

# Calendar No. 390

114<sup>TH</sup> CONGRESS  
2<sup>D</sup> SESSION

# S. 1492

[Report No. 114-228]

To direct the Administrator of General Services, on behalf of the Archivist of the United States, to convey certain Federal property located in the State of Alaska to the Municipality of Anchorage, Alaska.

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## IN THE SENATE OF THE UNITED STATES

JUNE 3, 2015

Mr. SULLIVAN introduced the following bill; which was read twice and referred to the Committee on Homeland Security and Governmental Affairs

MARCH 15, 2016

Reported by Mr. JOHNSON, with an amendment

[Strike out all after the enacting clause and insert the part printed in italic]

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## A BILL

To direct the Administrator of General Services, on behalf of the Archivist of the United States, to convey certain Federal property located in the State of Alaska to the Municipality of Anchorage, Alaska.

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. REAL PROPERTY CONVEYANCE.**

4 (a) **DEFINITIONS.**—In this section:

1           (1) ARCHIVIST.—The term “Archivist” means  
2           the Archivist of the United States.

3           (2) CITY.—The term “City” means the Municipi-  
4           pality of Anchorage, Alaska.

5           (b) CONVEYANCE.—As soon as practicable after the  
6           date of enactment of this Act and after completion of the  
7           survey and appraisal described in this section, the Admin-  
8           istrator of General Services, on behalf of the Archivist,  
9           shall convey to the City by quitclaim deed for the consider-  
10          ation described in subsection (d), all right, title, and inter-  
11          est of the United States in and to a parcel of real property  
12          described in subsection (c).

13          (c) LEGAL DESCRIPTION OF PROPERTY.—

14           (1) IN GENERAL.—The parcel to be conveyed  
15           under subsection (b) consists of approximately 9  
16           acres and improvements located at 400 East For-  
17           tieth Avenue in the City that is administered by the  
18           National Archives and Records Administration.

19           (2) SURVEY REQUIRED.—As soon as practicable  
20           after the date of enactment of this Act, the exact  
21           acreage and legal description of the real property to  
22           be conveyed under subsection (b) shall be deter-  
23           mined by a survey, paid for by the City, that is sat-  
24           isfactory to the Archivist.

25          (d) TERMS AND CONDITIONS.—

1           (1) CONSIDERATION.—

2           (A) IN GENERAL.—As consideration for  
3           the conveyance of the property under subsection  
4           (b), the City shall pay to the Archivist an  
5           amount not less than the fair market value of  
6           the conveyed property, to be determined as pro-  
7           vided in subparagraph (B).

8           (B) APPRAISAL.—The fair market value of  
9           the property to be conveyed under subsection  
10          (b) shall be determined based on an appraisal  
11          that—

12                  (i) is conducted by a licensed, inde-  
13                  pendent appraiser that is approved by the  
14                  Archivist and the City;

15                  (ii) is based on the highest and best  
16                  use of the property;

17                  (iii) is approved by the Archivist; and

18                  (iv) is paid for by the City.

19          (2) PRECONVEYANCE ENTRY.—The Archivist,  
20          on terms and conditions the Archivist determines to  
21          be appropriate, may authorize the City to enter the  
22          property at no charge for preconstruction and con-  
23          struction activities.

24          (3) ADDITIONAL TERMS AND CONDITIONS.—

25          The Archivist may require additional terms and con-

1        conditions in connection with the conveyance under sub-  
 2        section (b) as the Archivist considers appropriate to  
 3        protect the interests of the United States.

4        **SECTION 1. REAL PROPERTY CONVEYANCE.**

5        (a) *DEFINITIONS.*—*In this section:*

6                (1) *ARCHIVIST.*—*The term “Archivist” means*  
 7        *the Archivist of the United States.*

8                (2) *CITY.*—*The term “City” means the Munici-*  
 9        *pality of Anchorage, Alaska.*

10        (b) *CONVEYANCE.*—

11                (1) *IN GENERAL.*—*As soon as practicable after*  
 12        *the date of enactment of this Act and after completion*  
 13        *of the survey and appraisal described in this section,*  
 14        *the Administrator of General Services, on behalf of*  
 15        *the Archivist, shall offer to convey to the City by quit-*  
 16        *claim deed for the consideration and under the condi-*  
 17        *tions described in subsection (d), all right, title, and*  
 18        *interest of the United States in and to a parcel of real*  
 19        *property described in subsection (c).*

20                (2) *COSTS OF CONVEYANCE.*—*The City shall be*  
 21        *responsible for paying—*

22                        (A) *the costs of an appraisal conducted pur-*  
 23        *suant to subsection (d)(1)(B); and*

24                        (B) *any other costs relating to the convey-*  
 25        *ance of the Federal property under this Act.*

1       (c) *LEGAL DESCRIPTION OF PROPERTY.*—

2           (1) *IN GENERAL.*—*The parcel to be conveyed*  
3       *under subsection (b) consists of approximately 9 acres*  
4       *and improvements located at 400 East Fortieth Ave-*  
5        *nue in the City that is administered by the National*  
6        *Archives and Records Administration.*

7           (2) *SURVEY REQUIRED.*—*As soon as practicable*  
8       *after the date of enactment of this Act, the exact acre-*  
9       *age and legal description of the real property to be*  
10      *conveyed under subsection (b) shall be determined by*  
11      *a survey, paid for by the City, that is satisfactory to*  
12      *the Archivist.*

13      (d) *TERMS AND CONDITIONS.*—

14           (1) *CONSIDERATION.*—

15           (A) *IN GENERAL.*—*As consideration for the*  
16      *conveyance of the property under subsection (b),*  
17      *the City shall pay to the Archivist an amount*  
18      *not less than the fair market value of the con-*  
19      *veyed property, to be determined as provided in*  
20      *subparagraph (B).*

21           (B) *APPRAISAL.*—*The fair market value of*  
22      *the property to be conveyed under subsection (b)*  
23      *shall be determined based on an appraisal*  
24      *that—*

1                   (i) is conducted by a licensed, inde-  
2                   pendent appraiser that is approved by the  
3                   Archivist and the City;

4                   (ii) is based on the highest and best use  
5                   of the property;

6                   (iii) is approved by the Archivist; and

7                   (iv) is paid for by the City.

8                   (2) *PRECONVEYANCE ENTRY.*—The Archivist, on  
9                   terms and conditions the Archivist determines to be  
10                  appropriate, may authorize the City to enter the  
11                  property at no charge for preconstruction and con-  
12                  struction activities.

13                  (3) *ADDITIONAL TERMS AND CONDITIONS.*—The  
14                  Archivist may require additional terms and condi-  
15                  tions in connection with the conveyance under sub-  
16                  section (b) as the Archivist considers appropriate to  
17                  protect the interests of the United States.

18                  (e) *PROCEEDS.*—Any net proceeds received by the Ar-  
19                  chivist as a result of the conveyance under this Act shall  
20                  be deposited in the Treasury and used for deficit reduction,  
21                  in such manner as the Secretary of the Treasury considers  
22                  appropriate.



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