MAINE STATE LEGISLATURE

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126th MAINE LEGISLATURE

FIRST REGULAR SESSION-2013

Legislative Document   **No. 1152**

H.P. 817   House of Representatives, March 21, 2013

Resolve, To Continue Consultation and Conditions Prerequisite to the Sale or Lease of Certain Real Property in Hallowell

(EMERGENCY)

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

Millicent M. MacFarland

MILLICENT M. MacFARLAND
Clerk

Presented by Representative TREAT of Hallowell.

1   **Emergency preamble. Whereas,** acts and resolves of the Legislature do not
2 become effective until 90 days after adjournment unless enacted as emergencies; and

3   **Whereas,** Resolve 2011, chapter 70 authorized the sale or transfer of certain
4 property in the City of Hallowell, and Resolve 2011, chapter 99 amended conditions for
5 the sale or transfer of that land and for the lease for the administrative office for Regional
6 School Unit 2; and

7   **Whereas,** it is necessary to update certain specified dates in order to ensure the
8 continuation of the lease for the administrative office for the Regional School Unit 2; and

9   **Whereas,** in the judgment of the Legislature, these facts create an emergency within
10 the meaning of the Constitution of Maine and require the following legislation as
11 immediately necessary for the preservation of the public peace, health and safety; now,
12 therefore, be it

13   **Sec. 1. Resolve 2009, c. 102, §1, sub-§2, amended. Resolved:** That Resolve
14 2009, c. 102, §1, sub-§2, as amended by Resolve 2011, c. 99, §1, is further amended to
15 read:

16   2. Reserve for the use or transfer to the City of Hallowell or any school
17 administrative unit that includes the City of Hallowell whatever portion of the parcel as
18 agreed to by the State, the City of Hallowell and the school administrative unit for
19 purposes of education, educational administration or educational services to be provided
20 by the school administrative unit. This right for reservation or transfer may be
21 surrendered by the City of Hallowell and the school administrative unit. The State shall
22 by September 30, 2011 enter into a lease to extend the current terms of School
23 Administrative District 16 or any successor school administrative unit that includes the
24 City of Hallowell as a tenant at the site through June 30, 2015, and by September 30,
25 2013, the State shall enter into a lease to extend the current terms of School
26 Administrative District 16 or any successor school administrative unit that includes the
27 City of Hallowell as a tenant at the site through June 30, 2017, subject to existing laws
28 and with the additional provision that such lease must survive any transfer of ownership
29 prior to that date until the expiration of the lease;

30   ; and be it further

31   **Sec. 2. Resolve 2009, c. 102, §1, sub-§4, amended. Resolved:** That Resolve
32 2009, c. 102, §1, sub-§4, is amended to read:

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

38 The Commissioner of Administrative and Financial Services, prior to issuance of any
39 request for qualifications associated with the transfer of the site, shall establish and
40 convene a stakeholder group to guide reuse, assist in crafting a request for qualifications

1   to be issued by the Department of Administrative and Financial Services and review
2   qualifications of developers. The stakeholder group must have representation from
3   interested parties, unless they decline to participate, including City of Hallowell officials,
4   any school administrative unit that includes the City of Hallowell, the members of the
5   Legislature whose districts include the parcel, the Maine Historic Preservation
6   Commission, the Department of Administrative and Financial Services and others as
7   determined by the commissioner. A subgroup of the stakeholders ~~may~~ must be invited to
8   participate in whole or in part in interviews of qualified developers scheduled as part of
9   the request for qualifications process and to review parameters for development and must
10   also be invited to participate prior to transfer of any part of the site to one or more
11   developers, recognizing that the selection decision is under the authority of the
12   commissioner; and be it further

13   ; and be it further

14   **Sec. 3. Report. Resolved:** That, by February 1, 2014, the Commissioner of
15   Administrative and Financial Services shall provide a written report to the Joint Standing
16   Committee on State and Local Government on the status of all efforts toward the sale or
17   transfer of the property located in the City of Hallowell Tax Map 6, Lot 27 consisting of
18   63.5 acres.

19   **Emergency clause.** In view of the emergency cited in the preamble, this
20   legislation takes effect when approved.

21   **SUMMARY**

22   Current law authorizes the State to sell or lease certain real property in the City of
23   Hallowell, and establishes conditions on the sale or transfer of the property. This resolve
24   directs the State to enter into a lease to extend the current terms of School Administrative
25   District 16 or any successor school administrative unit that includes the City of Hallowell
26   as a tenant at the site through June 30, 2017. This resolve also specifies that a subgroup
27   of stakeholders must be invited to participate in interviews of qualified developers and to
28   participate in interviews with developers prior to the transfer of any portion of the site to
29   a developer. This resolve also directs the Commissioner of Administrative and Financial
30   Services to provide a written report to the Joint Standing Committee on State and Local
31   Government on the status of all efforts toward the sale or transfer of the property.