

106TH CONGRESS  
1ST SESSION

# S. 1623

To select a National Health Museum site.

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## IN THE SENATE OF THE UNITED STATES

SEPTEMBER 23 (legislative day, SEPTEMBER 22), 1999

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

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## A BILL

To select a National Health Museum site.

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. NATIONAL HEALTH MUSEUM PROPERTY.**

4 (a) SHORT TITLE AND PURPOSE.—

5 (1) SHORT TITLE.—This section may be cited  
6 as the “National Health Museum Site Selection  
7 Act”.

8 (2) PURPOSE.—The purpose of this section is  
9 to further section 703 of the National Health Mu-  
10 seum Development Act (20 U.S.C. 50 note; Public  
11 Law 105–78), which provides that the National  
12 Health Museum shall be located on or near the Mall

1 on land owned by the Federal Government or the  
2 District of Columbia.

3 (b) DEFINITIONS.—In this section:

4 (1) ADMINISTRATOR.—The term “Adminis-  
5 trator” means the Administrator of General Serv-  
6 ices.

7 (2) MUSEUM.—The term “Museum” means the  
8 National Health Museum, Inc., a District of Colum-  
9 bia nonprofit corporation exempt from Federal in-  
10 come taxation under section 501(c)(3) of the Inter-  
11 nal Revenue Code of 1986.

12 (3) PROPERTY.—The term “property” means—

13 (A) a parcel of land identified as Lot 24  
14 and a closed interior alley in Square 579 in the  
15 District of Columbia, generally bounded by 2nd,  
16 3rd, C, and D Streets, S.W.; and

17 (B) all improvements on and appur-  
18 tenances to the land and alley.

19 (c) CONVEYANCE OF PROPERTY.—

20 (1) IN GENERAL.—The Administrator shall con-  
21 vey to the Museum all rights, title, and interest of  
22 the United States in and to the property.

23 (2) PURPOSE OF CONVEYANCE.—The purpose  
24 of the conveyance is to provide a site for the con-  
25 struction and operation of a new building to serve as

1 the National Health Museum, including associated  
2 office, educational, conference center, visitor and  
3 community services, and other space and facilities  
4 appropriate to promote knowledge and under-  
5 standing of health issues.

6 (3) DATE OF CONVEYANCE.—

7 (A) NOTIFICATION.—Not later than 3  
8 years after the date of enactment of this Act,  
9 the Museum shall notify the Administrator in  
10 writing of the date on which the Museum will  
11 accept conveyance of the property.

12 (B) DATE.—The date of conveyance shall  
13 be—

14 (i) not less than 270 days and not  
15 more than 1 year after the date of the no-  
16 tice; but

17 (ii) not earlier than April 1, 2001, un-  
18 less the Administrator and the Museum  
19 agree to an earlier date.

20 (C) EFFECT OF FAILURE TO NOTIFY.—If  
21 the Museum fails to provide the notice to the  
22 Administrator by the date described in subpara-  
23 graph (A), the Museum shall have no further  
24 right to the property.

1           (4) QUITCLAIM DEED.—The property shall be  
2 conveyed to the Museum vacant and by quitclaim  
3 deed.

4           (5) PURCHASE PRICE.—

5           (A) IN GENERAL.—The purchase price for  
6 the property shall be the fair market value of  
7 the property as of the date of enactment of this  
8 Act.

9           (B) TIMING; APPRAISERS.—The deter-  
10 mination of fair market value shall be made not  
11 later than 180 days after the date of enactment  
12 of this Act by qualified appraisers jointly se-  
13 lected by the Administrator and the Museum.

14           (D) REPORT TO CONGRESS.—Promptly  
15 upon the determination of the purchase price,  
16 and in any event at least sixty days in advance  
17 of the conveyance of the property, the Adminis-  
18 trator shall report to Congress as to the pur-  
19 chase price.

20           (E) DEPOSIT OF PURCHASE PRICE.—The  
21 Administrator shall deposit the purchase price  
22 into the Federal Buildings Fund established by  
23 section 210(f) of the Federal Property and Ad-  
24 ministrative Services Act of 1949 (40 U.S.C.  
25 490(f)).

1 (d) REVERSIONARY INTEREST IN THE UNITED  
2 STATES.—

3 (1) IN GENERAL.—The property shall revert to  
4 the United States if—

5 (A) during the 50-year period beginning on  
6 the date of conveyance of the property, the  
7 property is used for a purpose not authorized  
8 by subsection (c)(2);

9 (B) during the 3-year period beginning on  
10 the date of conveyance of the property, the Mu-  
11 seum does not commence construction on the  
12 property, other than for a reason not within the  
13 control of the Museum; or

14 (C) the Museum ceases to be exempt from  
15 Federal income taxation as an organization de-  
16 scribed in section 501(c)(3) of the Internal Rev-  
17 enue Code of 1986.

18 (2) REPAYMENT.—If the property reverts to the  
19 United States, the United States shall repay the  
20 Museum the full purchase price for the property,  
21 without interest.

22 (e) AUTHORITY OF MUSEUM OVER PROPERTY.—The  
23 Museum may—

24 (1) demolish or renovate any existing or future  
25 improvement on the property;

1           (2) build, own, operate, and maintain new im-  
2           provements on the property;

3           (3) finance and mortgage the property on cus-  
4           tomary terms and conditions; and

5           (4) manage the property in furtherance of this  
6           section.

7           (f) LAND USE APPROVALS.—

8           (1) EFFECT ON OTHER AUTHORITY.—Nothing  
9           in this section shall be construed to limit the author-  
10          ity of the National Capital Planning Commission or  
11          the Commission of Fine Arts.

12          (2) COOPERATION CONCERNING ZONING.—

13           (A) IN GENERAL.—The United States  
14           shall cooperate with the Museum with respect  
15           to any zoning or other matter relating to—

16                   (i) the development or improvement of  
17                   the property; or

18                   (ii) the demolition of any improvement  
19                   on the property as of the date of enact-  
20                   ment of this Act.

21           (B) ZONING APPLICATIONS.—Cooperation  
22           under subparagraph (A) shall include making,  
23           joining in, or consenting to any application re-  
24           quired to facilitate the zoning of the property.

1           (g) ENVIRONMENTAL HAZARDS.—Costs of remedi-  
2 ation of any environmental hazards existing on the prop-  
3 erty, including all asbestos-containing materials, shall be  
4 borne by the United States. Environmental remediation  
5 shall commence immediately upon the vacancy of the  
6 building and shall be completed not later than 270 days  
7 from the date of the notice to the Administrator described  
8 in subsection (c)(3)(A).

9           (h) REPORTS.—Following the date of enactment of  
10 this Act and ending on the date that the National Health  
11 Museum opens to the public, the Museum shall submit an-  
12 nual reports to the Administrator and Congress, regarding  
13 the status of planning, development, and construction of  
14 the National Health Museum.

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