

113TH CONGRESS
1ST SESSION

H. R. 3786

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.

IN THE HOUSE OF REPRESENTATIVES

DECEMBER 16, 2013

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

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) IN GENERAL.—As soon as practicable after the
5 date of the enactment of this Act and after completion
6 of the survey and appraisal described in this section, the
7 Administrator of General Services, on behalf of the Archi-
8 vist of the United States, shall convey to the City by quit-

1 claim deed for the consideration described in subsection
2 (c), all right, title, and interest of the United States in
3 and to a parcel of real property described in subsection
4 (b).

5 (b) LEGAL DESCRIPTION OF PROPERTY.—

6 (1) IN GENERAL.—The parcel to be conveyed
7 under subsection (a) consists of approximately 9
8 acres and improvements located at 400 East For-
9 tieth Street in the City that is administered by the
10 National Archives and Records Administration.

11 (2) SURVEY REQUIRED.—As soon as practicable
12 after the date of the enactment of this Act, the exact
13 acreage and legal description of the real property to
14 be conveyed under subsection (a) shall be deter-
15 mined by a survey, paid for by the City, that is sat-
16 isfactory to the Archivist.

17 (c) TERMS AND CONDITIONS.—

18 (1) CONSIDERATION.—

19 (A) IN GENERAL.—As consideration for
20 the conveyance of the property under subsection
21 (a), the City shall pay to the Archivist an
22 amount not less than the fair market value of
23 the conveyed property, to be determined as pro-
24 vided in subparagraph (B).

1 (B) APPRAISAL.—The fair market value of
2 the property to be conveyed under subsection
3 (a) shall be determined based on an appraisal
4 that—

5 (i) is conducted by a licensed, inde-
6 pendent appraiser that is approved by the
7 Archivist and the City;

8 (ii) is based on the highest and best
9 use of the property;

10 (iii) is approved by the Archivist; and

11 (iv) is paid for by the City.

12 (C) FORM OF CONSIDERATION.—The con-
13 sideration described in this paragraph shall con-
14 sist of monetary payment by the City, unless
15 the Archivist and the City agree to a different
16 form of consideration, in whole or in part,
17 which may include replacement property or use
18 of existing structures.

19 (2) PRE-CONVEYANCE 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 pre-construction and con-
23 struction activities.

24 (3) ADDITIONAL TERMS AND CONDITIONS.—
25 The Archivist may require additional terms and con-

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

4 (d) CITY DEFINED.—In this section, the term “City”
5 means the Municipality of Anchorage, Alaska.

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