

MAINE STATE LEGISLATURE

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126th MAINE LEGISLATURE

SECOND REGULAR SESSION-2014

Legislative Document

No. 1606

H.P. 1178

House of Representatives, December 30, 2013

**Resolve, Directing the Bureau of General Services To Sell Certain
Property To Assist Homeless Veterans by Establishing a Homeless
Veterans Shelter**

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

Received by the Clerk of the House on December 23, 2013. 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 WILSON of Augusta.

Cosponsored by Senator LANGLEY of Hancock and

Representatives: BEAVERS of South Berwick, BERRY of Bowdoinham, BRIGGS of Mexico, CHENETTE of Saco, DeCHANT of Bath, DEVIN of Newcastle, DILL of Old Town, Speaker EVES of North Berwick, FOWLE of Vassalboro, FREDETTE of Newport, GIDEON of Freeport, GILBERT of Jay, GRAHAM of North Yarmouth, GRANT of Gardiner, HAMANN of South Portland, HICKMAN of Winthrop, HOBBS of Saco, JOHNSON of Greenville, JONES of Freedom, KINNEY of Limington, KUSIAK of Fairfield, LOCKMAN of Amherst, LONGSTAFF of Waterville, MacDONALD of Boothbay, MAREAN of Hollis, McCABE of Skowhegan, McCLELLAN of Raymond, MORIARTY of Cumberland, MORRISON of South Portland, POULIOT of Augusta, SANDERSON of Chelsea, SHORT of Pittsfield, SIROCKI of Scarborough, THERIAULT of Madawaska, VEROW of Brewer, WERTS of Auburn, WILLETTE of Mapleton, Senator: BURNS of Washington.

1 **Sec. 1. Authority to convey state property. Resolved:** That, notwithstanding
2 any other provision of law, the State, by and through the Commissioner of Administrative
3 and Financial Services, may:

4 1. Convey by sale any or a portion of the interests of the State in the state property
5 described in section 2, with the buildings and improvements, together with all
6 appurtenant rights and easements, and all personal property located on that property,
7 including vehicles, machinery, equipment and supplies;

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

10 3. Exercise, pursuant to the Maine Revised Statutes, Title 23, chapter 3, subchapter
11 3, the power of eminent domain to quiet for all time any possible challenges to ownership
12 of the state property described in section 2;

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

16 5. Release any interests in the state property described in section 2 that, in the
17 commissioner's discretion, do not contribute to the value of the remaining state property;
18 and be it further

19 **Sec. 2. Property interests that may be conveyed. Resolved:** That the state
20 property authorized to be sold pursuant to section 1 is:

21 A parcel or parcels of land and buildings, or any portion of the parcel or parcels of
22 land and buildings, in the City of Augusta, formerly known as "the doctors' houses,"
23 located at 6 and 10 Arsenal Heights Drive and 7 and 11 Independence Drive on the east
24 campus of the land comprising the site of what is now or was formerly known as the
25 Augusta Mental Health Institute, and any associated land and parking areas determined to
26 be necessary to be included in the conveyance by the Commissioner of Administrative
27 and Financial Services, including, but not limited to, all or a portion of the properties
28 described in deeds recorded in the Kennebec County Registry of Deeds as follows: Book
29 61, Page 172; Book 98, Page 345; Book 98, Page 346; Book 151, Page 380; Book 462,
30 Page 361; and Book 2380, Page 189; and be it further

31 **Sec. 3. Property to be sold "as is" to a nonprofit organization; master**
32 **plan. Resolved:** That the Commissioner of Administrative and Financial Services may
33 negotiate and execute purchase and sale agreements upon terms the commissioner
34 considers appropriate; however, the state property described in section 2 must be sold "as
35 is," with no representations or warranties, to a nonprofit organization that provides
36 services and shelter to homeless veterans and has done so for at least the past 2 years and
37 agrees to use the property exclusively for homeless veterans. Title must be transferred by
38 quitclaim deed without covenant or release deed and executed by the commissioner. This
39 resolve constitutes a change to the 2001 Capitol Planning Commission master plan; and
40 be it further

