

MAINE STATE LEGISLATURE

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128th MAINE LEGISLATURE

FIRST REGULAR SESSION-2017

Legislative Document

No. 151

H.P. 109

House of Representatives, January 19, 2017

**Resolve, To Authorize the Transfer of State-owned Property to the
Town of St. Agatha**

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

A handwritten signature in cursive script that reads "R. B. Hunt".

ROBERT B. HUNT
Clerk

Presented by Representative MARTIN of Sinclair.
Cosponsored by Senator JACKSON of Aroostook and
Representative: MARTIN of Eagle Lake.

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, to the Town of St. Agatha;

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 1. A parcel or parcels of land and buildings, or any portion of the parcel or parcels of
22 land and buildings, in the Town of St. Agatha located at 655 Main Street, comprising the
23 site now or formerly occupied by the Department of Agriculture, Conservation and
24 Forestry, Maine Forest Service, and any associated land and parking areas as may be
25 necessary in the determination of the Commissioner of Administrative and Financial
26 Services, including, but not limited to, all or a portion of the properties recorded on the
27 Town of St. Agatha property tax map 008, Lot 12A; and be it further

28 **Sec. 3. Property to be sold as is. Resolved:** That the Commissioner of
29 Administrative and Financial Services may negotiate and execute purchase and sale
30 agreements for a sale price of \$1 and upon other terms the commissioner considers
31 appropriate; however, the state property described in section 2 must be sold "as is," with
32 no representations or warranties to the Town of St. Agatha. Title must be transferred by
33 quitclaim deed without covenant or release deed and executed by the commissioner; and
34 be it further

35 **Sec. 4. Exemptions. Resolved:** That any conveyance pursuant to this resolve is
36 exempt from any statutory or regulatory requirement that the state property described in
37 section 2 must first be offered to the Maine State Housing Authority or another state or
38 local agency or offered through competitive bidding; and be it further

