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:

SEC. 28. LEASE, EGLIN AIR FORCE BASE, FLORIDA.

(a) LEASE AUTHORIZED.—The Secretary of the Air Force may lease to Okaloosa County, Florida, approximately 337 acres of real property located at Eglin Air Force Base, Florida, as described in subsection (b), for the purpose of enabling the County to construct new residential housing for the primary purpose of providing affordable rental housing for members of communities in geographic proximity to the real property described in such subsection, members of the Armed Forces, and dependents of such members.

(b) DESCRIPTION OF PROPERTY.—The exact acreage and legal description of the real property to be leased under subsection (a) shall be determined by a survey satisfactory to the Secretary of the Air Force.

(c) TERM AND CONDITIONS OF LEASE.—

(1) TERM.—The term of a lease authorized under subsection (a) shall not exceed 50 years.
(2) CONDITIONS.—The lease under subsection
(a) shall be subject to valid existing
rights, easements, restrictions, and covenants

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

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

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

(d) CONSIDERATION.—

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

(2) IN-KIND CONSIDERATION.—In-kind consid-
eration provided by the County under this subsection
may include the acquisition, construction, provision,
improvement, maintenance, repair, or restoration
(including environmental restoration), or combina-
tion thereof, of any facilities or infrastructure, or de-
delivery of services relating to the needs of the Air
Force that the Secretary considers acceptable.

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

(e) PAYMENT OF COSTS OF LEASE.—

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

(2) REFUND OF EXCESS AMOUNTS.—If
amounts are collected from the County under para-
graph (1) 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 lease entered into under subsection (a), the Secretary shall refund the excess amount to the County.

(f) ADDITIONAL TERMS.—The Secretary of the Air Force may require such additional terms and conditions in connection with the conveyance under subsection (a) as the Secretary considers appropriate to protect the interests of the United States.