

Union Calendar No. 429

106TH CONGRESS
2^D SESSION

S. 1374

[Report No. 106-748]

IN THE HOUSE OF REPRESENTATIVES

JANUARY 27, 2000

Referred to the Committee on Resources

JULY 17, 2000

Committed to the Committee of the Whole House on the State of the Union
and ordered to be printed

AN ACT

To authorize the development and maintenance of a multi-agency campus project in the town of Jackson, Wyoming.

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 “Jackson Multi-Agency
5 Campus Act of 1999”.

6 **SEC. 2. FINDINGS AND PURPOSES.**

7 (a) FINDINGS.—Congress finds that—

(1) the management of public land and natural resources and the service of the public in the area of Jackson, Wyoming, are responsibilities shared by—

(A) the Department of Agriculture;

(B) the Forest Service;

(C) the Department of the Interior,
including—

(i) the National Park Service; and

(ii) the United States Fish and Wildlife Service;

(D) the Game and Fish Commission of the State of Wyoming;

(E) Teton County, Wyoming;

(F) the town of Jackson, Wyoming;

(G) the Jackson Chamber of Commerce;

and

(H) the Jackson Hole Historical Society;

and

(2) it is desirable to locate the administrative offices of several of the agencies and entities specified in paragraph (1) on 1 site to—

(A) facilitate communication between the agencies and entities;

1 (B) reduce costs to the Federal, State, and
2 local governments; and

3 (C) better serve the public.

4 (b) PURPOSES.—The purposes of this Act are—

5 (1) to authorize the Federal agencies specified
6 in subsection (a)—

7 (A) to develop and maintain the Project in
8 Jackson, Wyoming, in cooperation with the
9 other agencies and entities specified in sub-
10 section (a); and

11 (B) to provide resources and enter into
12 such agreements as are necessary for the plan-
13 ning, design, construction, operation, mainte-
14 nance, and fixture modifications of all elements
15 of the Project;

16 (2) to direct the Secretary to convey to the
17 town of Jackson, Wyoming, certain parcels of feder-
18 ally owned land located in Teton County, Wyoming,
19 in exchange for construction of facilities for the
20 Bridger-Teton National Forest by the town of Jack-
21 son;

22 (3) to direct the Secretary to convey to the
23 Game and Fish Commission of the State of Wyo-
24 ming certain parcels of federally owned land in the
25 town of Jackson, Wyoming, in exchange for approxi-

1 mately 1.35 acres of land, also located in the town
2 of Jackson, to be used in the construction of the
3 Project; and

4 (4) to relinquish certain reversionary interests
5 of the United States in order to facilitate the trans-
6 actions described in paragraphs (1) through (3).

7 **SEC. 3. DEFINITIONS.**

8 In this Act:

9 (1) COMMISSION.—The term “Commission”
10 means the Game and Fish Commission of the State
11 of Wyoming.

12 (2) CONSTRUCTION COST.—The term “con-
13 struction cost” means any cost that is—

14 (A) associated with building improvements
15 to Federal standards and guidelines; and

16 (B) open to a competitive bidding process
17 approved by the Secretary.

18 (3) FEDERAL PARCEL.—The term “Federal
19 parcel” means—

20 (A) the parcel of land, and all appur-
21 tenances to the land, comprising approximately
22 15.3 acres, depicted as “Bridger-Teton Na-
23 tional Forest” on the Map; and

1 (B) the parcel comprising approximately
2 80 acres, known as the “Cache Creek Adminis-
3 trative Site”, located adjacent to the town.

4 (4) MAP.—The term “Map” means the map en-
5 titled “Multi-Agency Campus Project Site”, dated
6 March 31, 1999, and on file in the offices of—

7 (A) the Bridger-Teton National Forest, in
8 the State of Wyoming; and

9 (B) the Chief of the Forest Service.

10 (5) MASTER PLAN.—The term “master plan”
11 means the document entitled “Conceptual Master
12 Plan”, dated July 14, 1998, and on file at the of-
13 fices of—

14 (A) the Bridger-Teton National Forest, in
15 the State of Wyoming; and

16 (B) the Chief of the Forest Service.

17 (6) PROJECT.—The term “Project” means the
18 proposed project for construction of a multi-agency
19 campus, to be carried out by the town of Jackson in
20 cooperation with the other agencies and entities de-
21 scribed in section 2(a)(1), to provide, in accordance
22 with the master plan—

23 (A) administrative facilities for various
24 agencies and entities; and

1 (B) interpretive, educational, and other fa-
 2 cilities for visitors to the greater Yellowstone
 3 area.

4 (7) SECRETARY.—The term “Secretary” means
 5 the Secretary of Agriculture (including a designee of
 6 the Secretary).

7 (8) STATE PARCEL.—The term “State parcel”
 8 means the parcel of land comprising approximately
 9 3 acres, depicted as “Wyoming Game and Fish” on
 10 the Map.

11 (9) TOWN.—The term “town” means the town
 12 of Jackson, Wyoming.

13 **SEC. 4. MULTI-AGENCY CAMPUS PROJECT, JACKSON, WYO-**
 14 **MING.**

15 (a) CONSTRUCTION FOR EXCHANGE OF PROP-
 16 ERTY.—

17 (1) IN GENERAL.—Not later than 5 years after
 18 the date of enactment of this Act, the town may con-
 19 struct, as part of the Project, an administrative fa-
 20 cility to be owned and operated by the Bridger-
 21 Teton National Forest, if—

22 (A) an offer by the town to construct the
 23 administrative facility is accepted by the Sec-
 24 retary under paragraph (2);

1 (B) a memorandum of understanding be-
2 tween the town and the Secretary outlining the
3 roles and responsibilities of each party involved
4 in the land exchange and construction is exe-
5 cuted;

6 (C) a final building design and construc-
7 tion cost estimate is approved by the Secretary;
8 and

9 (D) the exchange described in subsection
10 (b)(2) is completed in accordance with that sub-
11 section.

12 (2) ACCEPTANCE AND AUTHORIZATION TO CON-
13 STRUCT.—The Secretary, on receipt of an acceptable
14 offer from the town under paragraph (1), shall au-
15 thorize the town to construct the administrative fa-
16 cility described in paragraph (1) in accordance with
17 this Act.

18 (3) CONVEYANCE.—

19 (A) SECRETARY.—The Secretary shall con-
20 vey all right, title, and interest in and to the
21 Federal land described in section 5(a)(1) to the
22 town in simultaneous exchange for, and on sat-
23 isfactory completion of, the administrative facil-
24 ity.

1 (B) TOWN.—The town shall convey all
 2 right, title, and interest in and to the adminis-
 3 trative facility constructed under this section in
 4 exchange for the land described in 5(a)(1).

5 (b) OFFER TO CONVEY STATE PARCEL.—

6 (1) IN GENERAL.—The Commission may offer
 7 to convey a portion of the State parcel, depicted on
 8 the Map as “Parcel Three”, to the United States to
 9 be used for construction of an administrative facility
 10 for the Bridger-Teton National Forest.

11 (2) CONVEYANCE.—If the offer described in
 12 paragraph (1) is made not later than 5 years after
 13 the date of enactment of this Act, the Secretary
 14 shall convey the Federal land described in section
 15 5(a)(2) to the Commission, in exchange for the por-
 16 tion of the State parcel described in paragraph (1),
 17 in accordance with this Act.

18 **SEC. 5. CONVEYANCE OF FEDERAL LAND.**

19 (a) IN GENERAL.—In exchange for the consideration
 20 described in section 3, the Secretary shall convey—

21 (1) to the town, in a manner that equalizes
 22 values—

23 (A) the portion of the Federal parcel, com-
 24 prising approximately 9.3 acres, depicted on the
 25 Map as “Parcel Two”; and

1 (B) if an additional conveyance of land is
 2 necessary to equalize the values of land ex-
 3 changed after the conveyance of Parcel Two, an
 4 appropriate portion of the portion of the Fed-
 5 eral parcel comprising approximately 80 acres,
 6 known as the “Cache Creek Administrative
 7 Site” and located adjacent to the town; and

8 (2) to the Commission, the portion of the Fed-
 9 eral parcel, comprising approximately 3.2 acres, de-
 10 picted on the Map as “Parcel One”.

11 (b) REVERSIONARY INTERESTS.—As additional con-
 12 sideration for acceptance by the United States of any offer
 13 described in section 4, the United States shall relinquish
 14 all reversionary interests in the State parcel, as set forth
 15 in the deed between the United States and the State of
 16 Wyoming, dated February 19, 1957, and recorded on Oc-
 17 tober 2, 1967, in Book 14 of Deeds, Page 382, in the
 18 records of Teton County, Wyoming.

19 **SEC. 6. EQUAL VALUE OF INTERESTS EXCHANGED.**

20 (a) VALUATION OF LAND TO BE CONVEYED.—

21 (1) IN GENERAL.—The fair market and im-
 22 provement values of the land to be exchanged under
 23 this Act shall be determined—

1 (A) by appraisals acceptable to the Sec-
2 retary, using nationally recognized appraisal
3 standards; and

4 (B) in accordance with section 206 of the
5 Federal Land Policy and Management Act of
6 1976 (43 U.S.C. 1716).

7 (2) APPRAISAL REPORT.—Each appraisal re-
8 port shall be written to Federal standards, as de-
9 fined in the Uniform Appraisal Standards for Fed-
10 eral Land Acquisitions developed by the Interagency
11 Land Acquisition Conference.

12 (3) NO EFFECT ON VALUE OF REVERSIONARY
13 INTERESTS.—An appraisal of the State parcel shall
14 not take into consideration any reversionary interest
15 held by the United States in the State parcel as of
16 the date on which the appraisal is conducted.

17 (b) VALUE OF FEDERAL LAND GREATER THAN CON-
18 STRUCTION COSTS.—If the value of the Federal land to
19 be conveyed to the town under section 5(a)(1) is greater
20 than the construction costs to be paid by the town for the
21 administrative facility described in section 4(a), the Sec-
22 retary shall reduce the acreage of the Federal land con-
23 veyed so that the value of the Federal land conveyed to
24 the town closely approximates the construction costs.

1 (c) VALUE OF FEDERAL LAND EQUAL TO VALUE OF
2 STATE PARCEL.—

3 (1) IN GENERAL.—The value of any Federal
4 land conveyed to the Commission under section
5 5(a)(2) shall be equal to the value of the State par-
6 cel conveyed to the United States under section 4(b).

7 (2) BOUNDARIES.—The boundaries of the Fed-
8 eral land and the State parcel may be adjusted to
9 equalize values.

10 (d) PAYMENT OF CASH EQUALIZATION.—Notwith-
11 standing subsections (b) and (c), the values of Federal
12 land and the State parcel may be equalized by payment
13 of cash to the Secretary, the Commission, or the town,
14 as appropriate, in accordance with section 206(b) of the
15 Federal Land Policy and Management Act of 1976 (43
16 U.S.C. 1716(b)), if the values cannot be equalized by ad-
17 justing the size of parcels to be conveyed or by conveying
18 additional land, without compromising the design of the
19 Project.

20 **SEC. 7. ADDITIONAL PROVISIONS.**

21 (a) CONSTRUCTION OF FEDERAL FACILITIES.—The
22 construction of facilities on Federal land within the bound-
23 aries of the Project shall be—

1 (1) supervised and managed by the town in ac-
2 cordance with the memorandum of agreement re-
3 ferred to in section 4(a)(1)(A); and

4 (2) carried out to standards and specifications
5 approved by the Secretary.

6 (b) ACCESS.—The town (including contractors and
7 subcontractors of the town) shall have access to the Fed-
8 eral land until completion of construction for all purposes
9 related to construction of facilities under this Act.

10 (c) ADMINISTRATION OF LAND ACQUIRED BY
11 UNITED STATES.—Land acquired by the United States
12 under this Act shall be governed by all laws applicable to
13 the administration of national forest sites.

14 (d) WETLAND.—

15 (1) IN GENERAL.—There shall be no construc-
16 tion of any facility after the date of conveyance of
17 Federal land under this Act within any portion of
18 the Federal parcel delineated on the map as “wet-
19 lands”.

20 (2) DEEDS AND CONVEYANCE DOCUMENTS.—A
21 deed or other conveyance document executed by the
22 Secretary in carrying out this Act shall contain such
23 reservations as are necessary to preclude develop-

1 ment of wetland on any portion of the Federal par-
2 cel.

Passed the Senate November 19, 1999.

Attest: GARY SISCO,
Secretary.

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