

**Scott M. Lee
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Dimension Properties, LLC**

**Testimony Submitted to the United States House of Representatives
Committee on Natural Resources
Subcommittee on Federal Lands**

***Legislative Hearing on H.R. 1479, H.R. 1504, H.R. 8931, H.R. 8946,
H.R. 9159, H.R. 9492, H.R. 9516 & S. 612***

September 18, 2024

Chairman Tiffany and Ranking Member Neguse,

My name is Scott M. Lee, I serve as the Managing Partner of Dimension Properties, LLC (Dimension Properties). Our headquarters is in Rancho Cordova, California. Thank you for holding this hearing and for the opportunity to submit this testimony.

I submit this testimony today in support of H.R. 8946, *Reversionary Interest Conveyance Act*, introduced by Congresswoman Doris Matsui. Congresswoman Matsui, thank you for your support and introduction of this legislation.

H.R. 8946 grants the Department of Interior – Bureau of Land Management the authority to convey a railroad right-of-way which crosses over approximately 8.43 acres of land owned by Dimension Properties, LLC. This right-of-way was initially granted in 1862 under the Pacific Railroad Act to Central Pacific Railroad Company. This conveyance will allow Dimension Properties, the City of Sacramento, and Sacramento State University to continue moving forward in our partnership to develop The Sacramento Center for Innovation, a research park that will allow Sacramento to retain and grow the level of talent the region needs to attract investment and business.

Under longstanding United States Supreme Court precedent, when a railroad has never built on a right-of-way granted by statutes like the Pacific Railroad Act of 1862, the right-of-way reverts to the United States. See, e.g., *North Pacific Ry. Co. v. Townsend*, 190 U.S. 267 (1903). The United States then holds these rights-of-way in perpetuity or until granted the authority by the United States Congress to disclaim interest of the United States and convey the designated right-of-way to the landowner whose property is impacted by the right-of-way. The United States Congress has previously recognized this need for authority to be granted to the Department of the Interior – Bureau of Land Management, and this legislation similarly provides that authority to the Department of the Interior – Bureau of Land Management. See, e.g., *Railroad Right-of-Way Conveyance Validation Act*, Pvt.L. 103-2, 108 Stat. 5057 (1994) *as amended by Railroad Right-of-Way Conveyance Validation Act of 2004*, Pvt.L. 108-2, 118 Stat. 4025 (2004); *Railroad Right-of Way Conveyance Validation Act of 1985*, Pub.L. 99543, 100 Stat. 3040 (1986).

Following the passage of this legislation, Dimension Properties looks forward to working with the Department of Interior – Bureau of Land Management to acquire the right-of-way permitted in this legislation. Enactment of this legislation and finalizing of this conveyance will allow Dimension Properties, in partnership with the City of Sacramento and Sacramento State University to

continue to invest in The Sacramento Center for Innovation to advance the development of technology talent and capability for the City, the State, and the Nation.

Thank you for holding this hearing and advancing this important legislation.