

106TH CONGRESS
2D SESSION

H. R. 4285

To authorize the Secretary of Agriculture to convey certain administrative sites for National Forest System lands in the State of Texas, to convey certain National Forest System land to the New Waverly Gulf Coast Trades Center, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

APRIL 13, 2000

Mr. TURNER introduced the following bill; which was referred to the
Committee on Agriculture

A BILL

To authorize the Secretary of Agriculture to convey certain administrative sites for National Forest System lands in the State of Texas, to convey certain National Forest System land to the New Waverly Gulf Coast Trades Center, 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. SHORT TITLE.**

4 This Act may be cited as the “Texas National Forests
5 Improvement Act of 1999”.

1 **SEC. 2. CONVEYANCE OF ADMINISTRATIVE SITES, TEXAS**
2 **NATIONAL FOREST SYSTEM LANDS.**

3 (a) **AUTHORITY TO SELL OR EXCHANGE.**—The Sec-
4 retary of Agriculture may convey, by sale or exchange,
5 under such terms and conditions as the Secretary may
6 prescribe, any and all right, title, and interest of the
7 United States in and to the following parcels of National
8 Forest System land (including improvements thereon) lo-
9 cated in the State of Texas:

10 (1) Davy Crockett National Forest, Trinity
11 Ranger Quarters #066310 (Tract K-2D), located at
12 State Highway 94, Groveton, Texas, consisting of
13 approximately 3.0 acres, as depicted on the map en-
14 titled “Trinity Ranger Quarters, Tract K-2D”,
15 dated September 1, 1999.

16 (2) Davy Crockett National Forest quarters
17 #066380 (Tract K-604), located at 514 Devine
18 Street, Groveton, Texas, consisting of approximately
19 0.5 acre, as depicted on the map entitled “Davy
20 Crockett National Forest Quarters, Tract K-604”,
21 dated September 1, 1999.

22 (3) Sabine National Forest quarters #055250
23 (Tract S-1391), located at 706 Cartwright Drive,
24 San Augustine, Texas, consisting of approximately
25 0.5 acre, as depicted on the map entitled “Sabine

1 National Forest Quarters, Tract S-1391”, dated
2 September 1, 1999.

3 (4) Sabine National Forest quarters #055400
4 (Tract S-1389), located at 507 Planter Drive, San
5 Augustine, Texas, consisting of approximately 1.5
6 acres, as depicted on the map entitled “Sabine Na-
7 tional Forest Quarters, Tract S-1389”, dated Sep-
8 tember 1, 1999.

9 (5) Sabine National Forest quarters #077070
10 (Tract S-1388), located at State Highway 87,
11 Hemphill, Texas, consisting of approximately 1.0
12 acre, as depicted on the map entitled “Sabine Na-
13 tional Forest Quarters, Tract S-1388”, dated Sep-
14 tember 1, 1999.

15 (6) Sabine National Forest quarters #077430
16 (Tract S-1390), located at FM Road 944, Hemphill,
17 Texas, consisting of approximately 2.0 acres, as de-
18 picted on the map entitled “Sabine National Forest
19 Quarters, Tract S-1390”, dated September 1, 1999.

20 (7) Old Yellowpine Work Center site, within the
21 Sabine National Forest, consisting of approximately
22 1.0 acre, as depicted on the map entitled “Old
23 Yellowpine Work Center”, dated September 1, 1999.

24 (8) Yellowpine Work Center site, within the
25 Sabine National Forest, consisting of approximately

1 9.0 acres, as depicted on the map entitled
2 “Yellowpine Work Center”, dated September 1,
3 1999.

4 (9) Zavalla Work Center site, within the
5 Angelina National Forest, consisting of approxi-
6 mately 19.0 acres, as depicted on the map entitled
7 “Zavalla Work Center”, dated September 1, 1999.

8 (b) AUTHORIZED CONSIDERATION.—As consider-
9 ation for a conveyance of land under subsection (a), the
10 recipient of the land, with the consent of the Secretary,
11 may convey to the Secretary other land, existing improve-
12 ments, or improvements constructed to specifications of
13 the Secretary.

14 (c) APPLICABLE LAW.—Except as otherwise provided
15 in this section, any conveyance of land under subsection
16 (a) shall be subject to the laws and regulations applicable
17 to the conveyance and acquisition of land for the National
18 Forest System.

19 (d) CASH EQUALIZATION.—Notwithstanding any
20 other provision of law, the Secretary may accept a cash
21 equalization payment in excess of 25 percent of the value
22 of any parcel of land exchanged under subsection (a).

23 (e) SOLICITATION OF OFFERS.—The Secretary may
24 solicit offers for the conveyance of land under this section
25 on such terms and conditions as the Secretary may pre-

1 scribe. The Secretary may reject any offer made under
2 this section if the Secretary determines that the offer is
3 not adequate or not in the public interest.

4 **SEC. 3. CONVEYANCE OF TEXAS NATIONAL FOREST SYSTEM**
5 **LAND TO NEW WAVERLY GULF COAST**
6 **TRADES CENTER.**

7 (a) CONVEYANCE AUTHORITY.—Subject to the terms
8 and conditions specified in this section, the Secretary of
9 Agriculture may convey to the New Waverly Gulf Coast
10 Trades Center (referred to in this section as the “Cen-
11 ter”), all right, title, and interest of the United States in
12 and to a parcel of real property (including improvements
13 thereon) consisting of approximately 57 acres of land lo-
14 cated within the Sam Houston National Forest, Walker
15 County, Texas, as depicted on the map entitled “New Wa-
16 verly Gulf Coast Trades Center”, dated September 15,
17 1999. A complete legal description of the property to be
18 conveyed shall be available for public inspection at an ap-
19 propriate office of the Sam Houston National Forest and
20 in the Office of the Chief of the Forest Service.

21 (b) CONSIDERATION.—

22 (1) FAIR MARKET VALUE.—As consideration for
23 the conveyance authorized by this section, the Cen-
24 ter shall pay to the Secretary an amount equal to
25 the fair market value of the property, as determined

1 by an appraisal acceptable to the Secretary and pre-
2 pared in accordance with the Uniform Appraisal
3 Standards for Federal Land Acquisition published
4 by the Department of Justice.

5 (2) APPRAISAL COST.—The Center shall pay
6 the cost of the appraisal of the property.

7 (3) TIME FOR PAYMENT.—The consideration
8 determined under paragraph (1) shall be paid, at the
9 option of the Center—

10 (A) in full not later than 180 days after
11 the date of conveyance of the property; or

12 (B) in 7 equal annual installments com-
13 mencing on January 1 of the first year begin-
14 ning after the conveyance and annually there-
15 after until the total amount has been paid.

16 (4) INTEREST.—Any payment due for the con-
17 veyance of property under this section shall accrue
18 interest, beginning on the date of the conveyance, at
19 an annual rate of 3 percent on the unpaid balance.

20 (c) RELEASE.—Subject to compliance with all Fed-
21 eral environmental laws prior to conveyance, the Center,
22 upon acquisition of the property under this section, shall
23 agree in writing to hold the United States harmless from
24 any and all claims to the property, including all claims
25 resulting from hazardous materials conveyed on the lands.

1 (d) RIGHT OF REENTRY.—At any time before full
2 payment is made for the conveyance of the property under
3 this section, the conveyance shall be subject to a right of
4 reentry in the United States if the Secretary determines
5 that—

6 (1) the Center has not complied with the re-
7 quirements of this section or the conditions pre-
8 scribed by the Secretary in the deed of conveyance;
9 or

10 (2) the conveyed land is converted to a nonedu-
11 cational or for profit use.

12 (e) ALTERNATIVE PROPERTY DISPOSAL AUTHOR-
13 ITY.—In the event that the Center does not contract with
14 the Secretary to acquire the property described in this sec-
15 tion within 18 months of the date of the enactment of
16 this Act, the Secretary may dispose of the property in the
17 manner provided in section 2.

18 **SEC. 4. DISPOSITION OF FUNDS.**

19 (a) DEPOSIT IN SISK ACT FUND.—The Secretary
20 shall deposit the proceeds of a sale or exchange under this
21 Act in the fund established under Public Law 90–171 (16
22 U.S.C. 484a; commonly known as the Sisk Act).

23 (b) USE OF PROCEEDS.—Funds deposited under sub-
24 section (a) shall be available to the Secretary, without fur-
25 ther appropriation, for—

1 (1) the acquisition, construction, or improve-
2 ment of administrative facilities for units of the
3 National Forest System in the State of Texas; or

4 (2) the acquisition of lands or interests in lands
5 in the State of Texas.

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