

MAINE STATE LEGISLATURE

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7
R. 018

L.D. 1412

DATE: 5-15-03

(Filing No. H-387)

MAJORITY
STATE AND LOCAL GOVERNMENT

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STATE OF MAINE
HOUSE OF REPRESENTATIVES
121ST LEGISLATURE
FIRST REGULAR SESSION

COMMITTEE AMENDMENT "A" to H.P. 1034, L.D. 1412, "Resolve, Authorizing the Commissioner of Administrative and Financial Services To Increase the Ground Lease Term at the Long Creek Youth Development Center from 50 to 90 Years"

Amend the resolve by inserting after section 1 the following:

'; and be it further

Sec. 2. Resolve 2001, c. 95, §3-A, enacted. Resolved: That Resolve 2001, c. 95, §3-A is enacted to read:

Sec. 3-A. Developer requirements. Resolved: That the lessee of the property must agree to the following conditions.

1. The lessee shall make every effort to redevelop the administration building of the Long Creek Youth Development Center and, if the building is redeveloped, seek a tenant or tenants for it;

2. The lessee shall decide within 7 years after signing the lease whether to redevelop or demolish at the lessee's expense the administration building;

3. The lessee shall take sole responsibility for the administration building at the time the option to lease the property is exercised. The option and the ground lease must include the administration building. Title to the administration building must transfer to the lessee at the time the lessee exercises the option to lease the other buildings at the Long Creek Youth Development Center; and

COMMITTEE AMENDMENT

2 4. If the lessee is unsuccessful in redeveloping the
3 administration building, the lessee shall take responsibility for
4 all costs of abatement and demolition of the building including
5 administrative time incurred by officials of the State; and be it
6 further'

8 **SUMMARY**

10 This amendment requires the lessee of the leased property at
11 the Long Creek Youth Development Center to take responsibility
12 for the administration building. The lessee must make every
13 effort to redevelop the administration building and, if
14 redevelopment is not viable, demolish the building at the
15 lessee's expense. The decision to redevelop or demolish the
16 administration building must be made within 7 years after signing
17 the lease.

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20 **FISCAL NOTE REQUIRED**
(See attached)



**121st Maine Legislature
Office of Fiscal and Program Review**

LD 1412

**Resolve, Authorizing the Commissioner of Administrative and Financial
Services To Increase the Ground Lease Term at the Long Creek Youth
Development Center from 50 to 90 Years**

LR 1988(03)

Fiscal Note for Bill as Amended by Committee Amendment " "

Committee: State and Local Government

Fiscal Note Required: Yes

Fiscal Note

Potential future biennium revenue increase - General Fund

Fiscal Detail and Notes

Extending the ground lease term of the property at the Long Creek Youth Development Center will increase future General Fund revenue. It is unknown what the terms for extending this lease to 90 years will be. The revenue stream can not be determined at this time. Requiring the lessee to either redevelop or demolish a building at the site may lower the value of the lease agreement.