

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION**  
Washington, D.C. 20549

**FORM 8-K**

**CURRENT REPORT**

**Pursuant to Section 13 OR 15(d) of The Securities Exchange Act of 1934**

Date of Report (Date of earliest event reported) **December 4, 2006**

**Bresler & Reiner, Inc.**

(Exact name of registrant as specified in its charter)

**Delaware**  
(State or other jurisdiction  
of incorporation)

**0-06201**  
(Commission  
File Number)

**52-0903424**  
(IRS Employer  
Identification No.)

**11200 Rockville Pike, Suite 502, Rockville, MD**  
(Address of principal executive offices)

**20852**  
(Zip Code)

Registrant's telephone number, including area code **(301) 945-4300**

(Former name or former address, if changed since last report.)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

**Item 7.01 Regulation FD Disclosure.**

On December 3 , 2006, the National Capital Revitalization Corporation (NCRC) issued a press release announcing the approval of a Land Disposition and Development Agreement between the RLA Revitalization Corporation, a subsidiary of the NCRC, and Waterfront Associates, LLC, in which the Company holds a substantial membership interest. A copy of the press release is furnished herewith as Exhibit 99.1 and incorporated herein by reference.

On December 4 , 2006, the Government of the District of Columbia issued a press release announcing the transformation of the Waterside mall in Southwest Washington into a 2.5 million square foot mixed-use town center featuring office, residential and retail space. Waterfront Associates, LLC, in which the Company holds a substantial membership interest will develop the office, residential and retail space in the new Waterfront town center. A copy of the press release is furnished herewith as Exhibit 99.2 and incorporated herein by reference.

*The press release may contain forward-looking statements that are based on current estimates, expectations, forecasts and projection. In addition, other written or oral statements that constitute forward-looking statements may be made. Words such as “expects,” “anticipates,” “targets,” “goals,” “projects,” “intends,” “plans,” “believes,” “seeks,” “estimates,” or “would be,” and variations of such words and similar expressions are intended to identify such forward-looking statements. These statements are not guarantees of future performance and involve certain risks, uncertainties and assumptions that are difficult to predict. Therefore, actual outcomes and results may differ materially from what is expressed or forecasted in such forward-looking statements.*

**Item 9.01 Financial Statements and Exhibits.**

(d) Exhibits.

The following exhibit is furnished in accordance with Item 601 of Regulation S-K:

- 99.1 Press Release of the National Capital Revitalization Corporation dated December 3, 2006.
- 99.2 Press Release of the Government of the District of Columbia dated December 4, 2006.

## SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

BRESLER & REINER, INC., Registrant

Date December 5, 2006

By: /s/ Sidney M. Bresler  
Sidney M. Bresler  
Chief Executive Officer



**FOR IMMEDIATE RELEASE**  
December 3, 2006

Contact: Joy Arnold, NCRC, 202.530.5750

**Board of Directors Approve  
Land Disposition and Development Agreement  
Governing the Revitalization of the Old Waterside Mall**

Washington, DC – The Board of Directors for the RLA Revitalization Corporation (RLARC), a subsidiary of the National Capital Revitalization Corporation (NCRC), has approved the Land Disposition and Development Agreement (LDDA) with Waterfront Associates, LLC for the redevelopment of the former Waterside Mall. The redevelopment project, called Waterfront, will be a 2.5 million square foot mixed-use town center, located at 401 M St. in Southwest Washington, DC. The LDDA with Waterfront Associates, a joint venture between Forest City Washington, Vornado/Charles E. Smith and Bresler & Reiner, dictates the terms of the redevelopment, which ensures site development and community benefits.

“Approval of the LDDA provides the framework for RLARC and Waterfront Associates to continue to move forward with the development of Waterfront,” said Anthony Freeman, President and CEO of NCRC. “This mixed-use town center will bring many community benefits and much needed retail, jobs, and housing to District residents.”

This multi-phased redevelopment project includes approximately 1.2 million square feet of residential, approximately 1.2 million square feet of office and 110,000 to 160,000 square feet of retail. Waterfront Associates will develop 2.1 million square feet of office, residential and retail space in the new Waterfront town center, while RLARC will develop the Northeast section of the site into a 400,000 square foot mixed-use building. The project also intends to re-open 4<sup>th</sup> St., SW to help improve vehicle and pedestrian access. Construction of the first phase of the project, which is approximately 1,000,000 square feet, will commence in 2007.

Waterfront Associates currently owns the existing buildings at 401 M St., SW, and controls the land through a long-term ground lease that expires in 2078. The LDDA between RLARC and Waterfront Associates will extinguish the existing ground lease, and convey Waterfront Associates the fee simple ownership in a portion of the land. In return, RLARC will retain fee simple ownership in a portion of the site that is sufficient in size to develop a 400,000 square foot mixed-use residential building.

-MORE-

**National Capital Revitalization Corporation**

2050 M Street, N.W. ♦ Suite 600 ♦ Washington, DC 20036 ♦ Telephone (202) 530-5750 ♦ Fax (202) 530-5790 ♦ [www.ncrcdc.com](http://www.ncrcdc.com)

“We are delighted about RLARC/NCRC’s approval of the Waterfront LDDA,” said Mitchell Schear, President, Vornado/Charles E. Smith. “Together, working closely with NCRC, we will create a project that will deliver great benefits for the Southwest community and provide a strong economic stimulus for the city.”

The LDDA provides a number of community benefits, as well. It increases the development’s retail minimums from 75,000 square feet to 110,000 square feet, and allows as much as 160,000 square feet of neighborhood serving retail to be built on the site. The LDDA also provides additional assurances, which were specifically requested by the community, that a full service grocery store be a part of the redevelopment. In addition, the LDDA also ensures that this project will provide 130 to 160 new affordable and workforce housing units, generate employment for District residents, create job training opportunities for residents of Southwest Washington, DC, reserve retail space for qualified local businesses and support active participation from District Local, Small and Disadvantaged Business Enterprises.

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*The National Capital Revitalization Corporation (NCRC) is a publicly chartered corporation charged with spurring the revitalization of underserved and emerging neighborhoods in the District of Columbia. This is accomplished through large scale strategic business and real estate development partnerships that build communities, enhance job creation, provide neighborhood amenities, and generate capacity for small businesses. The RLA Revitalization Corporation (RLARC) is a subsidiary of NCRC charged with the management and development of a portfolio of more than 80 parcels of real property located in the District of Columbia. Together with its affiliate, NCRC has attracted \$1 billion in private-sector investments to District neighborhoods with another \$1 billion in the pipeline.*

*For more information on the National Capital Revitalization Corporation or RLA Revitalization Corporation, please visit our Web site at [www.ncrcdc.com](http://www.ncrcdc.com).*

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**Government of the District of Columbia**  
Executive Office of the Mayor



**Office of Communications**

**FOR IMMEDIATE RELEASE:  
MONDAY, DECEMBER 4, 2006**

**CONTACT: SHARON GANG  
202-727-5011  
VINCE MORRIS  
202-727-5011**

**Waterside Mall to be Redeveloped into Mixed-Use Town Center**

*Residential, Office and Retail Space Will Include Improved Full-Service Grocery Store*

*DC Government to Lease Two “Green” Buildings Fronting Fourth Street, SW*

(Washington, DC) Mayor Anthony A. Williams today announced that Waterside Mall in Southwest Washington will soon be transformed into a 2.5 million square foot mixed-use town center featuring office, residential and retail space including an improved, full-service grocery store for the neighborhood.

“This project will deliver tremendous benefits to the Southwest community – today represents a ‘coming together’ of many pieces of the puzzle that will help the neighborhood realize its potential as a vibrant, interesting area, attracting residents and visitors from all over the city,” said Mayor Williams. “This new town center will also bring much-needed job training and employment opportunities as well as affordable and workforce housing to the area, thus continuing the progress we’re making to revitalize the Anacostia Waterfront.”

This multi-phased redevelopment project includes approximately 1.2 million square feet of residential, approximately 1.2 million square feet of office and 110,000 to 160,000 square feet of retail space. Waterfront Associates -- a joint venture among Forest City Washington, Vornado/Charles E. Smith and Besler & Reiner, which currently owns the existing buildings at 401 M Street, SW -- will develop the office, residential and retail space in the new Waterfront town center, while the RLA Revitalization Corporation (RLARC), a subsidiary of the National Capital Revitalization Corporation (NCRC), will develop the Northeast section of the site into a 400,000 square foot mixed-use building. The project also intends to re-open 4<sup>th</sup> Street, SW to help improve vehicle and pedestrian access and create a more walkable neighborhood.

The DC government will occupy 500,000 square feet in two new buildings fronting 4<sup>th</sup> Street, SW.

Construction of the first phase of the project will begin in 2007.

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The John A. Wilson Building – 1350 Pennsylvania Avenue, NW, Suite 533 - Washington, DC 20004