

SEC. 2845. LAND EXCHANGE, NAVAL AIR STATION CORPUS CHRISTI, TEXAS. (12/12/17)

(a) **LAND EXCHANGE AUTHORIZED.** — The Secretary of the Navy (in this section referred to as the “Secretary”) may convey to the City of Corpus Christi, Texas (in this section referred to as the “City”), all right, title, and interest of the United States in and to a parcel of real property, including improvements thereon, consisting of approximately 44 acres known as the **Peary Place Transmitter Site** in Nueces County associated with Naval Air Station Corpus Christi, Texas.

(b) **CONSIDERATION.** — As consideration for the conveyance under subsection (a), the City shall convey to the Secretary its real property interests either adjacent or proximate, and causing an encroachment concern as determined by the Secretary, to Naval Air Station Corpus Christi, Naval Outlying Landing Field Waldron and Naval Outlying Landing Field Cabaniss.

(c) **LAND EXCHANGE AGREEMENT.** — The Secretary and the City may enter into a land exchange agreement to implement this section.

(d) **VALUATION.** — The value of each property interest to be exchanged by the Secretary and the City described in subsections (a) and (b) shall be determined — (1) by an independent appraiser selected by the Secretary; and (2) in accordance with the Uniform Appraisal Standards for Federal Land Acquisitions and the Uniform Standards of Professional Appraisal Practice.

(e) **CASH EQUALIZATION PAYMENTS.** —

(1) **TO THE SECRETARY.** — If the value of the property interests described in subsection (a) is greater than the value of the property interests described in subsection (b), the values shall be equalized through a cash equalization payment from the City to the Department of the Navy.

(2) **NO EQUALIZATION.** — If the value of the property interests described in subsection (b) is greater than the value of the H. R. 2810—584 property interests described in subsection (a), the Secretary shall not make a cash equalization payment to equalize the values.

(f) **PAYMENT OF COSTS OF CONVEYANCE.** —

(1) **PAYMENT REQUIRED.** — The Secretary shall require the City to pay costs to be incurred by the Secretary to carry out the exchange of property interests under this section, including those costs related to land survey, environmental documentation, real estate due diligence such as appraisals, and any other administrative costs related to the exchange of property interests to include costs incurred preparing and executing the land exchange agreement authorized under subsection (c). If amounts are collected from the City in advance of the Secretary incurring the actual costs and the amount collected exceeds the costs actually incurred by the Secretary to carry out the exchange of property interests, the Secretary shall refund the excess amount to the City.

(2) **TREATMENT OF AMOUNTS RECEIVED.** — Amounts received as reimbursement under paragraph (1) above shall be used in accordance with section 2695(c) of title 10, United States Code.

(g) **DESCRIPTION OF PROPERTY.** — The exact acreage and legal description of the property interests to be exchanged under this section shall be determined by surveys satisfactory to the Secretary.

(h) **CONVEYANCE AGREEMENT.** — The exchange of real property interests under this section shall be accomplished using an appropriate legal instrument and upon terms and conditions mutually satisfactory to the Secretary and the City, including such additional terms and conditions as the Secretary considers appropriate to protect the interests of the United States.

(i) **EXEMPTION FROM SCREENING REQUIREMENTS FOR ADDITIONAL FEDERAL USE.** — The authority under this section is exempt from the screening process required under section 2696(b) of title 10, United States Code.

(j) **SUNSET PROVISION.** — The authority under this section shall expire on October 1, 2019, unless the Secretary and the City have signed a land exchange agreement described in subsection (c).