

# MAINE STATE LEGISLATURE

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# 126th MAINE LEGISLATURE

## FIRST REGULAR SESSION-2013

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Legislative Document

No. 1378

S.P. 485

In Senate, April 9, 2013

**Resolve, Authorizing the Sale of the Guy P. Gannett House in  
Augusta to a Nonprofit Organization for Use as a Museum**

(AFTER DEADLINE)

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Approved for introduction by a majority of the Legislative Council pursuant to Joint Rule 205.

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

A handwritten signature in black ink, appearing to read 'D M Grant'.

DAREK M. GRANT  
Secretary of the Senate

Presented by Senator KATZ of Kennebec.  
Cosponsored by Representative POULIOT of Augusta and  
Representative: WILSON of Augusta.

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

3           1. "Commissioner" means the Commissioner of Administrative and Financial  
4 Services.

5           2. "State property" means the real estate described in section 3 with the buildings and  
6 improvements, together with all appurtenant rights and easements, and all personal  
7 property located on that property, including vehicles, machinery, equipment and supplies;  
8 and be it further

9           **Sec. 2. Authority to convey state property. Resolved:** That the State, by and  
10 through the commissioner, may:

11           1. Convey by sale the interests of the State in the state property;

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

14           3. Exercise, pursuant to the Maine Revised Statutes, Title 23, chapter 3, the power of  
15 eminent domain to quiet for all time any possible challenges to ownership of the state  
16 property;

17           4. Negotiate, draft, execute and deliver any easements or other rights that, in the  
18 commissioner's discretion, may contribute to the value of a proposed sale of the State's  
19 interests; and

20           5. Release any interests in the state property that, in the commissioner's discretion,  
21 do not contribute to the value of the remaining state property; and be it further

22           **Sec. 3. Property interests that may be conveyed. Resolved:** That the state  
23 property authorized to be sold is the following:

24           Real estate located at 184 State Street in the City of Augusta, Maine and known as  
25 the Guy P. Gannett House; and be it further

26           **Sec. 4. Property to be sold "as is" only to the Gannett House Project, a  
27 nonprofit organization, for use as a museum. Resolved:** That the commissioner  
28 may negotiate and execute purchase and sale agreements upon terms the commissioner  
29 considers appropriate; however, the state property must be sold "as is," with no  
30 representations or warranties, only to the Gannett House Project, a nonprofit organization,  
31 for use as a museum, and any change of use of this property must be approved by the  
32 commissioner.

33           Title must be transferred by quitclaim deed without covenant or release deed and  
34 executed by the commissioner; and be it further

35           **Sec. 5. Exemptions. Resolved:** That any conveyance pursuant to this resolve is  
36 exempt from any statutory or regulatory requirement that the state property first be

1 offered to the Maine State Housing Authority or another state or local agency; and be it  
2 further

3 **Sec. 6. Appraisal. Resolved:** That the commissioner shall have the current  
4 market value of the state property determined by an independent appraiser. The  
5 commissioner may reject any offers.

6 The commissioner shall establish the purchase price and the terms of sale; and be it  
7 further

8 **Sec. 7. Sale of property once conveyed. Resolved:** That the Gannett House  
9 Project, if it chooses to sell the real estate located at 184 State Street in the City of  
10 Augusta, Maine and known as the Guy P. Gannett House, must first offer the real estate  
11 to the commissioner for purchase at the current market value; and be it further

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

14 **SUMMARY**

15 This resolve authorizes the Commissioner of Administrative and Financial Services  
16 to sell "as is" at the current market value the State's interests in real estate located at 184  
17 State Street in the City of Augusta, Maine and known as the Guy P. Gannett House to the  
18 Gannett House Project, a nonprofit organization, solely for use as a museum. It also  
19 requires that any change of use of the property must be approved by the commissioner  
20 and that if the Gannett House Project chooses to eventually sell the property, it must first  
21 offer the property at current market value to the State.