

112TH CONGRESS
1ST SESSION

H. R. 2641

To authorize the Secretary of Commerce to convey real property, including improvements, of the National Oceanic and Atmospheric Administration in Ketchikan, Alaska, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

JULY 25, 2011

Mr. YOUNG of Alaska introduced the following bill; which was referred to the Committee on Natural Resources

A BILL

To authorize the Secretary of Commerce to convey real property, including improvements, of the National Oceanic and Atmospheric Administration in Ketchikan, Alaska, 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. CONVEYANCE CERTAIN PROPERTY OF THE NA-**
4 **TIONAL OCEANIC AND ATMOSPHERIC ADMIN-**
5 **ISTRATION IN KETCHIKAN, ALASKA.**

6 (a) IN GENERAL.—Notwithstanding any other provi-
7 sion of law, if the Secretary of Commerce determines that
8 it is in the best interest of the National Oceanic and At-

1 mospheric Administration and the Federal Government to
2 do so, the Secretary may convey to a non-Federal entity,
3 by standard quitclaim deed, real property, including im-
4 provements to such property, under the administrative ju-
5 risdiction of the Under Secretary for Oceans and Atmos-
6 phere, located at 1010 Stedman Street in Ketchikan, Alas-
7 ka.

8 (b) CONSIDERATION.—

9 (1) IN GENERAL.—For a conveyance under sub-
10 section (a), the Secretary shall require that the
11 United States receive consideration of not less than
12 the fair market value of the property or rights con-
13 veyed.

14 (2) FORM.—Consideration under this sub-
15 section may include any combination of—

16 (A) property (either real or personal);

17 (B) cash or cash equivalents; and

18 (C) consideration in-kind, including—

19 (i) provision of space, goods, or serv-
20 ices of benefit, including construction, re-
21 pair, remodeling, or other physical im-
22 provements;

23 (ii) maintenance of property;

24 (iii) provision of office, storage, or
25 other useable space; or

1 (iv) relocation services associated with
2 conveyance of property under this section.

3 (3) DETERMINATION OF FAIR MARKET
4 VALUE.—The Secretary shall determine fair market
5 value for purposes of paragraph (1) based on a
6 highest- and best-use appraisal of the properties con-
7 veyed under subsection (a) conducted in conform-
8 ance with the Uniform Appraisal Standards for Pro-
9 fessional Appraisal Practice.

10 (c) USE OF PROCEEDS.—Any amounts received
11 under subsection (b) by the United States as proceeds of
12 any conveyance under this section shall be available to the
13 Secretary, subject to appropriation, for the acquisition,
14 whether through lease or purchase of real property, and
15 associated design and construction of a new port facility
16 in Ketchikan, Alaska, that is under the administrative ju-
17 risdiction of the Under Secretary for Oceans and Atmos-
18 phere.

19 (d) LEGAL DESCRIPTION.—The exact acreage and
20 legal description of the real property to be conveyed under
21 subsection (a) shall be determined by a survey satisfactory
22 to the Secretary of Commerce. The cost of the survey shall
23 be borne by the Secretary of Commerce.

24 (e) EXCHANGE.—The Secretary may exchange all or
25 any portion of the real property under subsection (a) as

1 the Secretary considers appropriate to protect the interest
2 of the United States.

3 (f) TRANSITION.—During any transition period nec-
4 essary for the relocation to a new port facility under sub-
5 section (e), the Secretary may, subject to the availability
6 of appropriations, acquire such temporary facilities and
7 associated services, through lease, license, or permit as
8 may be necessary for such relocation.

9 (g) ADDITIONAL TERMS AND CONDITIONS.—The
10 Secretary may require such additional terms and condi-
11 tions with a conveyance under subsection (a) as the Sec-
12 retary considers appropriate to protect the interest of the
13 United States.

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