

117TH CONGRESS  
2D SESSION

# H. R. 9530

To authorize the Secretary of the Navy to convey the Marine Reserve Training Center in Omaha, Nebraska, and for other purposes.

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## IN THE HOUSE OF REPRESENTATIVES

DECEMBER 14, 2022

Mr. BACON introduced the following bill; which was referred to the Committee on Armed Services

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## A BILL

To authorize the Secretary of the Navy to convey the Marine Reserve Training Center in Omaha, Nebraska, and for other purposes.

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

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Fort Omaha Land Ex-  
5 change Act of 2022”.

6 **SEC. 2. LAND EXCHANGE, MARINE RESERVE TRAINING**  
7 **CENTER, OMAHA, NEBRASKA.**

8 (a) LAND EXCHANGE AUTHORIZED.—The Secretary  
9 of the Navy may convey to the Metropolitan Community  
10 College Area, a political subdivision of the State of Ne-

1 braska (in this Act referred to as the “College”), all right,  
2 title, and interest of the United States in and to a parcel  
3 of real property, including improvements thereon, known  
4 as the Marine Reserve Training Center in Omaha, Ne-  
5 braska.

6 (b) CONSIDERATION.—As consideration for the con-  
7 veyance under subsection (a), the College shall convey to  
8 the Secretary of the Navy real property interests, either  
9 adjacent or proximate, to Offutt Air Force Base, Ne-  
10 braska.

11 (c) LAND EXCHANGE AGREEMENT.—The Secretary  
12 of the Navy and the College may enter into a land ex-  
13 change agreement to implement this Act.

14 (d) VALUATION.—The value of each property interest  
15 to be exchanged by the Secretary of the Navy and the Col-  
16 lege described in subsections (a) and (b) shall be deter-  
17 mined—

18 (1) by an independent appraiser selected by the  
19 Secretary; and

20 (2) in accordance with the Uniform Appraisal  
21 Standards for Federal Land Acquisitions and the  
22 Uniform Standards of Professional Appraisal Prac-  
23 tice.

24 (e) CASH EQUALIZATION PAYMENTS.—

1           (1) TO THE SECRETARY.—If the value of the  
2 property interests described in subsection (a) is  
3 greater than the value of the property interests de-  
4 scribed in subsection (b), the values shall be equal-  
5 ized through either of the following or a combination  
6 thereof:

7           (A) A cash equalization payment from the  
8 College to the Department of the Navy.

9           (B) In-kind consideration provided by the  
10 College, which may include the acquisition, con-  
11 struction, provision, improvement, maintenance,  
12 repair, or restoration (including environmental  
13 restoration), or combination thereof, of any fa-  
14 cilities or infrastructure, or delivery of services  
15 relating to the needs of Marine Corps Reserve  
16 Training Center Omaha.

17           (2) NO EQUALIZATION.—If the value of the  
18 property interests described in subsection (b) is  
19 greater than the value of the property interests de-  
20 scribed in subsection (a), the Secretary may not  
21 make a cash equalization payment to equalize the  
22 values.

23 (f) PAYMENT OF COSTS OF CONVEYANCE.—

24           (1) PAYMENT REQUIRED.—The Secretary of  
25 the Navy shall require the College to pay all costs

1 to be incurred by the Secretary to carry out the ex-  
2 change of property interests under this Act, includ-  
3 ing such costs related to land survey, environmental  
4 documentation, real estate due diligence such as ap-  
5 praisals, and any other administrative costs related  
6 to the exchange of property interests, including costs  
7 incurred preparing and executing a land exchange  
8 agreement authorized under subsection (c). If  
9 amounts are collected from the College in advance of  
10 the Secretary incurring the actual costs and the  
11 amount collected exceeds the costs actually incurred  
12 by the Secretary to carry out the exchange of prop-  
13 erty interests, the Secretary shall refund the excess  
14 amount to the College.

15 (2) TREATMENT OF AMOUNTS RECEIVED.—  
16 Amounts received by the Secretary of the Navy  
17 under paragraph (1) shall be used in accordance  
18 with section 2695(c) of title 10, United States Code.

19 (g) DESCRIPTION OF PROPERTY.—The exact acreage  
20 and legal description of the property interests to be ex-  
21 changed under this Act shall be determined by surveys  
22 that are satisfactory to the Secretary of the Navy.

23 (h) CONVEYANCE AGREEMENT.—The exchange of  
24 real property interests under this Act shall be accom-  
25 plished using an appropriate legal instrument and upon

1 terms and conditions mutually satisfactory to the Sec-  
2 retary of the Navy and the College, including such addi-  
3 tional terms and conditions as the Secretary considers ap-  
4 propriate to protect the interests of the United States.

5 (i) EXEMPTION FROM SCREENING REQUIREMENTS  
6 FOR ADDITIONAL FEDERAL USE.—The authority under  
7 this Act is exempt from the screening process required  
8 under section 2696(b) of title 10, United States Code.

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