

MAINE STATE LEGISLATURE

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122nd MAINE LEGISLATURE

SECOND REGULAR SESSION-2006

Legislative Document

No. 1871

H.P. 1311

House of Representatives, January 3, 2006

**Resolve, Authorizing the Commissioner of Administrative and
Financial Services To Convey the Department of Labor Building at
19 Union Street in Augusta**

Submitted by the Department of Administrative and Financial Services pursuant to Joint Rule 204.

Received by the Clerk of the House on December 28, 2005. Referred to the Committee on State and Local Government pursuant to Joint Rule 308.2 and ordered printed pursuant to Joint Rule 401.

Millicent M. MacFarland
MILLICENT M. MacFARLAND
Clerk

Presented by Representative BARSTOW of Gorham. (GOVERNOR'S BILL)

1 **Sec. 1. Definitions. Resolved:** That, as used in this resolve, the following terms
2 have the following meanings.

3 1. "Commissioner" means the Commissioner of Administrative and Financial
4 Services.

5 2. "State property" means the real and personal property described in sections 3 and
6 4 of this resolve.

7 For purposes of this resolve, the terms "lease" and "ground lease" are used
8 interchangeably; and be it further

9 **Sec. 2. Authority to convey property. Resolved:** That the State, by and
10 through the commissioner, may:

11 1. Enter into ground leases of the real property described in section 3;

12 2. Convey title to the building described in section 4 subject to surrender to the State
13 upon termination of the lease; and

14 3. Negotiate, draft, execute and deliver any rights that, in the commissioner's
15 discretion, may contribute to the value of a proposed lease or are essential to the
16 operation of a building located on the leased property; and be it further

17 **Sec. 3. Property interests that may be leased. Resolved:** That the
18 commissioner may enter into ground leases for the following real property:

19 The site occupied by the Department of Labor building at 19 Union Street, Augusta,
20 Maine, as depicted on the City of Augusta Tax Map 32, Lot 58, together with such
21 additional land and parking areas as may facilitate operation of the building and are not
22 required by the State for operation of surrounding state facilities.

23 The amount of land and the boundary of the state property leased or sold pursuant to
24 this resolve must be determined by the commissioner, in the commissioner's sole
25 discretion, to be in the best interest of the State.

26 The state property may be leased for a term of up to 90 years in whole or in part, at
27 the discretion of the commissioner, subject to such permits or approvals as may be
28 required by law; and be it further

29 **Sec. 4. Building that may be conveyed. Resolved:** That the Department of
30 Labor building at 19 Union Street in Augusta may be conveyed. The building must be
31 conveyed with restrictions on its use and subject to surrender to the State upon
32 termination of the lease under section 3; and be it further

33 **Sec. 5. Property to be sold as is. Resolved:** That the commissioner may
34 negotiate and execute leases, ground leases and purchase and sale agreements upon terms
35 the commissioner considers appropriate; however, the state property must be sold or
36 leased "as is," with no representations or warranties.

37 Title to the building must be transferred by bill of sale with no covenants and
38 executed by the commissioner; and be it further

