

AMENDMENT TO RULES COMMITTEE PRINT

118-10

OFFERED BY MR. GAETZ OF FLORIDA

Add at the end of subtitle D of title XXVIII the following new section:

1 **SEC. 28 ____ . LEASE, EGLIN AIR FORCE BASE, FLORIDA.**

2 (a) LEASE AUTHORIZED.—The Secretary of the Air
3 Force may lease to Okaloosa County, Florida, approxi-
4 mately 337 acres of real property located at Eglin Air
5 Force Base, Florida, as described in subsection (b), for
6 the purpose of enabling the County to construct new resi-
7 dential housing for the primary purpose of providing af-
8 fordable rental housing for members of communities in ge-
9 ographic proximity to the real property described in such
10 subsection, members of the Armed Forces, and dependents
11 of such members.

12 (b) DESCRIPTION OF PROPERTY.—The exact acreage
13 and legal description of the real property to be leased
14 under subsection (a) shall be determined by a survey satis-
15 factory to the Secretary of the Air Force .

16 (c) TERM AND CONDITIONS OF LEASE.—

17 (1) TERM.—The term of a lease authorized
18 under subsection (a) shall not exceed 50 years.

1 (2) CONDITIONS.—The lease under subsection
2 (a) shall be subject to valid existing
3 rights,easements, restrictions, and covenants

4 (3) ADDITIONAL CONDITIONS.—A lease agree-
5 ment entered into under subsection (a) shall include
6 the following terms:

7 (A) The County shall accept the property
8 (and any improvements thereon) in its condition
9 at the time of the conveyance (commonly known
10 as a conveyance “as is”).

11 (B) The County may not use Federal
12 funds for any portion of an amount required to
13 be paid under subsections (d) or (e).

14 (d) CONSIDERATION.—

15 (1) IN GENERAL.—The Secretary of the Air
16 Force shall require the County to make payments
17 under the lease entered into under subsection (a), in
18 cash or in the form of in-kind consideration, in an
19 amount and form that reflects the fair market value
20 of the lease as determined by the Secretary

21 (2) IN-KIND CONSIDERATION.—In-kind consid-
22 eration provided by the County under this subsection
23 may include the acquisition, construction, provision,
24 improvement, maintenance, repair, or restoration
25 (including environmental restoration), or combina-

1 tion thereof, of any facilities or infrastructure, or de-
2 livery of services relating to the needs of the Air
3 Force that the Secretary considers acceptable.

4 (3) RETENTION AND USE OF FUNDS.—Amounts
5 received by the Secretary under the lease entered
6 into under subsection (a) shall be deposited in the
7 special account in the Treasury established under
8 section 2667(e), United States Code, and shall be
9 available in accordance with subparagraph (C) of
10 such section.

11 (e) PAYMENT OF COSTS OF LEASE.—

12 (1) IN GENERAL.—The Secretary of the Air
13 Force shall require the County to cover costs (except
14 costs for environmental remediation of the property)
15 to be incurred by the Secretary, or to reimburse the
16 Secretary for such costs incurred by the Secretary,
17 to enter into and manage the lease under subsection
18 (a) including survey costs, costs for environmental
19 documentation, and any other administrative ex-
20 pense related to the lease (in accordance with section
21 2695 of title 10, United States Code).

22 (2) REFUND OF EXCESS AMOUNTS.—If
23 amounts are collected from the County under para-
24 graph (1) in advance of the Secretary incurring the
25 actual costs, and the amount collected exceeds the

1 costs actually incurred by the Secretary to carry out
2 the lease entered into under subsection (a), the Sec-
3 retary shall refund the excess amount to the County.

4 (f) ADDITIONAL TERMS.—The Secretary of the Air
5 Force may require such additional terms and conditions
6 in connection with the conveyance under subsection (a) as
7 the Secretary considers appropriate to protect the inter-
8 ests of the United States.

