

MAINE STATE LEGISLATURE

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123rd MAINE LEGISLATURE

SECOND REGULAR SESSION-2008

Legislative Document

No. 2058

H.P. 1442

House of Representatives, December 21, 2007

Resolve, Authorizing the President of the Maine Community College System To Sell 2 Parcels of Real Property in South Portland

Approved for introduction by a majority of the Legislative Council pursuant to Joint Rule 203.

Received by the Clerk of the House on December 19, 2007. 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 EBERLE of South Portland.
Cosponsored by Representatives: BLISS of South Portland, MARLEY of Portland, Senator:
BROMLEY of Cumberland.

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

3 1. "Board" means the Board of Trustees of the Maine Community College System.

4 2. "President" means the President of the Maine Community College System.

5 3. "Property" means the real estate described in section 3 with any buildings and
6 improvements, together with all appurtenant rights and easements and all personal
7 property located on that property, if any; and be it further

8 **Sec. 2. Authority to convey property. Resolved:** That the president, pursuant
9 to a duly authorized vote of the board, is authorized to:

10 1. Convey by sale the interests of the Maine Community College System in the
11 property;

12 2. Negotiate, draft, execute and deliver any documents necessary to settle any
13 boundary line discrepancies;

14 3. Exercise the power of eminent domain to quiet for all time any possible challenges
15 to ownership of the property;

16 4. Negotiate, draft, execute and deliver any easements or other rights that, in the
17 president's discretion, may contribute to the value of the proposed sale; and

18 5. Release any interests in the property that, in the president's discretion, do not
19 contribute to the value of the remaining property; and be it further

20 **Sec. 3. Property interests authorized to be conveyed. Resolved:** That the
21 property authorized to be sold is a certain lot or parcel of land with buildings thereon
22 situated at the intersection of Broadway Street and Preble Street, more commonly known
23 as 161 Preble Street, and identified on the South Portland Tax Assessor's Map C-13 as
24 Lot 5, Block 171; and a certain lot or parcel of land with buildings thereon situated on
25 Grand Street and Preble Street, more commonly known as 163 Preble Street and
26 identified on the South Portland Tax Assessor's Map C-13 as Lot 5, Block 170; both
27 being the same lands and premises conveyed by Hillside Health Center, Inc., formerly
28 known as Gorham Health Center, Inc. doing business as Gorham Manor to the Maine
29 Technical College System, now known as the Maine Community College System by
30 warranty deed dated August 9, 1990 and recorded in the Cumberland County Registry of
31 Deeds on August 9, 1990 in Book 9274, Page 0016; and be it further

32 **Sec. 4. Property to be sold as is. Resolved:** That the property must be sold as
33 is with no representations or warranties and title must be transferred by quitclaim deed
34 without covenant and executed by the president; and be it further

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

