The original documents are located in Box 17, folder "12/31/74 S194 Land Conveyance Alaska" of the White House Records Office: Legislation Case Files at the Gerald R. Ford Presidential Library.

Exact duplicates within this folder were not digitized.

12/31

APPROVED
DEC 31 1974

Portelm Colorado 12/31/74
F. ARCHIVES
1/3/75

ACTION

THE WHITE HOUSE Last Day: December 31

WASHINGTON

December 28, 1974

MEMORANDUM FOR THE PRESIDENT

FROM: KEN COLE C

SUBJECT: Enrolled Bill S. 194
Land Conveyance, Alaska

Attached for your consideration is S. 194, sponsored by Senator Stevens and Senator Gravel, which would authorize the Secretary of the Interior to transfer to the City of Anchorage the reversionary interest of the United States in three lots and two blocks of land in that city.

OMB recommends approval and provides additional background information in its enrolled bill report (Tab A).

Phil Areeda and Max Friedersdorf both recommend approval.

RECOMMENDATION

That you sign S. 194 (Tab B).

EXECUTIVE OFFICE OF THE PRESIDENT
OFFICE OF MANAGEMENT AND BUDGET
WASHINGTON, D.C. 20503

DEC 23 1974

MEMORANDUM FOR THE PRESIDENT

Subject: Enrolled Bill S. 194 - Land conveyance, Anchorage, Alaska
Sponsor - Sen. Stevens (R) Alaska and Sen. Gravel (D) Alaska

Last Day for Action

December 31, 1974 - Tuesday

Purpose

Authorizes the Secretary of the Interior to convey certain lands to the City of Anchorage, Alaska.

Agency Recommendations

Office of Management and Budget	Approval
Department of the Interior	Approval (Informally)

Discussion

In 1922 and 1942 the Department of the Interior conveyed several tracts of land comprising less than five acres to the City of Anchorage, Alaska, subject to reverter provisions which require that the tracts be used for municipal government purposes. These lands are located in Anchorage's central business district and have been used for various municipal government facilities. However, these facilities have become obsolete as the City has grown, and the City is planning to build a new municipal government complex to replace them. The City would like to sell the subject lands in order to use the proceeds of sale to acquire land for the new complex, but it cannot

do so unless the reverter provisions are removed.

S. 194 would enable the City to sell the lands as noted above by authorizing the Secretary of the Interior to transfer by quitclaim deed all right, title, and interest of the United States remaining in these lands. Final conveyance would be subject to the following conditions:

-- sale of the land at not less than market value;

-- use of proceeds from the sale to acquire similar property in Anchorage's central business district that would be more suitable for municipal purposes;

-- any amount by which the proceeds from the sale exceed the purchase price of the replacement property shall be paid to the United States; and,

-- the replacement property would revert to the United States if it ever ceases to be used for municipal purposes.

As enrolled, S. 194 incorporates all of the amendments which Interior recommended in reporting to the Congress on this legislation. Accordingly, as Interior's report to the House Interior Committee notes, the bill will ensure that the purpose of the original grant of the lands is carried out while preserving "Federal interest in land in Anchorage and at the same time help the City achieve its land use goals . . . ."

Wilfred H Rommel

Assistant Director for
Legislative Reference

Enclosures

ADVANCE

United States Department of the Interior

OFFICE OF THE SECRETARY
WASHINGTON, D.C. 20240

Dear Mr. Ash:

This responds to your request for the views of the Department on S. 194, an enrolled bill "To authorize the Secretary of the Interior to convey to the City of Anchorage, Alaska, interests of the United States in certain lands."

We recommend Presidential approval of this enrolled bill.

S. 194 would authorize the Secretary of the Interior to transfer to the City of Anchorage the reversionary interest of the United States in three lots and two blocks of land in that city which had originally been deeded to the city for municipal purposes, to revert to the United States if these purposes were not followed. The bill provides that no conveyance of the property may be made unless the proceeds of the sale, which must be at fair market value, are used to buy similar property more suitable for municipal purposes, with any excess funds in the exchange to go to the United States and the reversionary interest to transfer to the new purchase.

The facilities constructed on the property have become antiquated as the city has grown and the city now wants to sell the land and use the proceeds to build a new municipal complex on contiguous property elsewhere in the area. Since the city plans to use the proceeds of the sale for the original purpose for which the grant was made and since the bill also provides that if the new property is not used for municipal purposes it shall revert back to the United States, we recommend Presidential approval of the enrolled bill.

Sincerely yours,

Ken M. Brown
Legislative Counsel

Honorable Roy L. Ash
Director
Office of Management and Budget
Washington, D. C. 20503

United States Department of the Interior

OFFICE OF THE SECRETARY
WASHINGTON, D.C. 20240

DEC 24 1974

Dear Mr. Ash:

This responds to your request for the views of the Department on S. 194, an enrolled bill "To authorize the Secretary of the Interior to convey to the city of Anchorage, Alaska, interests of the United States in certain lands."

We recommend Presidential approval of this enrolled bill.

S. 194 would authorize the Secretary of the Interior to transfer to the City of Anchorage the reversionary interest of the United States in three lots and two blocks of land in that city which had originally been deeded to the city for municipal purposes, to revert to the United States if these purposes were not followed. The bill provides that no conveyance of the property may be made unless the proceeds of the sale, which must be at fair market value, are used to buy similar property more suitable for municipal purposes, with any excess funds in the exchange to go to the United States and the reversionary interest to transfer to the new purchase.

The facilities constructed on the property have become antiquated as the city has grown, and the city now wants to sell the land and use the proceeds to build a new municipal complex on contiguous property elsewhere in the area. Since the city plans to use the proceeds of the sale for the orginial purpose for which the grant was made and since the bill also provides that if the new property is not used for municipal purposes it shall revert back to the United States, we recommend Presidential approval of the enrolled bill.

Sincerely yours,

Jack Horton
Assistant Secretary of the Interior

Honorable Roy L. Ash
Director
Office of Management and Budget
Washington, D. C. 20503

THE WHITE HOUSE

ACTION MEMORANDUM WASHINGTON LOG NO.: 833

Date: December 26, 1974 Time: 9:00 a.m.

FOR ACTION: Mike Duval ok.
Max Friedersdorf O.K.
Phil Areeda no obj.

cc (for information): Warren Hendriks
Jerry Jones

FROM THE STAFF SECRETARY

DUE: Date: Thursday, December 26 Time: 3:00 p.m.

SUBJECT:

Enrolled Bill S. 194 - Land conveyance
Anchorage, Alaska

ACTION REQUESTED:

____ For Necessary Action

____ Prepare Agenda and Brief

_x_ For Your Comments

_x_ For Your Recommendations

____ Draft Reply

____ Draft Remarks

REMARKS:

Please return to Judy Johnston, Ground Floor West Wing

PLEASE ATTACH THIS COPY TO MATERIAL SUBMITTED.

If you have any questions or if you anticipate a delay in submitting the required material, please telephone the Staff Secretary immediately.

K. R. COLE, JR.
For the President

THE WHITE HOUSE
WASHINGTON

12/24/74

TO: WARREN HENDRIKS

RDL
Robert D. Linder

THE WHITE HOUSE

ACTION MEMORANDUM WASHINGTON LOG NO.: 833

Date: December 26, 1974 Time: 9:00 a.m.

FOR ACTION: Mike Duval ok Ross
Max Friedersdorf
Phil Areeda

cc (for information): Warren Hendriks
Jerry Jones

FROM THE STAFF SECRETARY

DUE: Date: Thursday, December 26 Time: 3:00 p.m.

SUBJECT:
Enrolled Bill S. 194 - Land conveyance
Anchorage, Alaska

ACTION REQUESTED:

____ For Necessary Action

____ For Your Recommendations

____ Prepare Agenda and Brief

____ Draft Reply

_x_ For Your Comments

____ Draft Remarks

REMARKS:

Please return to Judy Johnston, Ground Floor West Wing

PLEASE ATTACH THIS COPY TO MATERIAL SUBMITTED.

If you have any questions or if you anticipate a delay in submitting the required material, please telephone the Staff Secretary immediately.

Warren K. Hendriks
For the President

THE WHITE HOUSE

WASHINGTON

December 26, 1974

MEMORANDUM FOR: WARREN HENDRIKS

FROM: Vern Loen for MAX L. FRIEDERSDORF

SUBJECT: Action Memorandum - Log No. 833
Enrolled Bill S. 194 - Land conveyance
Anchorage, Alaska

The Office of Legislative Affairs concurs in the attached proposal and has no additional recommendations.

Attachment

THE WHITE HOUSE

ACTION MEMORANDUM WASHINGTON LOG NO.: 833

Date: December 26, 1974 Time: 9:00 a.m.

FOR ACTION: Mike Duval
Max Friedersdorf
Phil Areeda

cc (for information): Warren Hendriks
Jerry Jones

FROM THE STAFF SECRETARY

DUE: Date: Thursday, December 26 Time: 3:00 p.m.

SUBJECT:
Enrolled Bill S. 194 - Land conveyance
Anchorage, Alaska

ACTION REQUESTED:

____ For Necessary Action

____ For Your Recommendations

____ Prepare Agenda and Brief

____ Draft Reply

_X_ For Your Comments

____ Draft Remarks

REMARKS:

Please return to Judy Johnston, Ground Floor West Wing

No objection
P Areeda

PLEASE ATTACH THIS COPY TO MATERIAL SUBMITTED.

If you have any questions or if you anticipate a delay in submitting the required material, please telephone the Staff Secretary immediately.

Warren K. Hendriks
For the President

Calendar No. 655

93D CONGRESS 2d Session | SENATE | REPORT No. 93-679

CONVEYANCE OF CERTAIN LANDS IN ALASKA TO CITY OF ANCHORAGE

FEBRUARY 5, 1974.—Ordered to be printed

Mr. STEVENS (for Mr. JACKSON), from the Committee on Interior and Insular Affairs, submitted the following

REPORT

[To accompany S. 194]

The Committee on Interior and Insular Affairs, to which was referred the bill (S. 194) to authorize the Secretary of the Interior to convey to the city of Anchorage, Alaska, interests of the United States in certain lands, having considered the same, reports favorably thereon with amendments and recommends that the bill as amended do pass.

PURPOSE OF THE BILL

The purpose of S. 194, as amended, is to authorize the Secretary of the Interior to convey to the City of Anchorage, Alaska, all interest remaining in the United States in several parcels of land in the Central Business District of that city.

BACKGROUND

The lands involved in S. 194, blocks 42, 52, and lots 2, 3, and 4 of block 81 of the Anchorage townsite, were patented to the city in 1922 except for a portion of block 42 which was patented to the city in 1942. The 1922 patent indicates that block 52 was transferred for "school house purposes." However, a change to municipal purposes was authorized in 1961 because the location had lost its utility as a school site due to increased commercial development in the area and immigration of residential occupants. The patent indicates that lots 2, 3, and 4 of block 81 were transferred for "sanitary purposes." A change to municipal purposes was authorized in 1962. Both the 1922 and 1942 patents contain the provision that should the subject lands "cease to be needed or used for the purposes herein specified, the same shall revert to the United States."

Since the lands were patented, the city has outgrown many of its municipal facilities. The buildings on blocks 42 and 52 are functionally obsolete due to inadequate size, physical deterioration, and insufficient electrical heating and other mechanical facilities.

PROVISIONS OF THE BILL

S. 194 would allow the city to obtain additional property by releasing the reverter so that the patented lands can be sold and the proceeds of the sale used to purchase new land. It conditions the release of the reverter on the following requirements:

(1) That the City of Anchorage would sell the parcels of land involved at not less than fair market value.

(2) That the proceeds from such sale be used to purchase new property which should be located in the Central Business District of Anchorage;

(3) That the new property to be purchased be of a similar nature as that sold;

(4) That the new property should be more suitable for municipal purposes;

(5) That if the proceeds from the sale of the parcels exceed the purchase price of the new property, the difference is to be paid to the United States;

(6) That the deed to the new property contain a reverter clause to the effect that title of the property would revert to the United States if at any time it were not used for municipal purposes; and

(7) That the City of Anchorage would execute a deed within 90 days after the purchase of the new property and deliver such deed to the Secretary of the Interior.

LEGISLATIVE HISTORY AND AMENDMENTS

The principal amendment adopted by the Committee to S. 194 would apply a reverter clause to the new land to be purchased with the proceeds of the sale of the patented land. The amendments originally recommended by the Interior Department to S. 194 specified certain land to which the reversionary interests could be transferred. At the open hearing on S. 194 held by the Public Lands Subcommittee on October 10, 1973, questions were raised with respect to this proposed amendment because the City of Anchorage was considering other sites for construction of a municipal government complex and it was felt that the language would therefore be too restrictive. At the request of the Subcommittee, the Interior Department officials conferred with representatives of the City and subsequently, the Department modified its proposed amendments to provide that the reverter would attach to any land purchased by the City with the proceeds of sale of blocks 42, 52 and the lots in block 81.

The Committee concurs in this position and amended S. 194 accordingly.

COST

Enactment of S. 194 would result in no expenditure of funds to the Federal government.

COMMITTEE RECOMMENDATIONS

The Committee on Interior and Insular Affairs in executive session on January 28, 1974, unanimously ordered S. 194, as amended, favorably reported to the Senate.

DEPARTMENTAL REPORTS

The report of the Department of the Interior on S. 194, together with a supplemental report dated November 21, 1973, are set forth in full as follows:

U.S. DEPARTMENT OF THE INTERIOR,
OFFICE OF THE SECRETARY,
Washington, D.C., November 21, 1973.

Hon. HENRY M. JACKSON,
Chairman, Committee on Interior and Insular Affairs, U.S. Senate, Washington, D.C.

DEAR SENATOR JACKSON: This is in response to a request by the Subcommittee on Public Lands for a letter to supplement our report on S. 194, a bill "To authorize the Secretary of the Interior to convey to the city of Anchorage, Alaska, interests of the United States in certain lands."

S. 194 would authorize conveyance of a reversionary interest of the United States in several parcels of land in the Central Business District of Anchorage, Alaska. The City has title to the parcels subject to the reverters requiring that they be used for municipal purposes. The parcels are apparently no longer suitable for that use, and the City desires to sell the parcels so that land suitable for a municipal government complex may be purchased elsewhere. In our report we explained that we have no objection to the bill if it is amended to transfer the reversionary interests to land purchased from the proceeds of sale of the parcels. Our recommended amendments specify land to which the reversionary interests may be transferred. The City previously informed us that they proposed to build a municipal government complex on that land.

At the hearing on S. 194 on October 10, 1973, Senator Stevens, testifying on behalf of the City, indicated that our amendments may present some problems. The Subcommittee requested that we confer with representatives of the City and report whether we had decided to modify our amendments.

The City has informed us that it is now considering other sites for construction of a municipal government complex and that our amendments are therefore too restrictive. We have thus agreed that transfer of the reversionary interests to any tract purchased from the proceeds of the sale of the parcels and located within the Central Business District would be satisfactory as long as there is compliance with the other conditions in our amendments. Accordingly, we would not object if subsections 2(b) and 2(e) of the amendments recommended in our report are changed to read as follows:

"(b) that the proceeds from the sale thereof will be spent to acquire property located in the Central Business District of Anchorage townsite (proper);"

"(e) that any amount by which the proceeds from the sale of blocks 42, 52, and lots 2, 3, and 4 of block 81 exceed the purchase price of property purchased under subsection (b), shall be paid to the United States."

It is our intent that the reverter would attach to land purchased by the City, but it would attach only to the extent that land is purchased with the proceeds of sale of blocks 42, 52 and the lots in block 81. Therefore, if the proceeds of sale constitute only parts of the funds needed to purchase property, the reverter would attach only to a corresponding part of that property.

With the above modifications of our amendments to S. 194, the City should be able to implement its plans for a municipal government complex. Also, we will be assured that the purpose of the original grant will continue to be carried out and that the United States' interest in the three blocks will be transferred to other land of approximately the same value.

Sincerely yours,

JOHN KYL,
Assistant Secretary of the Interior.

U.S. DEPARTMENT OF THE INTERIOR,
OFFICE OF THE SECRETARY,
Washington, D.C., October 10, 1973.

Hon. HENRY M. JACKSON,
Chairman, Committee on Interior and Insular Affairs, U.S. Senate, Washington, D.C.

DEAR MR. CHAIRMAN: This is in response to your request for the views of this Department on S. 194, a bill "To authorize the Secretary of the Interior to convey to the City of Anchorage, Alaska, interests of the United States in certain lands."

We have no objection to enactment of this bill if it is amended as suggested below.

S. 194 would direct the Secretary of the Interior to convey to the City of Anchorage, Alaska, without consideration, all interest remaining in the United States in blocks 42, 52 and lots 2, 3, and 4 of block 81 of the Anchorage townsite.

The subject lands were patented to the City in 1922 except for portion of block 42 which was patented to the City in 1942. The 1922 patent indicates that block 52 was transferred for "school house purposes." However, a change to municipal purposes was authorized in 1961 because the location had lost its utility as a school site due to increased commercial development in the area and immigration of residential occupants. The patent indicates that lots 2, 3, and 4 of block 81 were transferred for "sanitary purposes". A change to municipal purposes was authorized in 1962.

The 1922 patent does not identify the purpose for conveyance of block 42; although, on a plat of survey block 42 is annotated as a municipal reserve, and the 1942 patent to a portion of block 42 specifies that the conveyance is for municipal purposes. Both the 1922 and 1942 patents contain the provision that should the subject lands "cease to be needed or used for the purposes herein specified, the same shall revert to the United States."

Blocks 42 and 52 are 300 feet by 300 feet or 2,066 acres. Block 42 is located between E and F and 4th and 5th streets. It is presently occupied by a metered parking lot, City Hall, a visitors' center ("Anchorage's Log Cabin"), the city public library, and a green strip or park area. The surrounding area is commercial. On the cornering block to the northwest is the Post Office. Cornering to the northeast, commercial development is beginning following the completion of stabilization work after the 1964 earthquake.

Block 52, located southwest of block 42, is surrounded by F and G and 5th and 6th Streets. Presently, the block is occupied by City Hall Annex in the old elementary school, city offices and a gymnasium in the old junior high school, and Sydney Lawrence Auditorium. The surrounding area is commercial and primarily offices.

Lots 2, 3, and 4 of block 81 are located between G and H and 6th and 7th Streets and total a little over ¾ of an acre. They are currently utilized primarily for off street parking. An electrical subsection has been constructed on a portion of lot 4.

It is estimated that the value of blocks 42 and 52 is approximately $1,500,000 each, and that the value of the lots within block 81 totals approximately $1,000,000. However, the value of the reverter interest in the subject lands has not been estimated.

In the last thirty years the City of Anchorage has grown from a population of 3,600 people to over 135,000 today. Understandably, the City has outgrown many of its municipal facilities. The buildings on blocks 42 and 52 are functionally obsolete due to inadequate size, physical deterioration, and insufficient electrical, heating and other mechanical facilities.

As a result of the rapid growth, Anchorage has created a plan for future development of its Central Business District. In furtherance of this plan, the City retained Ellerbe Architects and Associates to study and report on a new municipal government complex. The architect's report recommends that the complex be located on the six blocks between A and C Streets and 6th and 9th Avenues, which is within a few blocks from blocks 42, 52 and 81. The proposed complex would take over the function of the buildings on blocks 42 and 52 and provide in addition a new Civic Convention and Recreation Center. The City presently owns two of the six blocks, located between A and C Streets and 6th and 7th Avenues, on which it plans to continue to maintain the Public Safety Building and a museum.

The architect's report indicates that it is not feasible to acquire additional blocks contiguous to blocks 42 and 52 and then construct the complex on that site. The contiguous properties are improved with valuable buildings and are in the heart of the retail district. Furthermore, acquisition and development of these properties would not serve to centralize all municipal government facilities in a single complex, which is desirable and most economical for the City.

Anchorage would like to be relieved of the reverter provisions on blocks 42, 52, and the lots within block 81 in order to facilitate implementation of its plans. If the provisions are stricken, the City has indicated that it tentatively plans to sell these lands. We understand that block 42 may be retained and developed into a combination park and underground parking lot. However, the City apparently wishes

to have the option of selling all of the subject lands in order to use the proceeds of sale to acquire the additional four blocks for the planned six block municipal government complex. The purchase price of the four blocks, estimated at about $4.9 million, is expected to exceed the sale of the subject lands.

As a general rule, we have opposed the removal of reverter clauses because it tends to defeat the purpose of the original grant of the lands, and encourage local governments to look to nearby Federal lands as a source of revenue. Furthermore, we are adverse to relinquishing any Federal interest in land without fair consideration. At the same time, we recognize that changing times and conditions may necessitate changes in appropriate land uses. It may hinder optimum land use to require the subject lands to continue to be used for municipal purposes. Instead, the City's needs for municipal facilities may be best served by allowing the lands to be sold or exchanged in order to enable acquisition of more suitable property elsewhere.

In order to carry out the purpose of the original grant of the lands, preserve Federal interest in land in Anchorage and at the same time help the City achieve its land use goals which appear to be commendable, we would not object to enactment of S. 194 on the condition that the words "and directed" are omitted from line 3 of page 1 of the bill and that the following two sections are added:

"Section 2. No conveyance may be made under this Act unless the City of Anchorage has shown to the satisfaction of the Secretary (a) that the City of Anchorage will sell blocks 42, 52 and lots 2, 3, and 4 of block 81 in Anchorage townsite (proper) at not less than fair market value; (b) that the proceeds from the sale thereof will be spent to acquire property located between A and C Streets and 7th and 9th Avenues in Anchorage townsite (proper); (c) that any property acquired with such proceeds is of a similar nature as blocks 42, 52 and lots 2, 3, and 4 of block 81; (d) that any property acquired with such proceeds is more suitable for municipal purposes than blocks 42, 52 and lots 2, 3, and 4 of block 81; and (e) that any amount by which the proceeds from the sale of blocks 42, 52 and lots 2, 3, and 4 of block 81 exceeds the purchase price of the property located between A and C Streets and 7th and 9th Avenues will be paid to the United States.

"Section 3. If the requirements of Section 2 are satisfied, the Secretary of the Interior is authorized to enter into an agreement or agreements with the City of Anchorage, Alaska whereby, in consideration of a quitclaim deed to the City of Anchorage of all right, title and interest remaining in the United States in and to those portions of block 42 and block 52 and lots 2, 3, and 4 of block 81 of Anchorage townsite (proper) which have been conveyed to the City of Anchorage, the City of Anchorage agrees that (1) title to any property acquired with the proceeds of the sale of any portion of either block 42, block 52, or lots 2, 3, and 4 of block 81 as described in Section 1 will vest in the United States if such property ever ceases to be used for municipal purposes, and (2) that the City of Anchorage will, within ninety (90) days after acquiring such lands, execute a deed to this effect and deliver said deed to the Secretary of the Interior."

In order to assure that S. 194 is consistent with our proposed amendments, we also recommend that the words "without consideration" be stricken from line 5 of page 1.

Ordinarily, we would not recommend this transfer of Federal interest in land from one tract to another because each tract of land is unique and in the process of transfer the Government is apt to acquire an interest in a less valuable tract. However, in this instance, since the six block tract and blocks 42, 52 and lots 2, 3, and 4 of block 81 are within a few blocks of each other, we believe that the nature of the land does not vary substantially.

The City has indicated that it may wish to develop the lots within blocks 81 and lease the land and improvements thereon. We would oppose the release of the reverter to allow this use of the land. The purpose of our amendments is to allow a transfer of the reverter to land more suitable for municipal purposes but not to authorize the use of land to raise revenue for City projects. The bill with our amendments would provide for elimination of the reverted only where the land is conveyed and the proceeds used to acquire property necessary for the planned Municipal Government Complex. If the City chooses to retain block 42 or the lots in block 81 for any purposes the reverter would continue in effect as to those lands.

The Office of Management and Budget has advised that there is no objection to the presentation of this report from the standpoint of the Administration's program.

Sincerely yours,

JOHN KYL,
Assistant Secretary of the Interior.

○

S. 194

Ninety-third Congress of the United States of America

AT THE SECOND SESSION

Begun and held at the City of Washington on Monday, the twenty-first day of January, one thousand nine hundred and seventy-four

An Act

To authorize the Secretary of the Interior to convey to the city of Anchorage, Alaska, interests of the United States in certain lands.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That the Secretary of the Interior is authorized to transfer by quitclaim deed or other appropriate means to the city of Anchorage, Alaska, all right, title, and interest remaining in the United States in and to block 42 of Anchorage townsite (proper) which was conveyed to the city of Anchorage by patent numbered 873718 (dated July 27, 1922), and patent numbered 1117601 (dated December 8, 1943), block 52 of Anchorage townsite (proper) which was so conveyed by patent numbered 873718 (dated July 27, 1922), and lots 2, 3, and 4 of block 81 of Anchorage townsite (proper) which were conveyed by patent numbered 873718 (dated July 27, 1922).

SEC. 2. No conveyance may be made under this Act unless the city of Anchorage has shown to the satisfaction of the Secretary that—

(1) the city of Anchorage will sell blocks 42, 52, and lots 2, 3, and 4 of block 81 in Anchorage townsite (proper) at not less than fair market value;

(2) the proceeds from the sale thereof will be spent to acquire property located in the central business district of Anchorage townsite (proper);

(3) any property acquired with such proceeds is of a similar nature as blocks 42, 52, and lots 2, 3, and 4 of block 81;

(4) any property acquired with such proceeds is more suitable for municipal purposes than blocks 42, 52, and lots 2, 3, and 4 of block 81; and

(5) any amount by which the proceeds from the sale of blocks 42, 52, and lots 2, 3, and 4 of block 81 exceed the purchase price of property purchased under clause (2) shall be paid to the United States.

SEC. 3. If the requirements of section 2 are satisfied, the Secretary of the Interior is authorized to enter into an agreement or agreements with the city of Anchorage, Alaska whereby, in consideration of a quitclaim deed to the city of Anchorage of all right, title, and interest remaining in the United States in and to those portions of block 42 and block 52 and lots 2, 3, and 4 of block 81 of Anchorage townsite

(proper) which have been conveyed to the city of Anchorage, the city of Anchorage agrees that—

(1) title to any property acquired with the proceeds of the sale of any portion of either block 42, block 52, or lots 2, 3, and 4 of block 81 as described in section 1 will vest in the United States if such property ever ceases to be used for municipal purposes; and

(2) that the city of Anchorage will, within ninety days after acquiring such lands, execute a deed to this effect and deliver said deed to the Secretary of the Interior.

Speaker of the House of Representatives.

Vice President of the United States and President of the Senate.

December 19, 1974

Dear Mr. Director:

The following bills were received at the White House on December 19th:

S.J. Res. 234	S. 2838	S. 3578
S. 184	S. 3341	S. 3615
S. 194	S. 3397	H.R. 3538
S. 1283	S. 3418	H.R. 14401
S. 1357	S. 3489	H.R. 15912
S. 2125	S. 3518	H.R. 16609
S. 2594	S. 3574	H.R. 16901

Please let the President have reports and recommendations as to the approval of these bills as soon as possible.

Sincerely,

Robert D. Linder
Chief Executive Clerk

The Honorable Roy L. Ash
Director
Office of Management and Budget
Washington, D. C.