

MAINE STATE LEGISLATURE

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STATE AND LOCAL GOVERNMENT

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STATE OF MAINE
HOUSE OF REPRESENTATIVES
124TH LEGISLATURE
FIRST REGULAR SESSION

COMMITTEE AMENDMENT "A" to H.P. 623, L.D. 905, "Resolve, To Require the State To Consult with the City of Hallowell prior to the Sale of Certain Real Property"

Amend the resolve by striking out the title and substituting the following:

'Resolve, Regarding the Sale of Certain Real Property in the City of Hallowell'

Amend the resolve by striking out everything after the title and before the summary and inserting the following:

'Sec. 1. Conditions of sale or transfer. Resolved: That the Department of Administrative and Financial Services shall, prior to the sale or transfer of any portions of the property authorized for sale by Resolve 2003, chapter 92, incorporate the following provisions into the conditions of sale or transfer. The sale or transfer must:

1. Reserve for the use or transfer to the City of Hallowell a portion of the parcel agreed to by the State and the City of Hallowell for municipal uses. This right for reservation or transfer may be surrendered by the City of Hallowell;

2. Reserve for the use or transfer to the City of Hallowell or any school administrative unit that includes the City of Hallowell whatever portion of the parcel as agreed to by the State, the City of Hallowell and the school administrative unit for purposes of education, educational administration or educational services to be provided by the school administrative unit. This right for reservation or transfer may be surrendered by the City of Hallowell and the school administrative unit. The State shall by September 30, 2009 enter into a lease to extend the current terms of School Administrative District 16 or any successor school administrative unit that includes the City of Hallowell as a tenant at the site through September 13, 2011, subject to existing laws and with the additional provision that such lease must survive any transfer of ownership prior to that date until the expiration of the lease;

3. Reserve a portion of the parcel for public open space or public recreation either by the developer retaining ownership but reserving the parcel or by transfer to any qualified governmental or qualified nonprofit entity; and

COMMITTEE AMENDMENT

R.S.

1 4. Condition sale or transfer on the preservation and rehabilitation of the 5 buildings
2 and surrounding grounds known as the Industrial School for Girls Historic District
3 consistent with the "Secretary of the Interior's Standards for the Treatment of Historic
4 Properties" as interpreted or otherwise determined appropriate by the Maine Historic
5 Preservation Commission.

6 The Commissioner of Administrative and Financial Services, prior to issuance of any
7 request for qualifications associated with the transfer of the site, shall establish and
8 convene a stakeholder group to guide reuse, assist in crafting a request for qualifications
9 to be issued by the Department of Administrative and Financial Services and review
10 qualifications of developers. The stakeholder group must have representation from
11 interested parties, unless they decline to participate, including City of Hallowell officials,
12 any school administrative unit that includes the City of Hallowell, the members of the
13 Legislature whose districts include the parcel, the Maine Historic Preservation
14 Commission, the Department of Administrative and Financial Services and others as
15 determined by the commissioner. A subgroup of the stakeholders may participate in
16 whole or in part in interviews of qualified developers scheduled as part of the request for
17 qualifications process and review parameters for development, recognizing that the
18 selection decision is under the authority of the commissioner; and be it further

19 **Sec. 2. Specific transactions. Resolved:** That nothing in this resolve may be
20 construed to prohibit or require parcelization or multiple real estate transactions within
21 the spirit and intent of and conditions described in section 1; and be it further

22 **Sec. 3. Report. Resolved:** That the Commissioner of Administrative and Financial
23 Services shall provide a written report on the status of all efforts toward sale or transfer
24 by February 1, 2010 to the Joint Standing Committee on State and Local Government.'

25 **SUMMARY**

26 The amendment replaces the resolve. It requires the Department of Administrative
27 and Financial Services, prior to sale or transfer of any property in the City of Hallowell
28 authorized for sale by Resolve 2003, chapter 92, to reserve a parcel agreed to by the State
29 and the City of Hallowell for municipal use, reserve a portion of the property for use by
30 School Administrative District 16 or its successor, reserve a portion for open space,
31 condition sale of certain buildings on preservation and rehabilitation according to the
32 Maine Historic Preservation Commission and establish a stakeholder group prior to any
33 transfer of the site. The Commissioner of Administrative and Financial Services shall
34 provide a report to the Joint Standing Committee on State and Local Government on
35 efforts toward sale or transfer by February 1, 2010. The amendment also removes the
36 emergency preamble and clause and changes the title.

FISCAL NOTE REQUIRED
(See attached)

COMMITTEE AMENDMENT



124th MAINE LEGISLATURE

LD 905

LR 1740(02)

Resolve, To Require the State To Consult with the City of Hallowell prior to the Sale of Certain Real Property

**Fiscal Note for Bill as Amended by Committee Amendment "A"
Committee: State and Local Government
Fiscal Note Required: Yes**

Fiscal Note

Minor cost increase - General Fund

Fiscal Detail and Notes

The additional costs to the Department of Administrative and Financial Services associated with the use of the Stevens/Reed Campus can be absorbed utilizing existing budgeted resources.