

MAINE STATE LEGISLATURE

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132nd MAINE LEGISLATURE

SECOND REGULAR SESSION-2026

Legislative Document

No. 2139

S.P. 850

In Senate, January 7, 2026

**Resolve, Authorizing the Commissioner of Administrative and
Financial Services to Convey the Interests of the State in Certain
Real Property in East Millinocket**

Submitted by the Department of Administrative and Financial Services pursuant to Joint Rule 203.

Reference to the Committee on Agriculture, Conservation and Forestry suggested and ordered printed.

A handwritten signature in dark ink, appearing to read "D M Grant", is positioned above the printed name of the Secretary of the Senate.

DAREK M. GRANT
Secretary of the Senate

Presented by Senator STEWART of Aroostook.

1 **Sec. 1. Authority to convey state property. Resolved:** That, notwithstanding
2 any provision of law to the contrary, the State, by and through the Commissioner of
3 Administrative and Financial Services, referred to in this resolve as "the commissioner,"
4 may:

5 1. Enter into an option agreement with the Town of East Millinocket for sale of certain
6 interests of the State in all or portions of the state property described in section 2, together
7 with all appurtenant rights and easements;

8 2. Negotiate, draft, execute and deliver the option agreement under subsection 1 and
9 any documents related to the option agreement for the sale of all or portions of the state
10 property described in section 2;

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

14 4. Negotiate, draft, execute and deliver any easements or other rights that, in the
15 commissioner's discretion, may contribute to the value of a proposed sale of the State's
16 interests in all or portions of the state property described in section 2; and

17 5. Release any interests in all or portions of the state property described in section 2
18 that, in the commissioner's discretion, do not contribute to the value of the remaining state
19 property described in section 2.

20 **Sec. 2. Property interests that may be conveyed. Resolved:** That the state
21 property authorized to be sold pursuant to the option agreement under section 1, subsection
22 1 is land located in the Town of East Millinocket consisting of approximately 3,384 acres
23 of property transferred to the State by deed from Katahdin Paper Company, LLC to the
24 State of Maine dated September 28, 2011 and recorded in the Penobscot County Registry
25 of Deeds in Book 12608, Pages 97-104 and does not include timber rights to the property.

26 **Sec. 3. Property to be sold "as is". Resolved:** That the commissioner may
27 negotiate and execute an option agreement under section 1, subsection 1 upon terms the
28 commissioner considers appropriate; however, all or portions of the state property
29 described in section 2 must be sold "as is," with no representations or warranties; the
30 purchase price must be the current market value as described in section 4; and the option
31 agreement must expire 5 years from the effective date of this resolve. Title must be
32 transferred by quitclaim deed without covenant or release deed and executed by the
33 commissioner.

34 **Sec. 4. Opinion of value. Resolved:** That the commissioner shall have the current
35 market value of all or portions of the state property to be conveyed described in section 2
36 determined by a broker opinion of value and current comparative market analysis.

37 **Sec. 5. Sale or lease if option not exercised. Resolved:** That, if the Town of
38 East Millinocket does not execute an option agreement under section 1, subsection 1 within
39 one year from the effective date of this resolve, the commissioner may list all or portions
40 of the state property described in section 2 for sale, lease or auction with a private real
41 estate broker or auction company and negotiate any sale or lease, solicit bids, sell directly
42 to a purchaser or enter directly into leases with tenants. The commissioner may reject any
43 offer.

Sec. 6. Proceeds. Resolved: That any proceeds from the sale or lease of all or portions of the state property described in section 2 pursuant to this resolve must be used to reimburse the Department of Administrative and Financial Services for administrative expenses and be deposited into the department's Bureau of General Services capital repair and improvement account for capital improvements.

Sec. 7. Repeal. Resolved: That the authorization to convey property granted by this resolve is repealed 5 years from the effective date of this resolve.

SUMMARY

This resolve authorizes the Commissioner of Administrative and Financial Services to enter into an option agreement with the Town of East Millinocket for the sale of all or portions of land surrounding and including the state property known as "the Dolby Landfill" in the Town of East Millinocket.