

SEC. 2845. LAND EXCHANGE, DETROIT, MICHIGAN.

(a) Definitions- In this section:

- (1) ADMINISTRATOR-** The term 'Administrator' means the Administrator of General Services.
- (2) CITY-** The term 'City' means the city of Detroit, Michigan.
- (3) CITY LAND-** The term 'City land' means the approximately 0.741 acres of real property, including any improvement thereon, as depicted on the exchange maps, that is commonly identified as 110 Mount Elliott Street, Detroit, Michigan.
- (4) COMMANDANT-** The term 'Commandant' means the Commandant of the United States Coast Guard.
- (5) EDC-** The term 'EDC' means the Economic Development Corporation of the City of Detroit.
- (6) EXCHANGE MAPS-** The term 'exchange maps' means the maps entitled 'Atwater Street Land Exchange Maps' prepared pursuant to subsection (f).
- (7) FEDERAL LAND-** The term 'Federal land' means approximately 1.26 acres of real property, including any improvements thereon, as depicted on the exchange maps, that is commonly identified as 2660 Atwater Street, Detroit, Michigan, and under the administrative control of the United States Coast Guard.
- (8) SECTOR DETROIT-** The term 'Sector Detroit' means Coast Guard Sector Detroit of the Ninth Coast Guard District.

(b) Conveyance Authorized- The Commandant of the Coast Guard, in coordination with the Administrator, may convey to the EDC all right, title, and interest of the United States in and to the Federal land.

(c) Consideration-

- (1) IN GENERAL-** As consideration for the conveyance under subsection (b)--
 - (A)** the City shall convey to the United States all right, title, and interest in and to the City land; and
 - (B)** the EDC shall construct a facility and parking lot acceptable to the Commandant of the Coast Guard.
- (2) EQUALIZATION PAYMENT OPTION-**
 - (A) IN GENERAL-** The Commandant may, upon the agreement of the City and the EDC, waive the requirement to construct a facility and parking lot under paragraph (1)(B) and accept in lieu thereof an equalization payment from the City equal to the difference between the value, as determined by the Administrator at the time of transfer, of the Federal land and the City land.
 - (B) AVAILABILITY OF FUNDS-** Any amounts received pursuant to subparagraph (A) shall be available to the Commandant, without further appropriation and until expended, to construct, expand, or improve facilities related to Sector Detroit's aids to navigation or vessel maintenance.

(d) Conditions of Exchange-

- (1) COVENANTS-** All conditions placed within the deeds of title shall be construed as covenants running with the land.

(2) **AUTHORITY TO ACCEPT QUITCLAIM DEED-** The Commandant may accept a quitclaim deed for the City land and may convey the Federal land by quitclaim deed.

(3) **ENVIRONMENTAL REMEDIATION-** Prior to the time of the exchange, the Coast Guard and the EDC shall remediate any and all contaminants existing on their respective properties to levels required by applicable State and Federal law. The Commandant and, as a condition of the exchange, the EDC shall make available for review and inspection any record relating to hazardous materials on the land to be exchanged under this section. The costs of remedial actions relating to hazardous materials on exchanged land shall be paid by those entities responsible for costs under applicable law.

(e) **Authority To Enter Into License or Lease-** The Commandant may enter into a license or lease agreement with the Detroit Riverfront Conservancy for the use of a portion of the Federal land for the Detroit Riverfront Walk. Such license or lease shall be at no cost to the City and upon such other terms that are acceptable to the Commandant, and shall terminate upon the completion of the exchange authorized by this section, or the date specified in subsection (h), whichever occurs earlier.

(f) **Map and Legal Descriptions of Land-**

(1) **IN GENERAL-** As soon as practicable after the date of enactment of this Act, the Commandant shall file with the Committee on Commerce, Science and Transportation of the Senate and the Committee on Transportation and Infrastructure of the House of Representatives the maps, entitled 'Atwater Street Land Exchange Maps', which depict the Federal land and the City lands and provide a legal description of each property to be exchanged.

(2) **FORCE OF LAW-** The maps and legal descriptions filed under paragraph (1) shall have the same force and effect as if included in this Act, except that the Commandant may correct typographical errors in the maps and each legal description.

(3) **PUBLIC AVAILABILITY-** Each map and legal description filed under paragraph (1) shall be on file and available for public inspection in the appropriate offices of the Coast Guard and the City.

(g) **Additional Terms and Conditions-** The Commandant may require such additional terms and conditions in connection with the exchange under this section as the Commandant considers appropriate to protect the interests of the United States.

(h) **Expiration of Authority To Convey-** The authority to enter into the exchange authorized by this section shall expire three years after the date of enactment of this Act.