

110TH CONGRESS  
1ST SESSION

# S. 1552

To authorize the Administrator of General Services to convey a parcel of real property to the Alaska Railroad Corporation.

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IN THE SENATE OF THE UNITED STATES

JUNE 5, 2007

Ms. MURKOWSKI introduced the following bill; which was read twice and referred to the Committee on Environment and Public Works

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## A BILL

To authorize the Administrator of General Services to convey a parcel of real property to the Alaska Railroad Corporation.

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 OF GSA FLEET MANAGEMENT**  
4                       **CENTER TO ALASKA RAILROAD CORPORA-**  
5                       **TION.**

6       (a) IN GENERAL.—Subject to the requirements of  
7 this section, the Administrator of General Services shall  
8 convey, not later than 2 years after the date of enactment  
9 of this Act, by quitclaim deed, to the Alaska Railroad Cor-  
10 poration, an entity of the State of Alaska (in this section

1 referred to as the “Corporation”), all right, title, and in-  
2 terest of the United States in and to the parcel of real  
3 property described in subsection (b), known as the GSA  
4 Fleet Management Center.

5 (b) GSA FLEET MANAGEMENT CENTER.—The par-  
6 cel to be conveyed under subsection (a) is the parcel lo-  
7 cated at the intersection of 2nd Avenue and Christensen  
8 Avenue in Anchorage, Alaska, consisting of approximately  
9 78,000 square feet of land and the improvements thereon.

10 (c) CONSIDERATION.—

11 (1) IN GENERAL.—As consideration for the par-  
12 cel to be conveyed under subsection (a), the Admin-  
13 istrator shall require the Corporation to—

14 (A) convey replacement property in accord-  
15 ance with paragraph (2); or

16 (B) pay the purchase price for the parcel  
17 in accordance with paragraph (3).

18 (2) REPLACEMENT PROPERTY.—If the Admin-  
19 istrator requires the Corporation to provide consider-  
20 ation under paragraph (1)(A), the Corporation  
21 shall—

22 (A) convey, and pay the cost of conveying,  
23 to the United States, acting by and through the  
24 Administrator, fee simple title to real property,  
25 including a building, that the Administrator de-

1           termines to be suitable as a replacement facility  
2           for the parcel to be conveyed under subsection  
3           (a); and

4                   (B) provide such other consideration as the  
5           Administrator and the Corporation may agree,  
6           including payment of the costs of relocating the  
7           occupants vacating the parcel to be conveyed  
8           under subsection (a).

9           (3) PURCHASE PRICE.—If the Administrator re-  
10          quires the Corporation to provide consideration  
11          under paragraph (1)(B), the Corporation shall pay  
12          to the Administrator the fair market value of the  
13          parcel to be conveyed under subsection (a) based on  
14          its highest and best use as determined by an inde-  
15          pendent appraisal commissioned by the Adminis-  
16          trator and paid for by the Corporation.

17          (d) APPRAISAL.—In the case of an appraisal under  
18          subsection (c)(3)—

19                   (1) the appraisal shall be performed by an ap-  
20          praiser mutually acceptable to the Administrator  
21          and the Corporation; and

22                   (2) the assumptions, scope of work, and other  
23          terms and conditions related to the appraisal assign-  
24          ment shall be mutually acceptable to the Adminis-  
25          trator and the Corporation.

1 (e) PROCEEDS.—

2 (1) DEPOSIT.—Any proceeds received under  
3 subsection (c) shall be paid into the Federal Build-  
4 ings Fund established under section 592 of title 40,  
5 United States Code.

6 (2) EXPENDITURE.—Amounts paid into the  
7 Federal Buildings Fund under paragraph (1) shall  
8 be available to the Administrator upon deposit for  
9 expenditure for any lawful purpose consistent with  
10 existing authorities granted to the Administrator;  
11 except that the Administrator shall provide to the  
12 Committee on Transportation and Infrastructure of  
13 the House of Representatives and the Committee on  
14 Environment and Public Works of the Senate 30  
15 days advance written notice of any expenditure of  
16 the proceeds.

17 (f) ADDITIONAL TERMS AND CONDITIONS.—The Ad-  
18 ministrator may require such additional terms and condi-  
19 tions to the conveyance under subsection (a) as the Ad-  
20 ministrator considers appropriate to protect the interests  
21 of the United States.

22 (g) DESCRIPTION OF PROPERTY AND SURVEY.—The  
23 exact acreage and legal description of the parcels to be  
24 conveyed under subsections (a) and (c)(2) shall be deter-

- 1 mined by surveys satisfactory to the Administrator and
- 2 the Corporation.

