

MAINE STATE LEGISLATURE

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120th MAINE LEGISLATURE

FIRST REGULAR SESSION-2001

Legislative Document

No. 236

S.P. 65

In Senate, January 23, 2001

Resolve, Authorizing the Commissioner of Administrative and Financial Services to Sell or Lease the Interests of the State in 6 Parcels of Land, One with a Building, Held by the Department of Education and Located in the Unorganized Territories.

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

Reference to the Committee on State and Local Government suggested and ordered printed.

A handwritten signature in cursive script that reads "Joy J. O'Brien".

JOY J. O'BRIEN
Secretary of the Senate

Presented by Senator PENDLETON of Cumberland.
Cosponsored by Representative: KASPRZAK of Newport.

2 4. The State's interest in a parcel of land held by the
Department of Education located in Lambert Lake Township,
4 Washington County and depicted on Unorganized Territory Tax Map
WA020, Plan 2 as Lot 6, approximately .25 acre, and described in
6 Washington County Registry of Deeds B325, P127;

8 5. A parcel of land held by the Department of Education and
known as the Caswell School, located in T17 R4 Township,
10 Sinclair, Aroostook County and depicted on Unorganized Territory
Tax Map AR021, Plan 5 as Lot 12, approximately one acre, and
12 described in Aroostook County Registry of Deeds B93, P183; and

14 6. A parcel of land with a building located on the land,
held by the Department of Education, known as the Blaine School,
16 located in Rockwood Strip Township, Somerset County and depicted
on Unorganized Territory Tax Map SO033, Plan 8 as Lot 47,
18 approximately one acre with building, and described in Somerset
County Registry of Deeds B355, P107.

20 The state property may be sold in whole or in part, at the
22 discretion of the commissioner, subject to such permits or
approvals as may be required by law; and be it further

24 **Sec. 4. Property to be sold as is. Resolved:** That the commissioner
26 may negotiate and execute leases and purchase and sale agreements
upon those terms the commissioner considers appropriate; however,
28 the state property must be sold as is, without any
representations or warranties.

30 Title must be transferred by quitclaim deed without covenant
32 and executed by the commissioner; and be it further

34 **Sec. 5. Exemptions. Resolved:** That any lease or conveyance
pursuant to this resolve is exempt from any statutory or
36 regulatory requirement that the property first be offered to the
Maine State Housing Authority or another state or local agency;
38 and be it further

40 **Sec. 6. Purchase price. Resolved:** That the commissioner shall
have the current market value of the state property determined by
42 an independent appraiser. The commissioner may list the property
for sale or lease with private real estate brokers at its
44 appraised value and negotiate sales or leases, solicit bids, sell
directly to purchasers or enter directly into leases with
46 tenants. The commissioner may reject any offers.

48 The commissioner shall establish the rent or purchase price
and the terms of lease or sale.

50 If the commissioner elects to solicit bids, the commissioner
52 shall publish notices of sale sufficient to advertise the
property. The commissioner may reject any bids; and be it further

2 **Sec. 7. Proceeds. Resolved:** That any net proceeds, purchase
price less closing and disposition costs incurred by the
4 Department of Administrative and Financial Services, from the
sale of the property must be deposited in the Unorganized
6 Territory Education and Services Fund. These funds must be
carried forward until expended; and be it further

8
10 **Sec. 8. Repeal. Resolved:** That this resolve is repealed 3
years from its effective date.

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SUMMARY

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16 This resolve authorizes the Commissioner of Administrative
and Financial Services to sell 6 parcels of land, one with a
building, held by the Department of Education in the unorganized
18 territories, but no longer used by the department.