



General Services Administration

PBS

Office of Real Property Asset Management
Real Property Utilization and Disposal



General Services Administration

- Federal Acquisition Service
- Public Buildings Service
 - Acquisition
 - Construction
 - Leasing
 - Property Disposal





Property Disposal Role

- **Disposes of Surplus Real Property**
- **Promotes Full Utilization of Gov't-wide Real Property**
- **Implements Socio-Economic Initiatives**
- **Responds to Congress on Redeployment Issues**
- **Ensures Equitable and Objective Decision Making**



Publicly vs. Privately-Owned Resources

- **Expectations of Community, Local Officials, and Congress**
- **Compliance with Environmental and Cultural Laws**
- **Balancing Public vs. Monetary Benefits**
- **Unique Title and Infrastructure Concerns**
- **Specialized Government Uses Not Easily Adaptable**



Environmental Considerations

- NEPA
- CERCLA
- USTs
- Asbestos
- PCBs
- Lead-Based Paint
- Historic and Cultural Resources
- Coastal Zone Management Act
- Floodplains
- Wetlands
- Endangered Species Act

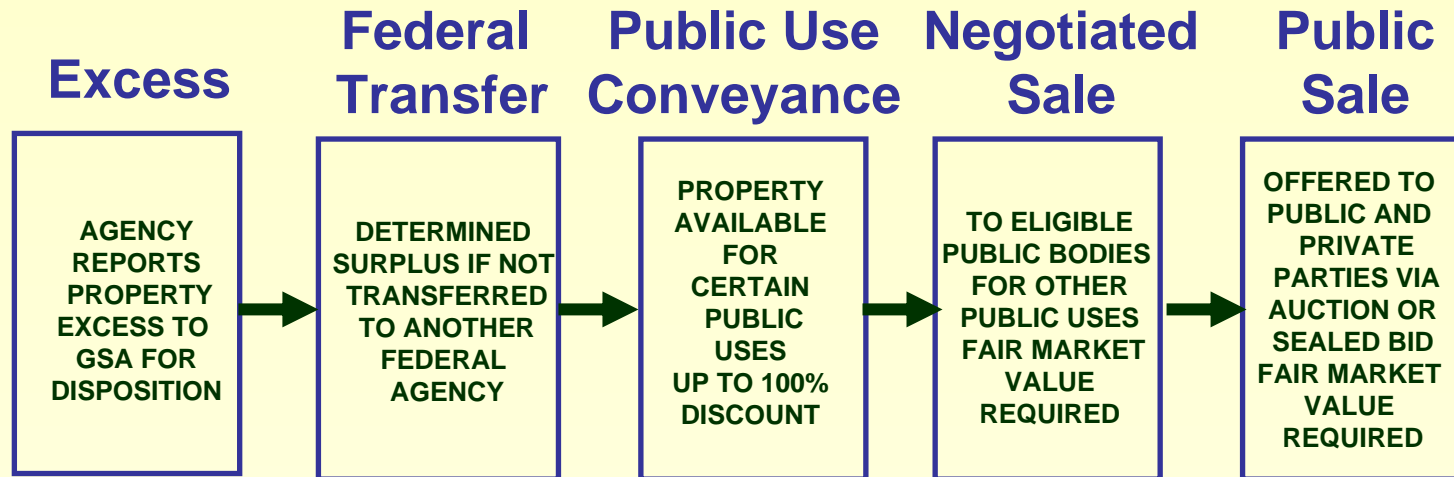


Key Stakeholders

- **Landholding Agency**
- **Sponsoring Agency**
- **Community Leaders**
- **Civic organizations**
- **Chamber of Commerce**
- **Congressional Delegation**
- **Mayor and City Officials**
- **County Executive and County Officials**
- **State Officials**
- **Tribal Organizations**



Disposal Process



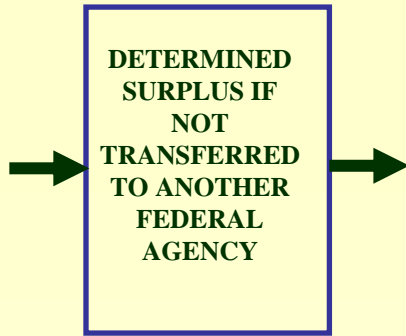
USES:

HOMELESS	SELF-HELP HOUSING
AIRPORT	PARK & RECREATION
CORRECTIONAL	PORT
EDUCATIONAL	PUBLIC HEALTH
HIGHWAY	POLICE / FIRE
HISTORIC	WILDLIFE CONSERVATION



*Excess Screening
and
Federal Transfers*

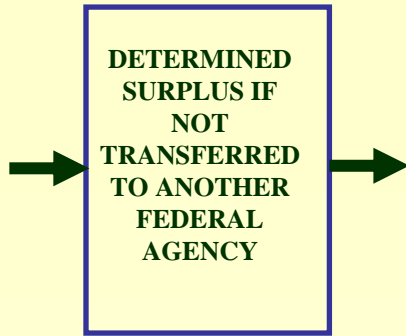
Federal Transfer



Excess Screening

- **GSA screens excess properties to determine other Federal needs**
- **Federal Agencies have 30 Days to Express Interest in Acquiring Property**
- **Fair Market Value required unless OMB supports requirement waiver**

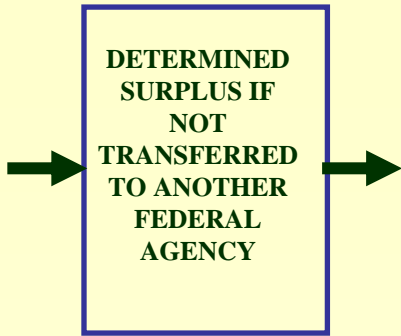
Federal Transfer



Federal Transfer or Declared Surplus

- **The Disposal Agency facilitates any agreements between the excessing agency and the acquiring agency and will transfer the property via a transfer letter**
- **No Deed: Title Remains with the United States Government**
- **If there is no Federal interest expressed in the excess property, GSA declares the property surplus to the needs of the Federal Government**

Federal Transfer



**Badger AAP:
~1400 Acres
Transferred to USDA**



- **USDA leased approx. 1000 acres of the Badger AAP for over 20 years**
- **USDA expressed interest during screening for leased area plus additional ~400 acres**
- **OMB required USDA payment for additional acreage only**
- **GSA facilitated payment, property transfer, and environmental agreements between Army and USDA**



*Surplus Screening
&
Public Benefit Conveyances*



Public Benefit Conveyances

Under existing Federal law, States and Local Government bodies and certain Non-profit Institutions may acquire surplus real property at discounts of up to 100% for various types of public use. These uses include:

**HOMELESS
AIRPORT
CORRECTIONAL
EDUCATIONAL
HIGHWAY
HISTORIC**

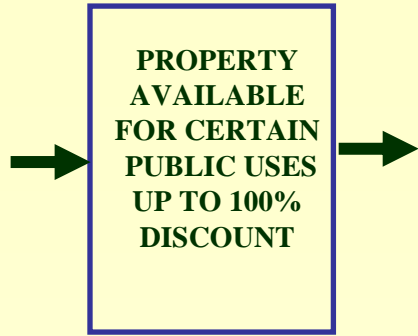
**SELF-HELP HOUSING
PARK & RECREATION
PORT
PUBLIC HEALTH
POLICE / FIRE
WILDLIFE CONSERVATION**

NEGOTIATED SALE FOR PUBLIC PURPOSE



Surplus Property/ PBC Disposal Agency Role

- **Stakeholder Outreach (begins at excess stage)**
- **Highest and Best Use Determination and Facilitation of Reuse Planning**
- **Surplus Screening of Properties**
- **Assignment or Deeding**
- **Compliance, where applicable**



Sponsoring Agency PBC Role

- **Publicize Programs to Communities with the Disposal Agency**
- **Determine whether the Property fits a Specific Program**
- **Review applications**
- **Receive Assignment and Write the Deed, where applicable**
- **Compliance, where applicable**



- **Sponsoring agencies are responsible for ensuring that grantees comply with use restrictions (Education, NPS, DoT, etc.)**
- **Disposal Agency is responsible for compliance for:**
 - **Correctional**
 - **Law Enforcement and Emergency Management**
 - **Wildlife**

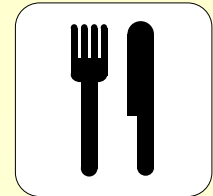


The McKinney-Vento Homeless Assistance Act

- **Established a requirement and priority that that federal property found to be excess, surplus, unused, or underutilized should be made available to assist the homeless.**
- **42 U.S.C. 11411**



McKinney-Vento Homeless Assistance



- Available to private nonprofit organizations, local governments, and the state
- Range of uses includes housing, storage, job training, and public services
- Property discounted at 100% of FMV with a restriction that the property be used in this manner for 30 years

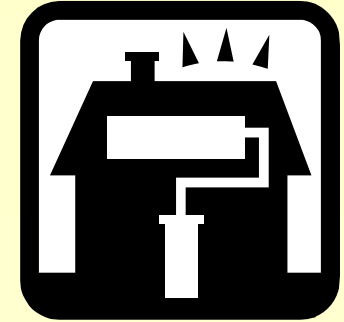
Former VA Clinic Boston, MA



**Homeless Conveyance: New England Shelter
for Homeless Veterans**



Self- Help Housing



- **40 USC § 550(f)(3)**
- **Property made available for housing/ housing assistance to low income individuals and families to local bodies or non-profit organizations**
- **“Sweat equity” required towards the construction, rehabilitation, or refurbishment of the property**
- **HUD reviews the application, writes the deed, and has compliance responsibility**
- **Discounted at up to 75% of FMV with use restrictions specified in the deed**

Public Use Conveyance



- **40 USC § 550(d)**
- **PBC for public health, research, and drug rehabilitation to a public body or tax-supported medical institution**
- **Disposal agency screens the property and makes assignment**
- **HHS reviews application, writes the deed, and is responsible for compliance**
- **Discounted up to 100% of FMV with a 30 year time restriction**

Public Use Conveyance



Educational Use



- **40 USC § 550**
- **Property made available for schools, classrooms, and other educational uses to public bodies, eligible non-profits, or tax-supported educational institutions**
- **Disposal agency screens property and makes assignment**
- **Dept. of Education reviews application, writes the deed, and is responsible for compliance**
- **Discounted up to 100% of FMV and restricted to educational use 30 years**

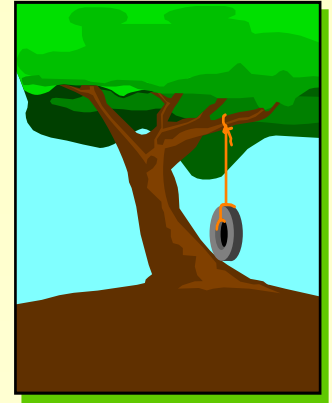
Lowell Federal Building, Lowell, MA



**Educational
Conveyance**



Public Parks & Public Recreation



- 40 USC § 550(e)
- Property (including buildings, fixtures & equipment) made available to public bodies for park and recreational area use
- DOI National Park Service reviews application, writes the deed, and is responsible for compliance
- Discounted up to 100% of FMV and restricted for park use in perpetuity

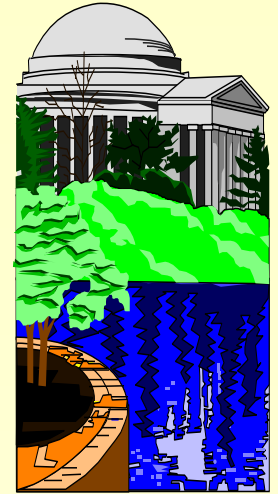
North Sherwood Forest Park, Baton Rouge, LA



Park and recreation transfer to local community



Historic Monuments



- **40 USC § 550(h)**
- **Historic Properties made available for historic monument use to a public body at 100% discount**
- **GSA supplies the application, and DOI National Park Service (NPS) reviews application**
- **GSA responsible for deed; NPS oversees compliance**

Grove Arcade Federal Building, Asheville, NC



Historic Monument
Conveyance to City