

103<sup>D</sup> CONGRESS  
2<sup>D</sup> SESSION

# H. R. 5198

To authorize the Secretary of Agriculture to convey certain lands in the Sam Houston National Forest in the State of Texas to the current occupant of the lands, the Gulf Coast Trades Center.

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## IN THE HOUSE OF REPRESENTATIVES

OCTOBER 5, 1994

Mr. WILSON introduced the following bill; which was referred to the Committee on Natural Resources

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## A BILL

To authorize the Secretary of Agriculture to convey certain lands in the Sam Houston National Forest in the State of Texas to the current occupant of the lands, the Gulf Coast Trades Center.

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, SAM HOUSTON NATIONAL**  
4 **FOREST, TEXAS.**

5 (a) FINDINGS.—Congress finds the following:

6 (1) The Gulf Coast Trades Center (in this sec-  
7 tion referred to as the “Center”), a private nonprofit  
8 organization chartered by the State of Texas, occu-

1       pies a 46.7 acre former Job Corps site under the ju-  
2       risdiction of the Department of Agriculture in the  
3       Sam Houston National Forest near New Waverly,  
4       Texas.

5               (2) The Center has expended over \$400,000 in  
6       performing necessary repairs and maintenance to  
7       buildings and improvements on the site and has re-  
8       placed dilapidated buildings on the site with new  
9       structures at a cost to the Center of over  
10       \$1,500,000.

11              (3) The residual value of the buildings and im-  
12       provements owned by the United States is a minor  
13       contributory portion of the value of the site.

14              (4) The Center operates a residential vocational  
15       training program on the site and has provided train-  
16       ing for approximately 8,000 disadvantaged youth  
17       since 1971.

18              (5) The Center also provides educational, social,  
19       and support services, preemployment and work ma-  
20       turity instruction, group counseling, and instruction  
21       in substance abuse prevention and transitional living  
22       skills at the site.

23              (b) CONVEYANCE REQUIRED.—Subject to valid exist-  
24       ing rights, the Secretary of Agriculture shall convey to the  
25       Center by quitclaim deed all right, title, and interest of

1 the United States in a parcel of National Forest System  
2 land, including all buildings and improvements owned by  
3 the United States on the parcel, consisting of approxi-  
4 mately 46.7 acres and containing the former New Waverly  
5 Job Corps Center in the Sam Houston National Forest,  
6 Texas, which is currently occupied by the Center under  
7 a special use permit. The parcel to be conveyed is identi-  
8 fied upon a map entitled “Gulf Coast Trades Center Ex-  
9 change”, dated September 1994, and available for inspec-  
10 tion in the offices of the Supervisor of the National For-  
11 ests in Texas and the Chief of the Forest Service.

12 (c) CONSIDERATION.—

13 (1) PAYMENT OF FAIR MARKET VALUE.—As  
14 consideration for the conveyance under subsection  
15 (b), the Center shall pay to the Secretary of Agri-  
16 culture an amount equal to the fair market value of  
17 the parcel to be conveyed, as determined by the Sec-  
18 retary under paragraph (2).

19 (2) VALUATION.—The Secretary of Agriculture  
20 shall appraise the parcel to be conveyed under sub-  
21 section (b) to determine the fair market value of the  
22 federally owned lands and interests in the parcel; ex-  
23 cept that the Secretary shall—

24 (A) limit the appraised value to the value  
25 of the land and the contributory value of the in-

1           frastructure, including the water and sewer sys-  
2           tems; and

3                   (B) exclude from the appraisal the value of  
4           all buildings on the parcel and all improvements  
5           made by the Center on the parcel.

6           (3) DEPOSIT OF PAYMENT.—The Secretary of  
7           Agriculture shall deposit amounts received under  
8           paragraph (1) into the special fund in the Treasury  
9           into which funds are deposited pursuant to the Act  
10          of December 4, 1967 (16 U.S.C. 484a), commonly  
11          known as the Sisk Act. Upon appropriation, the  
12          amounts deposited shall be available to the Secretary  
13          until expended for the acquisition of lands and inter-  
14          ests in lands in the State of Texas that are suitable  
15          for inclusion in the National Forest System.

16          (4) CONVEYANCE COSTS.—The Secretary and  
17          the Center shall share equally in the costs of prepar-  
18          ing and executing the conveyance required by sub-  
19          section (b), including the costs of conducting the ap-  
20          praisal under this subsection.

21          (d) CONDITION OF CONVEYANCE.—The conveyance  
22          under subsection (b) shall be subject to the condition that  
23          the Center (or any successor in interest to the Center)  
24          use the conveyed lands for nonprofit educational and  
25          training purposes.

1       (e) RIGHT OF REENTRY.—If the Secretary of Agri-  
2 culture determines that the conveyed parcel is not being  
3 used in accordance with subsection (d), then, at the option  
4 of the Secretary, the United States shall have a right of  
5 reentry with regard to the property.

6       (f) ADDITIONAL TERMS AND CONDITIONS.—The Sec-  
7 retary of Agriculture may require such additional terms  
8 and conditions in connection with the conveyance under  
9 subsection (b) as the Secretary considers appropriate to  
10 protect the interests of the United States.

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