

Bldg. 25
Argonne National Laboratory
Argonne Co: DuPage IL 60439-
Landholding Agency: Energy
Property Number: 419510002
Status: Unutilized
Reason: Extensive deterioration
Bldg. 822
Argonne National Laboratory
Argonne Co: DuPage IL 60439-
Landholding Agency: Energy
Property Number: 419510003
Status: Unutilized
Reason: Extensive deterioration
Bldg. 823
Argonne National Laboratory
Argonne Co: DuPage IL 60439-
Landholding Agency: Energy
Property Number: 419510004
Status: Unutilized
Reason: Extensive deterioration

New York

Point AuRoche Light
Beekmantown Co: Clinton NY 12901-
Landholding Agency: GSA
Property Number: 879420002
Status: Excess
Reason: Floodway, Extensive deterioration,
GSA Number: 2-4-NY-817.

[FR Doc. 95-799 Filed 1-12-95; 8:45 am]

BILLING CODE 4210-29-M

Office of the Assistant Secretary for Housing-Federal Housing Commissioner

[Docket No. N-95-3866; FR-3850-N-01]

Notice of Sale of HUD-Held Multifamily Mortgage Loans

AGENCY: Office of the Assistant
Secretary for Housing-Federal Housing
Commissioner, HUD.

ACTION: Notice of sale of mortgage loans.

SUMMARY: This notice announces the Department's intention to sell nonperforming, unsubsidized mortgage loans, without Federal Housing Administration (FHA) insurance, in a competitive auction. This notice also describes the bidding process for these loans. This notice ensures compliance with the Department's mortgage sale regulations.

DATES: Bid Packages will be available in February 1995.

ADDRESSES: Interested parties may request a Bid Package by sending a written notice to Hamilton Securities Group, Inc., 1410 Q Street, NW., Washington, DC 20009, Attention: Mr. Richard Karsch. When the information is available, it will be forwarded by regular mail. Parties may make special arrangements to receive the information through the post office's next- or second-day services.

A due diligence facility will be located at 733 15th Street, NW., Suite

800, Washington, DC 20005. The facility will be open to the public between the hours of 9 a.m. and 6 p.m., Monday through Friday. Interested parties wanting access to the facility must contact Mr. Ron Hughes at (202) 639-9700, to schedule access time.

FOR FURTHER INFORMATION CONTACT: William Richbourg, Office of the Housing-FHA Comptroller, Room 5144, Department of Housing and Urban Development, 451 Seventh Street, SW., Washington, DC 20410; telephone (202) 401-0577. Hearing- or speech-impaired individuals may call (202) 708-4594 (TDD). These are not toll-free numbers.

SUPPLEMENTARY INFORMATION: In accordance with the final rule published in the **Federal Register** on September 22, 1994 (59 FR 48726) (Mortgage Sale Regulations), and specifically with § 290.202 of that rule (59 FR 48731), the Department announces its intention to sell nonperforming, unsubsidized mortgage loans (Mortgage Loans). The first of these Mortgage Loans encumber properties located in the southeastern United States (Southeast Mortgage Sale). A final listing of the specific properties involved in the Southeast Mortgage Sale will be included in the Bid Package. The Mortgage Loans will be sold without Federal Housing Administration (FHA) insurance. The Department will offer interested parties an opportunity to bid competitively on the Mortgage Loans. Bids may be offered for one or all of the Mortgage Loans, as well as for any combination of Mortgage Loans. The Department will accept those bids that optimize the gross proceeds from the sale.

The Bidding Process

The Department will describe the procedure for participating in the Southeast Mortgage Sale in a Bid Package, which will include a standardized nonnegotiable loan sale agreement (Sales Agreement), as well as pertinent information concerning each of the Mortgage Loans, such as the unpaid principal balance and interest rate. The Department will distribute the Bid Package for a period of 6 weeks prior to the date that bids are due (Bid Date). Bid Packages will be available in February 1995. Interested parties may request a Bid Package by sending a written notice to the address specified in the **ADDRESSES** section, above, of this notice.

Bidders must include a 5 percent deposit with their bids. If a bidder submits multiple bids, the deposit will be limited to 5 percent of the bidder's largest bid amount. The successful bidders will be notified within 3

business days after the Bid Date (Award Date). An additional 5 percent deposit is required from each successful bidder within 2 business days after the Award Date. If a bidder submits multiple bids, the additional deposit will be limited to 5 percent of the bidder's largest bid amount. The Department will assign its interest in a Mortgage Loan to a successful bidder 60 days after the Award Date. If the successful bidder fails to abide by the terms of the Sales Agreement, including paying the Department any remaining sums due pursuant to the Sales Agreement and closing within the time period provided by the Sales Agreement, the Department shall retain and accept as liquidated damages any deposit from the successful bidder.

Due Diligence Facility

During the 6 week distribution period for Bid Packages, a due diligence facility will be available to interested parties, at which the Department will provide information such as environmental and title reports and market data. The facility will be located at the address specified in the **ADDRESSES** section, above, of this notice. The Department anticipates that information will be available in both electronic and hard copy forms. The Department reserves the right to charge a reasonable fee to recover its costs in duplicating and forwarding any information requested by an interested party.

Mortgage Sale Policy

The Department reserves the right to add or delete Mortgage Loans to the Southeast Mortgage Sale at any time prior to the sale. The Department also reserves the right to reject any and all bids, without prejudice to the Department's right to include any Mortgage Loans in a later sale.

Persons or entities that are debarred from doing business with the Department, pursuant to 24 CFR part 24, may not participate in this sale.

These are the essential terms of sale; the Sales Agreement will provide additional details. To ensure a competitive bidding process, the terms of sale are not subject to negotiation.

This notice is to ensure compliance with the Mortgage Sale Regulations. These regulations were promulgated in consideration of the settlement that the Department entered into in *Walker v. Kemp*, No. C 87 2628 RFP (N.D. Cal.). In settling the matter, the Department agreed, with regard to specific mortgages, to consider, prior to the sale of such mortgages, certain factors pertaining to the protection of tenant interests in subsidized projects with

HUD-held mortgage loans. By following the Mortgage Sale Regulations, the Department is in compliance with the terms of the settlement.

This is a sale of nonperforming, unsubsidized mortgage loans. Therefore, the Department has determined that pursuant to the Mortgage Sale Regulations, these loans may be sold without FHA insurance. At this time, the Department knows of no Mortgage Loans securing projects (1) for which foreclosure appears unavoidable, and (2) in which reside very low-income tenants who are not receiving housing assistance and would be likely to pay rent in excess of 30 percent of their adjusted monthly income if HUD sold the mortgage (59 FR 48731, § 290.202). If the Department determines that there are any such Mortgage Loans, they will be removed from this sale.

Mortgage Loan Sale Procedure

The Department selected a competitive auction as the method to sell the Mortgage Loans primarily to satisfy the Mortgage Sale Regulations. These regulations require that, except under certain limited circumstances, mortgages must be sold on a competitive basis (59 FR 48730, § 290.200(a)). This method of sale optimizes the Department's return on the sale of these Mortgage Loans, affords the greatest opportunity for all interested parties to bid on the Mortgage Loans, and provides the quickest and most efficient vehicle for the Department to dispose of the Mortgage Loans.

The Department previously considered and discussed with industry participants a loan sale procedure that afforded the borrowers the opportunity to acquire their Mortgage Loans on a noncompetitive basis prior to offering the Mortgage Loans for sale to all other interested parties (Borrower Settlement Option). For the reason set forth above, however, the Department decided to dispose of these Mortgage Loans through a competitive auction.

Application of Replacement Reserve to Indebtedness

Before a Mortgage Loan is assigned to a successful bidder, the Department will apply the funds in the replacement reserve account to the amount due the Department under the mortgage. The Department decided to take this action because it is selling the Mortgage Loans without insurance, and thus the regulatory agreements terminate when the Department assigns the Mortgage Loans to the successful bidders.

Scope of Notice

This notice applies to the Southeast Mortgage Sale, and does not establish the Department's policy for the sale of other mortgage loans.

Dated: January 9, 1995.

Nicolas P. Retsinas,

Assistant Secretary for Housing-Federal Housing Commissioner.

[FR Doc. 95-957 Filed 1-12-95; 8:45 am]

BILLING CODE 4210-27-M

DEPARTMENT OF THE INTERIOR

Bureau of Land Management

[WY-030-94-5101-10-K014; WYW-130382]

Kenetech Windpower, Wyoming Wind Energy Project; Availability of Draft Environmental Impact Statement

AGENCIES: Bureau of Land Management, Interior.

ACTION: Notice of Availability of Draft Environmental Impact Statement (DEIS) for the Kenetech Windpower, Wyoming Wind Energy Project, Carbon County, Wyoming.

SUMMARY: Under section 102(2)(C) of the National Environmental Policy Act (NEPA) of 1969 as amended, the Bureau of Land Management, Rawlins District Office has prepared a DEIS on the potential impacts of a proposed wind energy project. A total of 1,390 wind turbines and associated facilities (including approximately 29 miles of 230 kV powerline) would be constructed on 62,000 acres (25,091 hectares) of private, Federal and State lands, over a 10-12 year development period, in Carbon County, Wyoming. If the project is approved, the BLM will issue a right-of-way grant under section 501 of the Federal Land Policy and Management Act of 1976 for the wind energy facilities and powerline. The U.S. Bonneville Power Administration (BPA) is a cooperating agency and will base a decision to purchase 25 MW of power, under Public Law 96-501, upon this analysis.

DATES: Comments on the DEIS will be accepted through March 20, 1995. Public Meetings will be held at the Jeffrey Center, Third and Spruce Streets, Rawlins, Wyoming, on February 8, 1995, at 7:00 p.m., and on February 9, 1995, at the Albany County Public Library, Large Meeting Room, 310 S. 8th Street, Laramie, Wyoming, at 7:00 p.m.

ADDRESSES: Comments should be sent to Bureau of Land Management, Rawlins District Office, Walter E. George, Project Leader, 1300 3rd Street, P.O. Box 670,

Rawlins, Wyoming 82301 or Bonneville Power Administration, Richard Stone, Environmental Specialist (ECN-3), P.O. Box 3621, Portland, Oregon 97208.

FOR FURTHER INFORMATION CONTACT:

Bureau of Land Management, Walter E. George, Project Leader, 1300 3rd Street, P.O. Box 670, Rawlins, Wyoming 82301, phone number 307-324-7171 or Bonneville Power Administration, Richard Stone, Environmental Specialist (ECN-3), P.O. Box 3621, Portland, Oregon 97208, phone number 503-230-3797.

SUPPLEMENTARY INFORMATION: Kenetech Windpower proposes to construct a 500 (MW) Wind Energy Project to be located on Foote Creek Rim and Simpson Ridge in Carbon County, Wyoming. The project area is located approximately 40 miles (64.36 Km) southeast of Rawlins, and 40 miles (64.36 Km) northwest of Laramie, Wyoming. The Foote Creek Rim portion is in all or portions of approximately 10 sections in Townships 19N and 20N, Ranges 78W and 79W north and west of Arlington. The Simpson Ridge portion is in all or portions of 92 sections in Townships 20N, 21N, and 22N, Ranges 80W and 81W south of Hanna. Land ownership in the project area is approximately 62 percent private, 28 percent public (administered by BLM), and 10 percent State of Wyoming.

The project will be constructed in phases over a 10-12 year period. The first phase, involving 70.5 MW of electrical power generated by 201 Wind Turbine Generators (WTGs), would be constructed on Foote Creek Rim in 1995-1996. Later phases would involve 50 MW (approximately 75 WTGs/50 MW) increases per year, as utility contracts are approved, until the 500 MW capacity is reached (for a total of 1,390 WTGs). BLM would issue Notices to Proceed for subsequent phases following a review of site-specific proposals (Plans of Development) and monitoring data for consistency with this analysis. Ancillary facilities include, but are not limited to:

1. Above and below-ground electric
2. Communication lines
3. Access roads
4. Substations
5. Control/maintenance building
6. Transformer sites

The Bonneville Power Administration, Department of Energy, a Cooperating Agency for the EIS, will execute a power purchase contract to purchase 25 MW of electricity from the Foote Creek Rim phase of the project under BPA's Resource Supply Expansion Program.

The wind turbines will be erected on 80 to 120 feet (24 to 37 meters) tubular