



General Services Administration

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Real Property Utilization and Disposal



Federal Property and Administrative Services Act of 1949

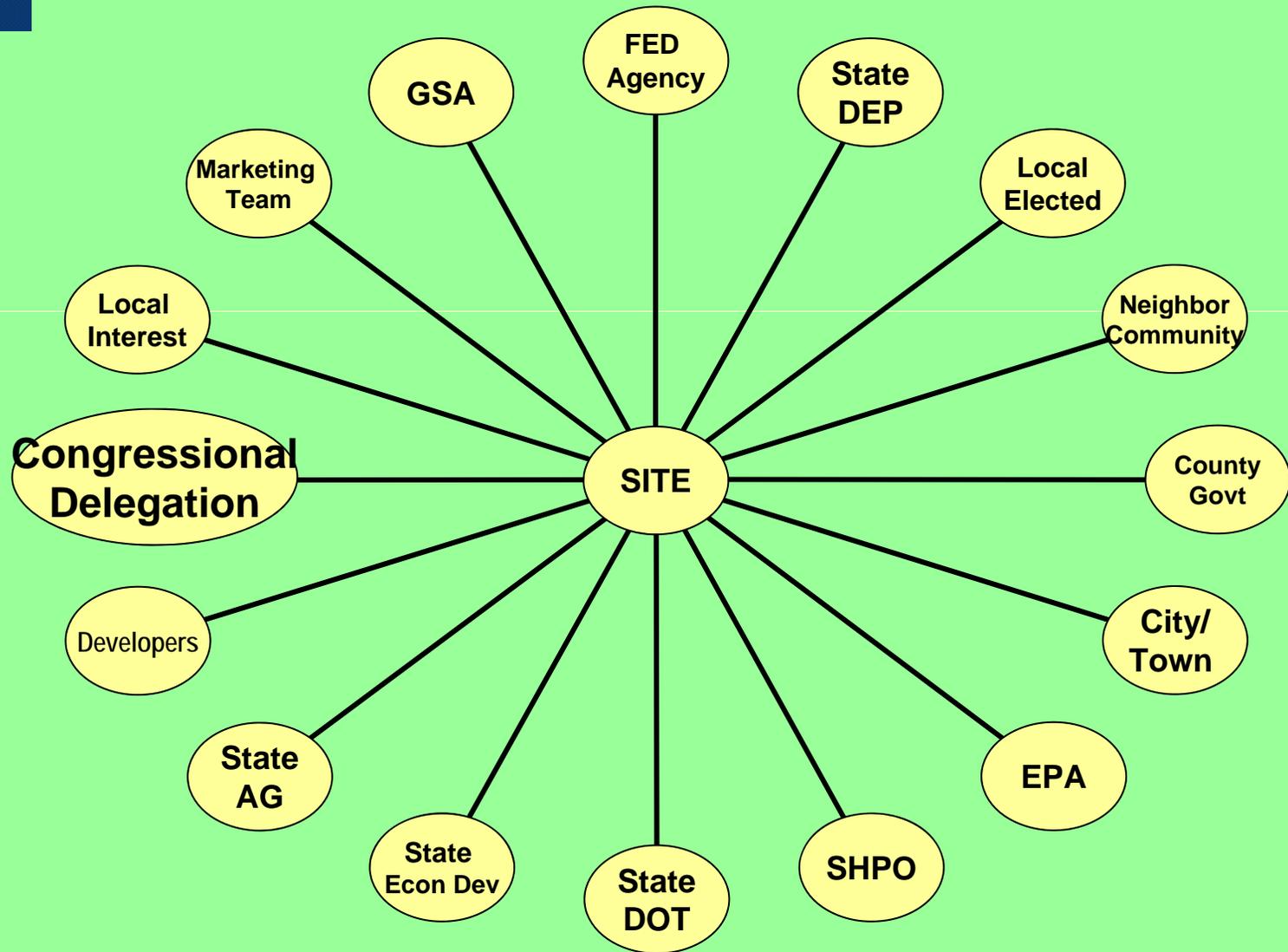
- **Authorizes disposal of unneeded Government property**
- **Promotes sound asset management (full utilization)**
- **Permits broad range of conveyance methods**
- **Implements socio-economic initiatives**
- **Requires open and competitive process**
- **Ensures equitable and objective decision making**



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**

Key Stakeholders





Environmental Considerations

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



GSA's Value Creation Model

Partnering with communities for reuse/expedited transfer of contaminated property:

- **Align stakeholder interests**
- **Property, not environmental remedy, drives process**
- **Develop a market-driven master plan**
- **Save cleanup costs via redevelopment**
- **Reuse drives cleanup standards**
- **Contain liability – LUCs, environmental insurance**
- **Leverage existing infrastructure for new use**



Respective Roles

Landholding Agency

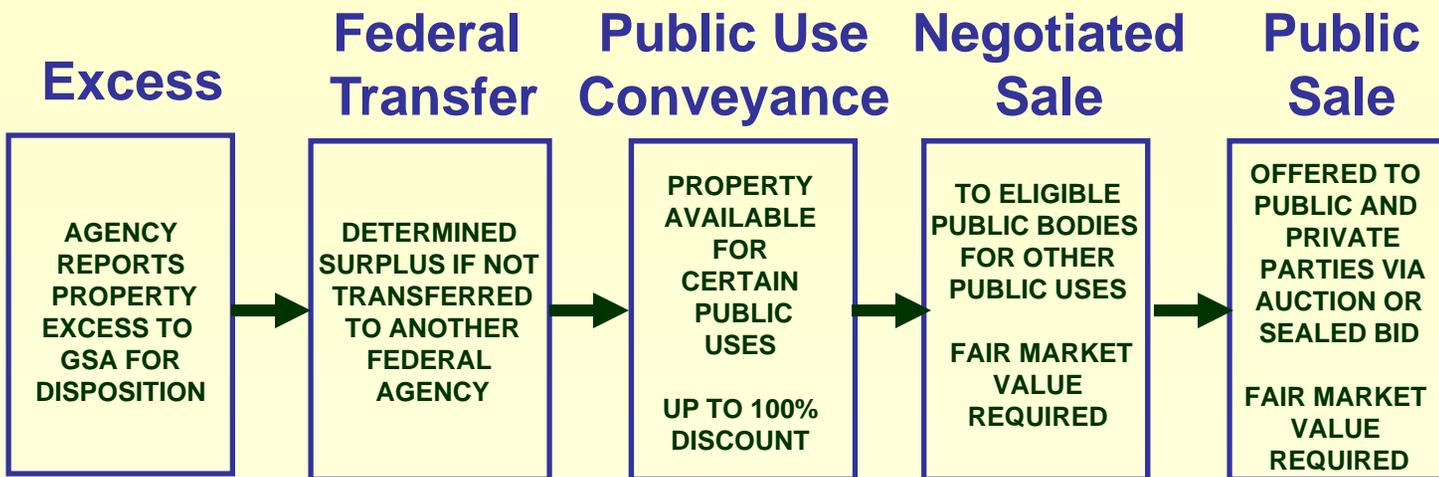
- Prepare due diligence information
- Protect and maintain property
- Conduct environmental characterization
- Select environmental remedy
- Implement remedial plan
- Ensure completion of remediation

GSA

- Implement '49 Act Disposal Authorities
- Facilitate reuse decision making
- Coordinate w/Federal and local officials
- Conduct Highest and Best Use Analyses
- Evaluate conveyance methods
- Execute conveyance documents



Disposal Process



PUBLIC USES:

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

NEGOTIATED SALE FOR PUBLIC PURPOSE

Partnership



Disposal Agency Role (PBCs)

- **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 Role (PBCs)

- **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**



Compliance Role

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



'49 Act versus BRAC

- **No formal Local Redevelopment Authorities (LRAs)**
- **No Economic Development Conveyances (EDCs)**
- **No HUD review of Reuse Plans for McKinney**
- **GSA executes and is accountable for conveyance decisions**



Economy Act: Reimbursable Role

- **Economy Act allows GSA to provide other agencies with asset management services on a reimbursable basis**
- **GSA can utilize other landholding agencies' unique authorities to provide those services in addition to Property Act Authorities**
- **Example Unique Authorities:**
 - **VA: Enhanced Use Leasing**
 - **DOE: Atomic Energy Act**
 - **DoD: Base Realignment and Closure**



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