

**Calendar No. 629**113<sup>TH</sup> CONGRESS  
2<sup>D</sup> SESSION**S. 182****[Report No. 113–289]**

To provide for the unencumbering of title to non-Federal land owned by the city of Anchorage, Alaska, for purposes of economic development by conveyance of the Federal reversion interest to the City.

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**IN THE SENATE OF THE UNITED STATES**

JANUARY 30, 2013

Ms. MURKOWSKI (for herself and Mr. BEGICH) introduced the following bill; which was read twice and referred to the Committee on Energy and Natural Resources

DECEMBER 10, 2014

Reported by Ms. LANDRIEU, with an amendment

[Strike out all after the enacting clause and insert the part printed in *italic*]

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**A BILL**

To provide for the unencumbering of title to non-Federal land owned by the city of Anchorage, Alaska, for purposes of economic development by conveyance of the Federal reversion interest to the City.

1       *Be it enacted by the Senate and House of Representa-*  
2       *tives of the United States of America in Congress assembled,*

1 **SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “Anchorage Land Con-  
3 veyance Act of 2013”.

4 **SEC. 2. DEFINITIONS.**

5 In this Act:

6 (1) **CITY.**—The term “City” means the city of  
7 Anchorage, Alaska.

8 (2) **NON-FEDERAL LAND.**—The term “non-Fed-  
9 eral land” means certain parcels of land located in  
10 the City and owned by the City, which are more par-  
11 ticularly described as follows:

12 (A) Block 42, Original Townsite of An-  
13 chorage, Anchorage Recording District, Third  
14 Judicial District, State of Alaska, consisting of  
15 approximately 1.93 acres, commonly known as  
16 the Egan Center, Petrovich Park, and Old City  
17 Hall.

18 (B) Lots 9, 10, and 11, Block 66, Original  
19 Townsite of Anchorage, Anchorage Recording  
20 District, Third Judicial District, State of Alas-  
21 ka, consisting of approximately 0.48 acres, com-  
22 monly known as the parking lot at 7th Avenue  
23 and I Street.

24 (C) Lot 13, Block 15, Original Townsite of  
25 Anchorage, Anchorage Recording District,  
26 Third Judicial District, State of Alaska, con-

1           sisting of approximately 0.24 acres, an unim-  
 2           proved vacant lot located at H Street and  
 3           Christensen Drive.

4           (3) SECRETARY.—The term “Secretary” means  
 5           the Secretary of the Interior.

6   **SEC. 3. CONVEYANCE OF REVERSIONARY INTERESTS, AN-**  
 7                           **CHORAGE, ALASKA.**

8           (a) IN GENERAL.—Notwithstanding any other provi-  
 9           sion of law, the Secretary shall convey to the City, without  
 10          consideration, the reversionary interests of the United  
 11          States in and to the non-Federal land for the purpose of  
 12          unencumbering the title to the non-Federal land to enable  
 13          economic development of the non-Federal land.

14          (b) LEGAL DESCRIPTIONS.—As soon as practicable  
 15          after the date of enactment of this Act, the exact legal  
 16          descriptions of the non-Federal land shall be determined  
 17          in a manner satisfactory to the Secretary.

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

23          (d) COSTS.—The City shall pay all costs associated  
 24          with the conveyance under subsection (a), including the

1 costs of any surveys, recording costs, and other reasonable  
 2 costs.

3 **SECTION 1. SHORT TITLE.**

4 *This Act may be cited as the “Anchorage Land Con-*  
 5 *veyance Act of 2014”.*

6 **SEC. 2. CONVEYANCE OF FEDERAL REVERSIONARY INTER-**  
 7 **EST IN LAND LOCATED IN ANCHORAGE, ALAS-**  
 8 **KA.**

9 (a) *DEFINITIONS.—In this section:*

10 (1) *MUNICIPALITY.—The term “Municipality”*  
 11 *means the municipality of Anchorage, Alaska.*

12 (2) *SECRETARY.—The term “Secretary” means*  
 13 *the Secretary of the Interior.*

14 (b) *CONVEYANCE REQUIRED.—If, during the 1-year*  
 15 *period beginning on the date of completion of the appraisal*  
 16 *required by subsection (d), the Municipality submits to the*  
 17 *Secretary an offer to acquire the Federal reversionary inter-*  
 18 *est in all land described in subsection (c), the Secretary*  
 19 *shall convey to the Municipality that reversionary interest*  
 20 *by not later than 30 days after the date of receipt of the*  
 21 *offer.*

22 (c) *DESCRIPTION OF LAND.—The land referred to in*  
 23 *subsection (b) is described as follows:*

24 (1) *Block 42, Original Townsite of Anchorage,*  
 25 *Anchorage Recording District, Third Judicial Dis-*

1        *trict, State of Alaska, consisting of approximately*  
 2        *1.93 acres, commonly known as “The Egan Center”,*  
 3        *“Petrovich Park”, and “Old City Hall”.*

4            *(2) Lots 9, 10, and 11, Block 66, Original Town-*  
 5        *site of Anchorage, Anchorage Recording District,*  
 6        *Third Judicial District, State of Alaska, consisting of*  
 7        *approximately 0.48 acres, commonly known as “the*  
 8        *parking lot at 7th Avenue and I Street”.*

9            *(3) Lot 13, Block 15, Original Townsite of An-*  
 10        *chorage, Anchorage Recording District, Third Judi-*  
 11        *cial District, State of Alaska, consisting of approxi-*  
 12        *mately 0.24 acres of an unimproved vacant lot lo-*  
 13        *cated at H Street and Christensen Drive.*

14        *(d) APPRAISAL.—*

15            *(1) IN GENERAL.—Subject to paragraph (2), not*  
 16        *later than 180 days after the date on which the Sec-*  
 17        *retary selects an appraiser that is mutually accept-*  
 18        *able to the Secretary and the Municipality under*  
 19        *paragraph (2)(A), the Secretary shall complete an ap-*  
 20        *praisal of the Federal reversionary interest in the*  
 21        *land described in subsection (c).*

22            *(2) REQUIREMENTS.—The appraisal under*  
 23        *paragraph (1) shall be—*

1           (A) conducted by an appraiser that is mu-  
2           tually acceptable to the Secretary and the Mu-  
3           nicipality; and

4           (B) completed in accordance with the Uni-  
5           form Appraisal Standards for Federal Land Ac-  
6           quisitions and the Uniform Standards of Profes-  
7           sional Appraisal Practice.

8           (e) CONSIDERATION.—

9           (1) IN GENERAL.—As consideration for convey-  
10          ance of the Federal reversionary interest under sub-  
11          section (b), the Municipality shall pay to the Sec-  
12          retary an amount equal to the appraised value of the  
13          Federal reversionary interest, as determined by the  
14          appraisal under subsection (d).

15          (2) DEADLINE.—The consideration under para-  
16          graph (1) shall be paid not later than 30 days after  
17          the date of the conveyance.

18          (f) COSTS OF CONVEYANCE.—As a condition of the  
19          conveyance of the Federal reversionary interest under sub-  
20          section (b), all costs associated with the conveyance, includ-  
21          ing the cost of the appraisal required by subsection (d),  
22          shall be paid by the Municipality.



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