

109TH CONGRESS
1ST SESSION

H. R. 3630

To provide a site for construction of a national health museum, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

JULY 29, 2005

Mr. GINGREY (for himself, Mr. NORWOOD, Mr. PRICE of Georgia, Mr. BOUSTANY, and Mrs. CAPPs) introduced the following bill; which was referred to the Committee on Transportation and Infrastructure

A BILL

To provide a site for construction of a national health museum, 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 “National Health Mu-
5 seum Act of 2005”.

6 **SEC. 2. PURPOSE.**

7 The purpose of this Act is to provide for a site to
8 be used for the construction and operation of a national
9 health museum.

1 **SEC. 3. DEFINITIONS.**

2 In this Act, the following definitions apply:

3 (1) ADMINISTRATOR.—The term “Adminis-
4 trator” means the Administrator of General Serv-
5 ices.

6 (2) CERCLA.—The term “CERCLA” means the
7 Comprehensive Environmental Response, Compensa-
8 tion, and Liability Act of 1980 (42 U.S.C. 9601 et
9 seq.).

10 (3) COMMITTEES.—The term “Committees”
11 means the Committee on Transportation and Infra-
12 structure of the House of Representatives and the
13 Committee on Environment and Public Works of the
14 Senate.

15 (4) MUSEUM.—The term “Museum” means the
16 National Health Museum, Inc., a District of Colum-
17 bia nonprofit corporation exempt from taxation pur-
18 suant to section 501(c)(3) of the Internal Revenue
19 Code of 1986.

20 (5) NORTHERN PORTION OF THE PROPERTY.—
21 The term “northern portion of the property” means
22 that portion of the property which the Administrator
23 and Museum deem appropriate for the museum fa-
24 cility.

25 (6) PROPERTY.—The term “property” means
26 the property located in the District of Columbia,

1 subject to survey and as determined by the Adminis-
2 trator, generally consisting of Squares 325 and 326,
3 and the westerly portions of Squares 351 and 352,
4 including the parcel and structure commonly known
5 as the “Cotton Annex”. The property is generally
6 bounded by 12th Street, Independence Avenue,
7 Maryland Avenue, the James Forrestal Building,
8 and L’Enfant Plaza, all in Southwest, Washington,
9 D.C., and shall include all associated air rights, im-
10 provements thereon, and appurtenances thereto.

11 (7) SOUTHERN PORTION OF THE PROPERTY.—
12 The term “southern portion of the property” means
13 that portion of the property other than the northern
14 portion of the property.

15 **SEC. 4. CONVEYANCE OF PROPERTY.**

16 (a) AUTHORITY TO CONVEY.—

17 (1) IN GENERAL.—Subject to the requirements
18 of this Act, the Administrator shall convey the prop-
19 erty to the Museum on such terms and conditions as
20 the Administrator considers reasonable and appro-
21 priate to protect the interests of the United States
22 and further the purposes of this Act.

23 (2) AGREEMENT.—As soon as practicable, but
24 not later than 60 days after the date of enactment

1 of this Act, the Administrator shall enter into an
2 agreement with the Museum for the conveyance.

3 (3) TERMS AND CONDITIONS.—The terms and
4 conditions of the agreement shall address, among
5 other things, mitigation of developmental impacts to
6 existing Federal buildings and structures, security
7 concerns, and operational protocols for development
8 and use of the property.

9 (4) SEPARATE CONVEYANCE OF NORTHERN
10 AND SOUTHERN PORTIONS.—Under the agreement,
11 the Administrator shall convey the northern portion
12 of the property separately from and, if so agreed by
13 the Administrator and the Museum, at a different
14 time than the southern portion of the property.

15 (b) PURCHASE PRICE.—

16 (1) IN GENERAL.—The purchase price for the
17 property shall be its fair market value based on its
18 highest and best use as determined by an inde-
19 pendent appraisal commissioned by the Adminis-
20 trator and paid for by the Museum.

21 (2) SELECTION OF APPRAISER.—The appraisal
22 shall be performed by an appraiser mutually accept-
23 able to the Administrator and the Museum.

24 (3) TERMS AND CONDITIONS FOR APPRAISAL.—

1 (A) IN GENERAL.—Except as provided by
2 subparagraph (B), the assumptions, scope of
3 work, and other terms and conditions related to
4 the appraisal assignment shall be mutually ac-
5 ceptable to the Administrator and the Museum.

6 (B) REQUIRED TERMS.—The following
7 terms and conditions shall apply to the ap-
8 praisal:

9 (i) The appraisal shall assume that
10 the property does not contain hazardous
11 substances (as defined in section 101 of
12 CERCLA (42 U.S.C. 9601)) which require
13 remedial action (as defined in such sec-
14 tion).

15 (ii) The appraisal shall state a value
16 for the property as a whole as well as sepa-
17 rate values for the northern portion and
18 southern portion of the property, taking
19 into consideration the impact to value (if
20 any) resulting from a conveyance of less
21 than the entirety of the property.

22 (c) APPLICATION OF PROCEEDS.—The purchase
23 price shall be paid into the Federal Buildings Fund estab-
24 lished under section 592 of title 40, United States Code.
25 Upon deposit, the Administrator may expend the proceeds

1 from the conveyance for any lawful purpose consistent
2 with existing authorities granted to the Administrator; ex-
3 cept that the Administrator shall provide the Committees
4 with 30 days advance written notice of any expenditure
5 of the proceeds.

6 (d) QUIT CLAIM DEED.—

7 (1) IN GENERAL.—The property shall be con-
8 veyed pursuant to 2 quit claim deeds (one for the
9 northern portion and one for the southern portion of
10 the property), each of which shall contain the cov-
11 enants required by section 120(h) of CERCLA (42
12 U.S.C. 9620).

13 (2) LIMITATION ON LIABILITY.—The United
14 States shall not be liable or responsible pursuant to
15 paragraph (1) for any additional remedial action—

16 (A) with respect to hazardous substances
17 not existing on the property as of the date of
18 conveyance, unless the presence of such haz-
19 ardous substances on the property was caused
20 by the United States; or

21 (B) caused, required, or arising out of ac-
22 tions of the Museum, its affiliate, any successor
23 thereto, or any of their respective agents, con-
24 tractors, or assigns.

1 (e) USE RESTRICTION.—The northern portion of the
2 property shall be dedicated for use as a site for a national
3 health museum for the 99-year period beginning on date
4 of conveyance of that portion to the Museum.

5 (f) REVERSION.—

6 (1) BASES FOR REVERSION.—The northern por-
7 tion of the property shall revert to the United
8 States, without any obligation for repayment by the
9 United States of any amount of the purchase price
10 for the property, if—

11 (A) that portion is not used as a site for
12 a national health museum at any time during
13 the 99-year period referred to in subsection (e);
14 or

15 (B) the Museum has not commenced con-
16 struction of a museum facility on that portion
17 in the 5-year period beginning on the date of
18 enactment of this Act, other than for reasons
19 beyond the control of the Museum as reason-
20 ably determined by the Administrator.

21 (2) ENFORCEMENT.—The Administrator may
22 perform any acts necessary to enforce the rever-
23 sionary rights provided in this section.

24 (3) CUSTODY OF PROPERTY UPON REVER-
25 SION.—If any portion of the property reverts to the

1 United States pursuant to this section, such prop-
2 erty shall be under the custody and control of the
3 Administrator.

4 (g) CLOSING.—

5 (1) DEADLINE.—The Administrator shall con-
6 vey the northern and southern portions of the prop-
7 erty not later than 3 years after the date of enact-
8 ment of this Act. The Administrator may extend
9 that period for such time as is reasonably necessary
10 for the Museum to perform its obligations under sec-
11 tion 5(a).

12 (2) APPLICABILITY OF REQUIREMENTS.—The
13 requirements of this Act shall remain in full force
14 and effect with respect to any portion of the prop-
15 erty conveyed before the deadline established by
16 paragraph (1) or any extension.

17 **SEC. 5. ENVIRONMENTAL MATTERS.**

18 (a) LIABILITIES AND RESPONSIBILITIES.—The
19 agreement entered into under section 4(a)(2) shall provide
20 that the Museum will conduct any environmental remedi-
21 ation activity with respect to the property, and bear the
22 costs of any such activity, except as otherwise provided
23 by section 4(d) and subsection (b) of this section.

24 (b) CREDITING OF REMEDIATION COSTS.—Any costs
25 of environmental remediation activities referred to in sub-

1 section (a) shall be credited to the purchase price for the
2 property up to an amount not greater than the purchase
3 price for the property.

4 (c) SCOPE OF REMEDIATION ACTIVITIES.—The scope
5 of any required environmental remediation activity with
6 respect to the property shall be as required by section 120
7 of CERCLA (42 U.S.C. 9620).

8 **SEC. 6. INCIDENTAL COSTS.**

9 (a) RESPONSIBILITIES.—Except as otherwise specifi-
10 cally provided by this Act, the Museum shall bear any and
11 all costs associated with complying with the provisions of
12 this Act, including studies and reports, surveys, relocating
13 tenants, and mitigating impacts to existing Federal build-
14 ings and structures resulting directly from the develop-
15 ment of the property by the Museum.

16 (b) RELOCATION OF EXISTING TENANTS.—The costs
17 of relocating existing tenants (including the costs of re-
18 lated studies), shall be paid by the Museum up to an
19 amount to be agreed upon by the Administrator and Mu-
20 seum in the agreement entered into under section 4(a)(2),
21 and any costs in excess of such agreed upon amount shall
22 be credited to the purchase price for the property upon
23 the closing on the portion of the property first conveyed.

1 **SEC. 7. LAND USE APPROVALS.**

2 (a) EXISTING AUTHORITIES.—Nothing in this Act
3 shall be construed as limiting or affecting the authority
4 or responsibilities of the National Capital Planning Com-
5 mission or the Commission of Fine Arts.

6 (b) COOPERATION.—

7 (1) ZONING AND LAND USE.—Subject to para-
8 graph (2), the Administrator shall reasonably co-
9 operate with the Museum with respect to any zoning
10 or other land use matter relating to development of
11 the property in accordance with this Act. Such co-
12 operation shall include consenting to applications by
13 the Museum for applicable zoning and permitting
14 with respect to the property.

15 (2) LIMITATIONS.—The Administrator shall not
16 be required to incur any costs with respect to co-
17 operation under this subsection and any consent pro-
18 vided under this subsection shall be premised on the
19 property being developed and operated in accordance
20 with this Act.

21 **SEC. 8. REPORTS.**

22 Not later than one year after the date of enactment
23 of this Act, and annually thereafter until the end of the
24 5-year period following conveyance of the property or until
25 substantial completion of the museum facility (whichever
26 is later), the Museum shall submit annual reports to the

1 Administrator and the Committees detailing the develop-
2 ment and construction activities of the Museum with re-
3 spect to this Act.

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