

analytical documents that necessitate the consideration of the personal qualifications, performance and competence of individual research investigators. Disclosure of such information would constitute a clearly unwarranted invasion of personal privacy. Disclosure would also reveal research proposals and research underway which could lead to the loss of these projects to third parties and thereby frustrate future agency research efforts.

Thus, the closing is in accordance with 5 U.S.C. 522b(c)(6), and (c)(9)(B) and the determination of the Secretary of the Department of Veterans Affairs under Sections 10(d) of Public Law 92-463 as amended by Section 5(c) of Public Law 94-409.

Dated: January 11, 1996.

By Direction of the Secretary.

Heyward Bannister,

*Committee Management Officer.*

[FR Doc. 96-667 Filed 1-19-96; 8:45 am]

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### Wage Committee, Notice of Meetings

The Department of Veterans Affairs (VA), in accordance with Public Law 92-463, gives notice that meetings of the VA Wage Committee will be held on: Wednesday, January 31, 1996, at 2:00 p.m.

Wednesday, February 14, 1996, at 2:00 p.m.

Wednesday, March 6, 1996, at 2:00 p.m.

Wednesday, March 27, 1996, at 2:00 p.m.

The meetings will be held in Room 1225, Department of Veterans Affairs, Tech World Plaza, 801 I Street, NW, Washington, DC 2001.

The Committee's purpose is to advise the Under Secretary for Health on the development and authorization of wage schedules for Federal Wage System (blue-collar) employees.

At these meetings the Committee will consider wage survey specifications, wage survey data, local committee reports and recommendations, statistical analyses, and proposed wage schedules.

All portions of the meetings will be closed to the public because the matters considered are related solely to the internal personnel rules and practices of the Department of Veterans Affairs and because the wage survey data considered by the Committee have been obtained from officials of private business establishments with a guarantee that the data will be held in confidence. Closure of the meetings in accordance with subsection 10(d) of Public Law 92-463, as amended by

Public Law 94-409, and as cited in 5 U.S.C. 552b(c)(2) and (4).

However, members of the public are invited to submit material in writing to the Chairperson for the Committee's attention.

Additional information concerning these meetings may be obtained from the Chairperson, VA Wage Committee, Room 1225, 801 I Street, NW, Washington, DC 2001.

Dated: January 11, 1996.

By Direction of the Secretary.

Heyward Bannister,

*Committee Management Officer.*

[FR Doc. 96-666 Filed 1-19-96; 8:45 am]

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### The Enhanced-Use Development of the VAMC Big Spring, TX

**AGENCY:** Department of Veterans Affairs.

**ACTION:** Notice of designation.

**SUMMARY:** The Secretary of the Department of Veterans Affairs is designating the Big Spring, TX, Department of Veterans Affairs Medical Center (VAMC) for an Enhanced-Use development. The Department intends to enter into a long-term lease of real property with the Government Employees Federal Credit Union. The Credit Union will construct and maintain a parking area on the site, and will, as consideration for the lease, provide specified facilities and services to the Department at no cost.

**FOR FURTHER INFORMATION CONTACT:** Jacob Gallun, Office of Asset and Enterprise Development (089), Veterans Health Administration, Department of Veterans Affairs, 810 Vermont Avenue NW, Washington, DC 20420, (202)565-4307.

**SUPPLEMENTARY INFORMATION:** 38 U.S.C. 8161 *et seq.*, specifically provides that the Secretary may enter into an Enhanced-Use lease, if the Secretary determines that at least part of the use of the property under the lease will be to provide appropriate space for an activity contributing to the mission of the Department, the lease will not be inconsistent with and will not adversely affect the mission of the Department; and the lease will enhance the property. This project meets these requirements.

Approved: December 14, 1995.

Jesse Brown,

*Secretary of Veterans Affairs.*

Notice of Intent To Award Enhanced-Use Lease Report

Pursuant to the provisions of 38 U.S.C. Section 8161, *et seq.*, "Enhanced-Use Leases of Real Property" this serves as notice that

the Secretary of Veterans Affairs ("Secretary") intends to designate approximately .25 acres at the Big Spring, TX, Department of Veterans Affairs Medical Center (VAMC) as a site ("the site") that will be subject to public/private development of a parking garage under the terms of an Enhanced-Use lease.

### Background and Rationale

The Department of Veterans Affairs Medical Center, Big Spring, TX, is an isolated medical facility located in the heart of Texas. The surrounding city of Big Spring is the home to several large Federal installations including two Federal Prisons and a large U.S. Postal Service Center. The employees of all of these facilities are serviced by the Government Employees Federal Credit Union, which is located adjacent to the VAMC. The Credit Union site currently includes 24 parking spaces, 20 of which, located behind the Credit Union building, are inconvenient for customers. These spaces are, however, well-located for use by VA employees. These spaces are currently leased by the Credit Union directly to VA personnel on a first-come, first-served basis. The Credit Union membership has grown substantially in the past few years, and now finds that its remaining 4 parking spaces are insufficient. The Credit Union has proposed the construction of a new parking lot, on land leased from VA, to satisfy its customers' parking needs.

Under the Enhanced-Use Concept, the Department of Veterans Affairs Medical Center will lease approximately .25 acres of land to the Government Employees Federal Credit Union for a period of 35 years. On this leased site, the Credit Union will construct a parking lot of 20 to 25 spaces for its customers. In lieu of paying fair market value rent to VA for lease of the site, VA will receive control and use of the existing Credit Union-owned parking lot, which is currently used by VA employees. There will be no money exchanged between VA and the Credit Union. All costs of constructing the parking lot will be paid by the Credit Union. The Credit Union will be responsible for maintenance of the parking lot on the outleased site, while the VAMC will take over the maintenance of the existing lot which will be used by VA employees. At the end of the lease term, title to all improvements will revert to the Department of Veterans Affairs Medical Center. There are no physical or functional impediments to the development of this project on site.

### Economic Factors

The landscaped land proposed for outlease under this proposal is currently maintained by the VAMC at a cost of approximately \$2,500 per year. Over the anticipated 35-year span of this agreement, VA would, therefore, avoid expenditures of approximately \$75,000. Maintenance costs for the existing lot, to be assumed by VA, are estimated at less than \$250 per year, or \$7,500 over the term of the agreement. This equates to a net cost avoidance over the term of the agreement of \$67,500.

The Big Spring, TX, District Appraisal has reported that the 1994 value of the 31 acres

of land comprising the total VAMC is \$2,190,000. The site proposed for this Enhanced-Use development (approximately .25 acres) would therefore have a value of approximately \$18,000. The construction cost of the parking area, to be paid by the Credit Union, is estimated at \$32,000. As the parking lot will become the property of VA at the termination of the agreement, this proposal will approximately double the value of the outleased parcel to VA.

Under this agreement, VA will receive needed parking spaces in a location that is convenient to patients and employees at no cost. In addition, VA will realize a cost avoidance of approximately \$67,500 through reduced maintenance of landscaped

property. Finally, at the end of the lease, VA will receive, at no cost, the additional parking spaces constructed by the Credit Union.

#### Public Hearing

On October 5, 1995, a public hearing was held regarding the proposed project. Comments were solicited from veterans service organizations and the neighborhood. No negative or opposing positions were expressed.

#### Description of How the Proposed Lease Will

1. Contribute cost effectively to and be consistent with and not adversely affect the mission of the Department.

The proposed lease will contribute cost effectively to the mission of the Department by providing a needed parking area for employees at no cost to the Department; and by improving employees' access to the Government Employees Federal Credit Union. The presence of the added parking area will in no way adversely impact the mission of VA.

2. Affect service to veterans.

The proposed facility will have no effect on service to veterans.

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