

106TH CONGRESS
1ST SESSION

S. 694

To authorize the conveyance of the Naval Weapons Industrial Reserve Plant
No. 387, Dallas, Texas.

IN THE SENATE OF THE UNITED STATES

MARCH 24, 1999

Mr. GRAMM (for himself, and Mrs. HUTCHISON) introduced the following bill;
which was read twice and referred to the Committee on Armed Services

A BILL

To authorize the conveyance of the Naval Weapons Industrial
Reserve Plant No. 387, Dallas, Texas.

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. LAND CONVEYANCE, NAVAL WEAPONS INDUS-**
4 **TRIAL RESERVE PLANT NO. 387, DALLAS,**
5 **TEXAS.**

6 (a) CONVEYANCE AUTHORIZED.—(1) The Secretary
7 of the Navy may convey to the City of Dallas, Texas (in
8 this section referred to as the “City”), all right, title, and
9 interest of the United States in and to parcels of real prop-
10 erty consisting of approximately 314 acres and comprising

1 the Naval Weapons Industrial Reserve Plant No. 387,
2 Dallas, Texas.

3 (2)(A) As part of the conveyance authorized by para-
4 graph (1), the Secretary may convey to the City such im-
5 provements, equipment, fixtures, and other personal prop-
6 erty located on the parcels referred to in that paragraph
7 as the Secretary determines to be not required by the
8 Navy for other purposes.

9 (B) The Secretary may permit the City to review and
10 inspect the improvements, equipment, fixtures, and other
11 personal property located on the parcels referred to in
12 paragraph (1) for purposes of the conveyance authorized
13 by this paragraph.

14 (b) **AUTHORITY TO CONVEY WITHOUT CONSIDER-**
15 **ATION.**—The conveyance authorized by subsection (a) may
16 be made without consideration if the Secretary determines
17 that the conveyance on that basis would be in the best
18 interests of the United States.

19 (c) **EXCEPTION FROM SCREENING REQUIREMENT.**—
20 The conveyance authorized by subsection (a) shall be
21 made without regard to the requirement under section
22 2696 of title 10, United States Code, that the property
23 be screened for further Federal use in accordance with the
24 Federal Property and Administrative Services Act of 1949
25 (40 U.S.C. 471 et seq.).

1 (d) CONDITION OF CONVEYANCE.—The conveyance
2 authorized by subsection (a) shall be subject to the condi-
3 tion that the City—

4 (1) use the parcels, directly or through an
5 agreement with a public or private entity, for eco-
6 nomic purposes or such other public purposes as the
7 City determines appropriate; or

8 (2) convey the parcels to an appropriate public
9 or private entity for use for such purposes.

10 (e) REVERSION.—If, during the 5-year period begin-
11 ning on the date the Secretary makes the conveyance au-
12 thorized by subsection (a), the Secretary determines that
13 the conveyed real property is not being used for a purpose
14 specified in subsection (d), all right, title, and interest in
15 and to the property, including any improvements thereon,
16 shall revert to the United States, and the United States
17 shall have the right of immediate entry onto the property.

18 (f) INTERIM LEASE.—(1) Until such time as the real
19 property described in subsection (a) is conveyed by deed
20 under this section, the Secretary may continue to lease
21 the property, together with improvements thereon, to the
22 current tenant under the existing terms and conditions of
23 the lease for the property.

24 (2) If good faith negotiations for the conveyance of
25 the property continue under this section beyond the end

1 of the third year of the term of the existing lease for the
2 property, the Secretary shall continue to lease the property
3 to the current tenant of the property under the terms and
4 conditions applicable to the first three years of the lease
5 of the property pursuant to the existing lease for the prop-
6 erty.

7 (g) MAINTENANCE OF PROPERTY.—(1) Subject to
8 paragraph (2), the Secretary shall be responsible for main-
9 taining the real property to be conveyed under this section
10 in its condition as of the date of the enactment of this
11 Act until such time as the property is conveyed by deed
12 under this section.

13 (2) The current tenant of the property shall be re-
14 sponsible for any maintenance required under paragraph
15 (1) to the extent of the activities of that tenant at the
16 property during the period covered by that paragraph.

17 (h) ENVIRONMENTAL REMEDIATION.—Notwith-
18 standing any other provision of law, the City shall not be
19 responsible for any environmental restoration or remedi-
20 ation that is required with respect to the real property
21 to be conveyed under subsection (a) as a result of activities
22 of parties other than the City at the property before its
23 conveyance under this section.

24 (i) DESCRIPTION OF PROPERTY.—The exact acreage
25 and legal description of the real property to be conveyed

1 under subsection (a) shall be determined by a survey satis-
2 factory to the Secretary. The cost of the survey shall be
3 borne by the City.

4 (j) ADDITIONAL TERMS AND CONDITIONS.—The Sec-
5 retary may require such additional terms and conditions
6 in connection with the conveyance under subsection (a) as
7 the Secretary considers appropriate to protect the inter-
8 ests of the United States.

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