

# Committee on Resources,

## Subcommittee on National Parks, Recreation, & Public Lands

[parks](#) - - Rep. Joel Hefley, Chairman

U.S. House of Representatives, Washington, D.C. 20515-6207 - - (202) 226-7736

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### Witness Statement

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Statement of Carson Pete Culp, Assistant Director of Minerals, Realty and Resource Protection, Bureau of Land Management, on H.R.271

Mr. Chairman and members of the subcommittee, I appreciate the opportunity to appear before you today to testify on H.R. 271, a bill to direct the Secretary of the Interior to convey a former Bureau of Land Management (BLM), administrative site in Carson City, Nevada, for use as a senior center.

Generally, the BLM does not support the transfer of federal land to an entity that possess the ability to acquire the property at fair market value. Such transfers could deny other parties the opportunity to acquire the land for recreational or public purposes. Nonetheless, the BLM may have no objection to a transfer where (1) the entity has demonstrated limited funding capability, (2) the land is being used for the intended public purposes, and (3) the monetary value of the land is not likely to be significant. Likewise, the BLM may not oppose a transfer where a general, yet meritorious public benefit has been identified. Such is the case here. H.R. 271 presents an opportunity to address the community's need to care for its senior citizens by transferring property which is no longer of use to the BLM. The BLM, therefore, does not oppose this conveyance or this legislation.

The administrative site described in H.R. 271 was previously used by the BLM as a vehicle and supply storage facility in conjunction with the BLM's Carson City Field Office. In the autumn of 1997, it ceased to be used for these purposes and has since been vacant. The City of Carson City wishes to acquire the parcel for use as an assisted living center in conjunction with existing city-operated health care facilities. An existing Senior Center and intensive care facility are located adjacent to the subject property. In May 1998, the City submitted an application under the Recreation and Public Purposes Act (R&PP) for a residential facility to provide extended care to Senior Citizens. However, the residential aspect of the assisted living facility did not qualify under the R&PP Act. In response, BLM considered selling the property to the City by direct sale at fair market value. However, the City indicated that it could not afford to purchase the parcel as the subject property is located in downtown Carson City where real estate values could easily exceed \$300,000.

I will be pleased to answer any questions you may have.

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