

Union Calendar No. 85

110TH CONGRESS
1ST SESSION

H. R. 1036

[Report No. 110-145]

To authorize the Administrator of General Services to convey a parcel of real property to the Alaska Railroad Corporation.

IN THE HOUSE OF REPRESENTATIVES

FEBRUARY 13, 2007

Mr. YOUNG of Alaska introduced the following bill; which was referred to the Committee on Transportation and Infrastructure

MAY 10, 2007

Committed to the Committee of the Whole House on the State of the Union and ordered to be printed

A BILL

To authorize the Administrator of General Services to convey a parcel of real property to the Alaska Railroad Corporation.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

1 **SECTION 1. CONVEYANCE OF GSA FLEET MANAGEMENT**
2 **CENTER TO ALASKA RAILROAD CORPORA-**
3 **TION.**

4 (a) **IN GENERAL.**—Subject to the requirements of
5 this section, the Administrator of General Services shall
6 convey, not later than 2 years after the date of enactment
7 of this Act, by quitclaim deed, to the Alaska Railroad Cor-
8 poration, an entity of the State of Alaska (in this section
9 referred to as the “Corporation”), all right, title, and in-
10 terest of the United States in and to the parcel of real
11 property described in subsection (b), known as the GSA
12 Fleet Management Center.

13 (b) **GSA FLEET MANAGEMENT CENTER.**—The par-
14 cel to be conveyed under subsection (a) is the parcel lo-
15 cated at the intersection of 2nd Avenue and Christensen
16 Avenue in Anchorage, Alaska, consisting of approximately
17 78,000 square feet of land and the improvements thereon.

18 (c) **CONSIDERATION.**—

19 (1) **IN GENERAL.**—As consideration for the par-
20 cel to be conveyed under subsection (a), the Admin-
21 istrator shall require the Corporation to—

22 (A) convey replacement property in accord-
23 ance with paragraph (2); or

24 (B) pay the purchase price for the parcel
25 in accordance with paragraph (3).

1 (2) REPLACEMENT PROPERTY.—If the Admin-
2 istrator requires the Corporation to provide consider-
3 ation under paragraph (1)(A), the Corporation
4 shall—

5 (A) convey, and pay the cost of conveying,
6 to the United States, acting by and through the
7 Administrator, fee simple title to real property,
8 including a building, that the Administrator de-
9 termines to be suitable as a replacement facility
10 for the parcel to be conveyed under subsection
11 (a); and

12 (B) provide such other consideration as the
13 Administrator and the Corporation may agree,
14 including payment of the costs of relocating the
15 occupants vacating the parcel to be conveyed
16 under subsection (a).

17 (3) PURCHASE PRICE.—If the Administrator re-
18 quires the Corporation to provide consideration
19 under paragraph (1)(B), the Corporation shall pay
20 to the Administrator the fair market value of the
21 parcel to be conveyed under subsection (a) based on
22 its highest and best use as determined by an inde-
23 pendent appraisal commissioned by the Adminis-
24 trator and paid for by the Corporation.

1 (d) APPRAISAL.—In the case of an appraisal under
2 subsection (c)(3)—

3 (1) the appraisal shall be performed by an ap-
4 praiser mutually acceptable to the Administrator
5 and the Corporation; and

6 (2) the assumptions, scope of work, and other
7 terms and conditions related to the appraisal assign-
8 ment shall be mutually acceptable to the Adminis-
9 trator and the Corporation.

10 (e) PROCEEDS.—

11 (1) DEPOSIT.—Any proceeds received under
12 subsection (c) shall be paid into the Federal Build-
13 ings Fund established under section 592 of title 40,
14 United States Code.

15 (2) EXPENDITURE.—Amounts paid into the
16 Federal Buildings Fund under paragraph (1) shall
17 be available to the Administrator upon deposit for
18 expenditure for any lawful purpose consistent with
19 existing authorities granted to the Administrator;
20 except that the Administrator shall provide to the
21 Committee on Transportation and Infrastructure of
22 the House of Representatives and the Committee on
23 Environment and Public Works of the Senate 30
24 days advance written notice of any expenditure of
25 the proceeds.

1 (f) **ADDITIONAL TERMS AND CONDITIONS.**—The Ad-
2 ministrator may require such additional terms and condi-
3 tions to the conveyance under subsection (a) as the Ad-
4 ministrator considers appropriate to protect the interests
5 of the United States.

6 (g) **DESCRIPTION OF PROPERTY AND SURVEY.**—The
7 exact acreage and legal description of the parcels to be
8 conveyed under subsections (a) and (c)(2) shall be deter-
9 mined by surveys satisfactory to the Administrator and
10 the Corporation.

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