

# HOUSTON, TEXAS, PROPERTY CONVEYANCE

Ms. NORTON. Mr. Speaker, I move to suspend the rules and pass the bill (H.R. 6510) to direct the Administrator of General Services to convey a parcel of real property in Houston, Texas, to the Military Museum of Texas, and for other purposes.

The Clerk read the title of the bill.

The text of the bill is as follows:

H.R. 6510

*Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,*

## SECTION 1. CONVEYANCE OF REAL PROPERTY IN HOUSTON, TEXAS.

(a) **AUTHORITY TO CONVEY.**—The Administrator of General Services shall convey, at the market value determined under subsection (b), to the Military Museum of Texas all right, title, and interest of the United States in and to the parcel of real property located at 8611 Wallisville Road in Houston, Texas, as described in subsection (c).

(b) **DETERMINATION OF MARKET VALUE.**—For purposes of subsection (a), the market value of the real property shall be determined by an independent appraisal based on the current use of the property. The appraisal shall be commissioned by the Administrator and paid for by the Military Museum of Texas.

(c) **PROPERTY DESCRIPTION.**—The real property to be conveyed is the 3.673 acres of land in Lot 3 of Moers Subdivision in the W.M. Black Survey, Abstract 114, Harris County, Texas, more particularly described as follows:

(1) Beginning at an iron rod located at the intersection of the north line of Wallisville Road presently being 100' wide with the southeast line of U.S. Highway 90 presently being 150' in width.

(2) Thence north 38°13' east 1068.61' along the southeast line of U.S. Highway 90 to an iron rod for the point of beginning.

(3) Thence south 01°15'43" east 713.5' along a fence to a galvanized iron fence corner in the north line of Wallisville Road.

(4) Thence south 79°26' west, 408' more or less parallel to the east boundary line to a point in the southeast line of U.S. Highway 90.

(5) Thence north 38°13' east 460' more or less along the southeast line of U.S. Highway 90 to the point of beginning.

(d) **STRUCTURES AND IMPROVEMENTS.**—The conveyance shall include the improvements, structures, and fixtures located on the real property conveyed and related personal property.

(e) **USE RESTRICTION.**—

(1) **IN GENERAL.**—As a condition of the conveyance, the Military Museum of Texas shall use and maintain the real property conveyed, for a minimum period of 30 years, in a manner consistent with the use of the property at the time of the conveyance.

(2) **USE RESTRICTION.**—Except as provided by paragraph (3), if the real property conveyed ceases to be used or maintained as required by paragraph (1), all or any portion of the property shall, in its then existing condition and at the option of the Administrator, revert to the United States.

(3) **ABROGATION OF USE RESTRICTION.**—

(A) **IN GENERAL.**—The Military Museum of Texas may seek abrogation of the use restriction set forth in paragraph (2) by obtaining the advance written consent of the Administrator, and by payment to the United States of the fair market value of the real property to be released from the restriction.

(B) **DETERMINATION OF FAIR MARKET VALUE.**—For purposes of subparagraph (A),

the fair market value of the real property shall be determined by an independent appraisal based on the highest and best use of the property as of the effective date of the abrogation. The appraisal shall be commissioned by the Administrator and paid for by the Military Museum of Texas.

(f) **COMPLIANCE.**—

(1) **REPORTS.**—As a condition of the conveyance, the Military Museum of Texas shall submit to the Administrator, not later than one year after the date of the conveyance and annually thereafter for a period of 30 years, a report on the Military Museum's use and maintenance of the real property conveyed, and any other reports required by the Administrator to evidence the Military Museum's continuous use of the property in accordance with subsection (d).

(2) **INSPECTIONS.**—Not later than one year after the date of conveyance and every 5 years thereafter for a period of 30 years, the Administrator shall conduct inspections of the real property conveyed to confirm information provided in the reports submitted under paragraph (1).

(g) **ADDITIONAL TERMS AND CONDITIONS.**—The Administrator may require the conveyance to be subject to such additional terms and conditions as the Administrator considers appropriate and necessary to protect the interests of the United States.

(h) **COSTS OF CONVEYANCE.**—The Military Museum of Texas shall be responsible for all reasonable and necessary costs associated with the conveyance, including real estate transaction and environmental documentation costs.

(i) **RELATIONSHIP TO ENVIRONMENTAL LAW.**—Nothing in this section may be construed to affect or limit the application of or obligation to comply with any environmental law, including section 120(h) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. 9620(h)).

The SPEAKER pro tempore. Pursuant to the rule, the gentlewoman from the District of Columbia (Ms. NORTON) and the gentleman from Florida (Mr. MARIO DIAZ-BALART) each will control 20 minutes.

The Chair recognizes the gentlewoman from the District of Columbia.

## GENERAL LEAVE

Ms. NORTON. Mr. Speaker, I ask unanimous consent that all Members may have 5 legislative days within which to revise and extend their remarks and include extraneous material on H.R. 6510.

The SPEAKER pro tempore. Is there objection to the request of the gentlewoman from the District of Columbia? There was no objection.

Ms. NORTON. Mr. Speaker, I yield myself such time as I may consume.

H.R. 6510 directs the Administrator of General Services to convey a parcel of real property in Houston, Texas, to the Military Museum of Texas. The Military Museum of Texas is a nonprofit 501(c)(3) based in Harris County, Texas, that was created to honor the contributions of the citizens of Texas to the armed services of the United States.

The museum was founded in 1992 as a charitable organization and has an all-volunteer staff with an annual operating budget. The Military Museum of Texas' main activities include educating citizens on Texas' military history and preserving military memorabilia.

The memorabilia include artillery field pieces, field equipment, et cetera, but primarily military vehicles for display that are shared with the public. Its income is derived directly from the sale of items to the general public, membership dues, event fees, and contributions of private individuals and corporations.

□ 1640

The museum devotes a significant portion of its funds to its military vehicle restoration program, and these vehicles are often shared with the public on site and at local parades. The Military Museum of Texas estimates the value of its military vehicles and military memorabilia collection in its inventory at \$10 million.

The museum is currently housed in approximately 20,000 square feet owned by the General Services Administration. Originally, GSA leased the facility to the State of Texas starting in the early 1970s, before the museum took control of the facility in late 2004 under lease with the State of Texas for nominal rent plus utilities and minor repairs.

Since its initial occupancy, the Military Museum has worked with a private consultant to put together a 5-year capital improvement plan for fiscal years 2010 through 2015, to improve the facility and address storm damage to make the museum more of a world-class museum.

The General Services Administration declared the property excess on December 16, 2009, and the Military Museum of Texas has expressed an interest in purchasing the property at its full market value with a museum use restriction. The government interest in this property is protected because if the site is used for anything except for a museum during the next 30 years, the owners will be required to pay the market value of the parcel at the highest and best use.

Given that the GSA has declared this property excess and the Military Museum of Texas is willing to purchase at market value, we find this transfer to be in the best interest of the government, and I urge my colleagues to support the bill.

I reserve the balance of my time.

Mr. MARIO DIAZ-BALART of Florida. Mr. Speaker, I yield myself such time as I may consume.

Let me add my words to the gentlewoman from the District of Columbia. This bill would direct the GSA to transfer property in Houston to the Military Museum, as the gentlewoman just said.

I want to thank the gentlewoman from Texas, SHEILA JACKSON LEE, for bringing up this bill. This would, as well as what the chairwoman just talked about, also solve an issue that is really an unfortunate symptom of poor management of real Federal property.

In 2004, the museum leased this property, as we just heard, in good faith from the State of Texas, which had

used the property since 1972; and the State had actually even made improvements on it. Now, at the time GSA didn't even know that it owned this property. So it was only after due diligence from the folks at the museum when they started researching the property and the tax records, that is when it was discovered that GSA actually owned or, let me say, likely owned the property. GSA didn't even have a record of its ownership interest, but subsequently confirmed its interest in the property.

Now, the chairwoman and Ranking Member JOHN MICA of the Transportation and Infrastructure Committee and I have been working to cut wasteful management of Federal real estate property and to save taxpayers money. Unfortunately, this is yet another example, Mr. Speaker, of the type of poor management that has plagued Federal real property. This case raises serious questions as to whether Federal agencies frankly even have accurate data about which properties they even own, the taxpayer even owns, let alone how to manage those properties. But now we are where we are. That is why I thank the gentlewoman from Texas.

The Military Museum of Texas, which is a nonprofit organization founded in 1992 by military veterans, operates with a voluntary staff and displays military vehicles, as we have heard; and they draw a significant amount of visitors each year.

So the GSA, after finally realizing that they did own the property, that the taxpayers own the property, has determined that there is no Federal use for this property. So this bill would provide an opportunity, I think a very good opportunity, for the Military Museum of Texas to continue using the property as a museum; and it will ensure that the taxpayers will be compensated appropriately.

I am pleased to be a cosponsor with the gentlewoman from Texas. I want to thank her again for her leadership on this issue. I clearly support the bill. I just wanted to make sure that everybody understood the issue that we are dealing with here at the Federal level. When you have an agency that doesn't even know that it owns a piece of property, it tells you that we have issues up here that we need to deal with.

I reserve the balance of my time.

Ms. NORTON. Mr. Speaker, I yield to the gentlewoman from Texas (Ms. JACKSON LEE), the sponsor of this bill, such time as she may consume.

(Ms. JACKSON LEE of Texas asked and was given permission to revise and extend her remarks.)

Ms. JACKSON LEE of Texas. Mr. Speaker, let me thank the chairwoman of the subcommittee, first of all, for her kind generosity and the excellent staff of the chairperson, and as well my friend and my good friend from Florida, Congressman MARIO DIAZ-BALART, who is the ranking member of this committee, for the wisdom and for their staff's excellent work that has

generated relief for hardworking veterans.

In one sense, the Texas Military Museum, it speaks to individuals who have found themselves now living in the State of Texas. But these are heroes that served the Nation, proudly so, and they welcome the Nation to come and to celebrate the idea of a military museum. I don't think we can have enough of these facilities. And so I am very grateful that this nonprofit institution, in the wisdom of my bipartisan cosponsors, of which I want to express deep and abiding appreciation as I indicated to the ranking member for his sponsorship and to the chairwoman for her leadership, because it is preserving the honor and the memory of citizens who served defending the United States' freedom and liberty, and, as well, we emphasize, serving the entire country.

This will include all branches of the Armed Forces, including the Reserves and the National Guard. This will allow these individuals who have nurtured and cared for military vehicles and other equipment for display since the beginning of their operations, critical components of the military history. These individuals, these soldiers have restored and preserved this military equipment and memorabilia with enduring kindness, volunteerism; and they have stood fast just like they stood fast on the battlefield on behalf of the Nation.

The museum has had to turn down historic military equipment for display and restoration given their space limitations, so this museum will in essence be an asset for the American people.

What will it do? In addition to saying thank you to veterans, to those who have served, it will be a benefit to the community, schools, as well as veterans and military-related groups. It will teach the children to value a soldier, both old and young, both active and nonactive. It will teach them to understand what sacrifice is all about. It will explain to them, these tough vehicles that children rarely see, what they mean to their freedom. The Military Museum provides educational programs. You can't imagine the different schools that are eager to see them. Live reenactments from military personnel, interactive exhibits, provide internships to military history and preservation, as well as research databases available for educational and historical institutions and the public.

I might deviate just for a moment. A fallen hero that all of us admired, Ambassador Richard Holbrooke, took his arms of peace. He was of course the envoy to Pakistan and Afghanistan, where a war is raging in Afghanistan. What I would say to you is that he understood the partnership and the work that has to be done with the military.

That is why this museum is so important. They work together for peace, diplomacy and peace. It is enormously important that we provide an opportunity for these to be recognized.

Now, we are grateful that the General Services Administration has a light bulb on, and we thank those who have recognized the fact, how important it is to be able to fix this, if you will. That is what we are doing.

□ 1650

But we are fixing it for the right reasons. This will be conveyed for market value, the title and interest to the benefit of the United States of America. Therefore, this particular land will not go unused or misused. It, in actuality, will be for the Military Museum of Texas that can really be called the Military Museum—one of them—of the United States of America. We support honoring our soldiers.

So let me thank Ron Kendall, Elliot Doomes, Ward McCarragher, Johanna Hardy, Major Keithen Washington of my office, who was a Department of Defense detailee. We thank him for his fine work, and my deputy chief of staff for her untiring efforts to keep moving this bill.

Certainly we want to acknowledge all of the original cosponsors: MARIO DIAZ-BALART, TED POE, ILEANA ROS-LEHTINEN, CHARLIE GONZALEZ, HENRY "HANK" JOHNSON, and RALPH HALL, and the many others who have rallied around to be supportive.

Let me close at this time and indicate that we often speak of making sure that our veterans have all their benefits. We want to help the wounded warriors. Many of us visit the front lines from Iraq to Afghanistan to Bosnia to Albania and places beyond, but we want them to know that we cherish what they have done, and a military museum is a way of doing that. It gives them great joy to teach and educate adults and children, alike, what it is to serve. Our freedom is intertwined with the sacrifices of our servicemen and -women whose devotion to freedom is unparalleled. I am privileged to honor their sacrifices and the role each plays in our freedom by championing and supporting this legislation.

This bill is yet another reminder to all Americans of the risk that our servicemembers take on our behalf daily. Moreover, H.R. 6510 is an expression of gratitude for their service.

The Military Museum of Texas houses wonderful memorabilia and artifacts, and I can say that the relics remind us to be grateful and thankful for the reasons owed to military servicemen and -women for the sacrifices they made for our enjoyment of freedom. So I ask my colleagues to help us make it right, and I ask my colleagues to support H.R. 6510, a bipartisan bill recognizing the history of our great military men and women.

Mr. MARIO DIAZ-BALART of Florida. Mr. Speaker, let me once again thank the gentlewoman from Texas for bringing up this bill. As I mentioned before, not only is it going to help solve a problem where you have a Federal agency that didn't even know it had a piece of property that it owned,

but as she eloquently stated, it is solving that problem and replacing it with a very meritorious thing, which is a museum for our fighting men and women who have kept us free for over 200 years.

She very generously mentioned lots of names that she thanked, but I would be remiss if I didn't thank the gentlewoman from Texas for her leadership on this issue. It may have been a frustrating issue at times, but she has brought it to the finish line here in the House.

Also, I want to thank the chairwoman of the subcommittee I have had the privilege of being the ranking member of for 2 years; first for working so closely with me and for, once again, bringing this bill, and also just for being a great partner for the last 2 years, working together on a number of issues, always with great generosity and a spirit of cooperation with me. And that is something I will never forget.

This may or may not be the last time I am on the floor as a member of this committee because I am moving on to the Appropriations Committee, but I wanted to thank the chairwoman for her many courtesies to me. I have really enjoyed, and it has been a privilege, working with you, Madam Chairwoman.

Mr. Speaker, I yield back the balance of my time.

Ms. NORTON. First, I want to thank the ranking member, the gentleman from Florida (Mr. MARIO DIAZ-BALART), with whom I have worked so well and so closely, to thank him for the collegiality he and I have had on the subcommittee. It is a model, it seems to me, that the Congress might want to follow.

I must say, when my good friend tells me that he probably will be leaving the committee altogether, it is a sad note for me, given the way we have tried to reach agreement whenever there has been disagreement. And, frankly, on most matters he and I have found little upon which to disagree.

I can only wish him well on the Appropriations Committee. That must be his preference. Therefore, I wish the best for him, and I certainly hope to have the opportunity to work with him again in connection with that committee or otherwise on this floor or in this Congress.

I want to congratulate my good friend from Texas for her strong leadership on this bill and in wanting to make sure that this bill got on the floor before the end of the session and for her devotion to a bill that should be received, I'm sure, by all because of the recognition she so wisely understands all members of the Armed Forces are due.

Mr. OBERSTAR. Mr. Speaker, I rise in support of H.R. 6510, to direct the Administrator of General Services to convey a property in Houston, Texas, to the Military Museum of Texas.

The Military Museum of Texas is a non-profit organization with an all-volunteer staff that

operates a small museum in Houston, Texas, on land owned by the United States Government. The Museum has been operating on this property since 2004, paying a very nominal rent under an agreement with the State of Texas, which in turn had a use agreement with the General Services Administration, GSA.

In 2009, GSA determined that it did not have a need for the property, and, following normal federal procedures, reported the property as excess to its needs. The GSA Office of Property Utilization and Disposal then screened the property with other federal agencies for possible use, and determined in January 2010, that the property was surplus to federal needs. In June 2010, the State of Texas formally notified GSA that it, too, had no need for the property.

H.R. 6510 directs the GSA Administrator to convey this property to the tenant who has been in occupancy for the last 6 years, the Military Museum of Texas, for the fair market value of the property in its current use as a museum. The conveyance, by a provision in this bill, will include a covenant restricting the use of the property to its current use as a museum. If the Museum wants to abrogate the restrictive covenant, the Museum must pay GSA the fair market value of the property in its highest and best use.

The provisions of the bill are fair and reasonable, and protect the interests of the U.S. Government, while affording the Military Museum of Texas the opportunity to end its tenant status and take ownership of this property.

I urge my colleagues to join me in supporting H.R. 6510.

Ms. NORTON. Mr. Speaker, I yield back the balance of my time.

The SPEAKER pro tempore. The question is on the motion offered by the gentlewoman from the District of Columbia (Ms. NORTON) that the House suspend the rules and pass the bill, H.R. 6510.

The question was taken.

The SPEAKER pro tempore. In the opinion of the Chair, two-thirds being in the affirmative, the ayes have it.

Ms. NORTON. Mr. Speaker, on that I demand the yeas and nays.

The yeas and nays were ordered.

The SPEAKER pro tempore. Pursuant to clause 8 of rule XX and the Chair's prior announcement, further proceedings on this motion will be postponed.

#### FURTHER MESSAGE FROM THE SENATE

A further message from the Senate by Ms. Curtis, one of its clerks, announced that the Senate has passed with an amendment in which the concurrence of the House is requested, a bill of the House of the following title:

H.R. 2941. An act to reauthorize and enhance Johanna's Law to increase public awareness and knowledge with respect to gynecologic cancers.

#### MAKING TECHNICAL CORRECTIONS TO COAST GUARD AUTHORIZATION ACT

Mr. CUMMINGS. Mr. Speaker, I move to suspend the rules and pass the bill

(H.R. 6516) to make technical corrections to provisions of law enacted by the Coast Guard Authorization Act of 2010.

The Clerk read the title of the bill.

The text of the bill is as follows:

H.R. 6516

*Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,*

#### SECTION 1. TECHNICAL CORRECTIONS.

Effective with the enactment of the Coast Guard Authorization Act of 2010 (Public Law 111-281), such Act is amended as follows:

(1) Section 208(c) is amended by striking "such chapter" and inserting "chapter 5 of title 14, United States Code,".

(2) Section 221(a)(6)(B) is amended by inserting open quotation marks before "(1) In such amounts".

(3) Section 401(d)(1) is amended by striking "part" and inserting "section".

(4) Section 402(a) is amended by striking "Coast Guard Authorization Act for Fiscal Years 2010 and 2011" each place it appears and inserting "Coast Guard Authorization Act of 2010".

(5) Section 511(a) is amended—

(A) in the matter preceding the quoted material, by striking "of such title" and inserting "of title 14, United States Code,"; and

(B) in the quoted material, in section 50(a)(3)(B), by striking "stewardship" and inserting "stewardship".

(6) Section 524(a) is amended—

(A) in subsection (a), in the quoted matter, by redesignating section 102 as section 101; and

(B) in subsection (b), by striking the matter that is inside the quotation marks and inserting the following:

"101. Appeals and waivers.".

(7) Section 525 is amended—

(A) in subsection (a)—

(i) in the matter preceding the quoted material, by striking "further"; and

(ii) in the quoted material, by redesignating section 200 as section 199; and

(B) in subsection (b), by striking the matter that is inside the quotation marks and inserting the following:

"199. Marine Safety curriculum.".

(8) Section 617(f)(3)(C) is amended by striking "402(c)" and inserting "11.402(c)".

(9) Section 618 is amended by striking "Great Lake" and inserting "Great Lakes".

(10) Section 702(a) is amended by inserting "of the department in which the Coast Guard is operating" after "Secretary".

(11) Section 703(a) is amended by inserting "of the department in which the Coast Guard is operating" after "Secretary".

(12) Section 806(c)(2)(A)(i) is amended—

(A) by striking "OR FACILITIES" and inserting "or facilities"; and

(B) by striking "PORTS" and inserting "ports".

(13) Section 819 is amended in the quoted matter by striking "(6)" and inserting "(3)".

(14) Section 821(a) is amended in the quoted matter in section 70125(d) by striking "[46 U.S.C. 70101 note]" and inserting "(46 U.S.C. 70101 note)".

(15) Section 821(b) is amended by striking "is repealed" and inserting ", and the item relating to such section in the table of contents in section 1(b) of such Act, are repealed".

(16) Section 828(a) is amended—

(A) by striking "Section 701" and inserting "Chapter 701"; and

(B) by striking "is amended" and inserting "is further amended".

(17) Section 828(c) is amended—

(A) in paragraph (1) by striking "is amended" and inserting "is further amended";