regarding the Department of Justice's decision in response to demands from Congress to direct a U.S. Attorney to undertake a wide-ranging review and make recommendations regarding criminal investigations relating to the President's political opponents and allegations of misconduct by the Department of Justice itself and the Federal Bureau of Investigation.<sup>15</sup>

---

<sup>9</sup> American Oversight currently has approximately 15,600 page likes on Facebook and 104,200 followers on Twitter. American Oversight, Facebook, <https://www.facebook.com/weareoversight/> (last visited July 9, 2020); American Oversight (@weareoversight), Twitter, <https://twitter.com/weareoversight> (last visited July 9, 2020).

<sup>10</sup> News, American Oversight, <https://www.americanoversight.org/blog>.

<sup>11</sup> *DOJ Records Relating to Solicitor General Noel Francisco's Recusal*, American Oversight, <https://www.americanoversight.org/document/doj-civil-division-response-noel-francisco-compliance>; *Francisco & the Travel Ban: What We Learned from the DOJ Documents*, American Oversight, <https://www.americanoversight.org/francisco-the-travel-ban-what-we-learned-from-the-doj-documents>.

<sup>12</sup> See generally *Audit the Wall*, American Oversight, <https://www.americanoversight.org/investigation/audit-the-wall>; see, e.g., *Border Wall Investigation Report: No Plans, No Funding, No Timeline, No Wall*, American Oversight, <https://www.americanoversight.org/border-wall-investigation-report-no-plans-no-funding-no-timeline-no-wall>.

<sup>13</sup> *Documents Reveal Ben Carson Jr.'s Attempts to Use His Influence at HUD to Help His Business*, American Oversight, <https://www.americanoversight.org/documents-reveal-ben-carson-jr-s-attempts-to-use-his-influence-at-hud-to-help-his-business>.

<sup>14</sup> *Investigating the Trump Administration's Efforts to Sell Nuclear Technology to Saudi Arabia*, American Oversight, <https://www.americanoversight.org/investigating-the-trump-administrations-efforts-to-sell-nuclear-technology-to-saudi-arabia>.

<sup>15</sup> *Sessions' Letter Shows DOJ Acted on Trump's Authoritarian Demand to Investigate Clinton*, American Oversight, <https://www.americanoversight.org/sessions-letter>.

Accordingly, American Oversight qualifies for a fee waiver.

### **Guidance Regarding the Search & Processing of Requested Records**

In connection with its request for records, American Oversight provides the following guidance regarding the scope of the records sought and the search and processing of records:

- Please search all locations and systems likely to have responsive records, regardless of format, medium, or physical characteristics.
- In conducting your search, please understand the terms “record” in its broadest sense, to include any written, typed, recorded, graphic, printed, or audio material of any kind. We seek records of any kind, including electronic records, audiotapes, videotapes, and photographs, as well as letters, emails, facsimiles, telephone messages, voice mail messages, and transcripts, notes, or minutes of any meetings, telephone conversations, or discussions.
- Our request for records includes any attachments to those records or other materials enclosed with those records when they were previously transmitted. To the extent that an email is responsive to our request, our request includes all prior messages sent or received in that email chain, as well as any attachments to the email.
- Please search all relevant records or systems containing records regarding agency business. Do not exclude records regarding agency business contained in files, email accounts, or devices in the personal custody of your officials, such as personal email accounts or text messages. Records of official business conducted using unofficial systems or stored outside of official files are subject to the Federal Records Act and FOIA.<sup>16</sup> It is not adequate to rely on policies and procedures that require officials to move such information to official systems within a certain period of time; American Oversight has a right to records contained in those files even if material has not yet been moved to official systems or if officials have, by intent or through negligence, failed to meet their obligations.<sup>17</sup>
- Please use all tools available to your agency to conduct a complete and efficient search for potentially responsive records. Agencies are subject to government-wide

---

<sup>16</sup> See *Competitive Enter. Inst. v. Office of Sci. & Tech. Policy*, 827 F.3d 145, 149–50 (D.C. Cir. 2016); cf. *Judicial Watch, Inc. v. Kerry*, 844 F.3d 952, 955–56 (D.C. Cir. 2016).

<sup>17</sup> See *Competitive Enter. Inst. v. Office of Sci. & Tech. Policy*, No. 14-cv-765, slip op. at 8 (D.D.C. Dec. 12, 2016).

requirements to manage agency information electronically,<sup>18</sup> and many agencies have adopted the National Archives and Records Administration (NARA) Capstone program, or similar policies. These systems provide options for searching emails and other electronic records in a manner that is reasonably likely to be more complete than just searching individual custodian files. For example, a custodian may have deleted a responsive email from his or her email program, but your agency's archiving tools may capture that email under Capstone. At the same time, custodian searches are still necessary; agencies may not have direct access to files stored in .PST files, outside of network drives, in paper format, or in personal email accounts.

- In the event some portions of the requested records are properly exempt from disclosure, please disclose any reasonably segregable non-exempt portions of the requested records. If a request is denied in whole, please state specifically why it is not reasonable to segregate portions of the record for release.
- Please take appropriate steps to ensure that records responsive to this request are not deleted by the agency before the completion of processing for this request. If records potentially responsive to this request are likely to be located on systems where they are subject to potential deletion, including on a scheduled basis, please take steps to prevent that deletion, including, as appropriate, by instituting a litigation hold on those records.

## **Conclusion**

If you have any questions regarding how to construe this request for records or believe that further discussions regarding search and processing would facilitate a more efficient production of records of interest to American Oversight, please do not hesitate to contact American Oversight to discuss this request. American Oversight welcomes an opportunity to discuss its request with you before you undertake your search or incur search or duplication costs. By working together at the outset, American Oversight and your agency can decrease the likelihood of costly and time-consuming litigation in the future.

Where possible, please provide responsive material in an electronic format by email. Alternatively, please provide responsive material in native format or in PDF format on a USB drive. Please send any responsive material being sent by mail to American Oversight, 1030 15th Street NW, Suite B255, Washington, DC 20005. If it will accelerate release of

---

<sup>18</sup> Presidential Memorandum—Managing Government Records, 76 Fed. Reg. 75,423 (Nov. 28, 2011), <https://obamawhitehouse.archives.gov/the-press-office/2011/11/28/presidential-memorandum-managing-government-records>; Office of Mgmt. & Budget, Exec. Office of the President, Memorandum for the Heads of Executive Departments & Independent Agencies, “Managing Government Records Directive,” M-12-18 (Aug. 24, 2012), <https://www.archives.gov/files/records-mgmt/m-12-18.pdf>.

responsive records to American Oversight, please also provide responsive material on a rolling basis.

We share a common mission to promote transparency in government. American Oversight looks forward to working with your agency on this request. If you do not understand any part of this request, please contact Katherine Anthony at [foia@americanoversight.org](mailto:foia@americanoversight.org) or 202.897.3918. Also, if American Oversight's request for a fee waiver is not granted in full, please contact us immediately upon making such a determination.

Sincerely,

A handwritten signature in blue ink, appearing to read "Austin R. Evers". The signature is fluid and cursive, with a long horizontal flourish extending to the left.

Austin R. Evers  
Executive Director  
American Oversight