

MAINE STATE LEGISLATURE

The following document is provided by the
LAW AND LEGISLATIVE DIGITAL LIBRARY
at the Maine State Law and Legislative Reference Library
<http://legislature.maine.gov/lawlib>



Reproduced from electronic originals
(may include minor formatting differences from printed original)



STATE OF MAINE
DEPARTMENT OF ADMINISTRATIVE & FINANCIAL SERVICES
BURTON M. CROSS BUILDING, 3RD FLOOR
78 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0078

SERVING THE PUBLIC AND DELIVERING ESSENTIAL SERVICES TO STATE GOVERNMENT

JANET T. MILLS
GOVERNOR

KIRSTEN LC FIGUEROA
COMMISSIONER

February 28, 2020

To: Senator Ned Claxton, Chair
Representative Roland D. Martin, Chair
Members of the Joint Standing Committee on State and Local Government

Senator Shenna Bellows, Chair
Representative Mike Sylvester, Chair
Members of the Joint Standing Committee on Labor and Housing

From: Kirsten LC Figueroa, Commissioner
Department of Administrative and Financial Services (DAFS)

Re: Report of State-owned surplus property

Please find a report attached pursuant to Resolves 2019, Chapter 62 directing the Dept. of Administrative and Financial Services to conduct a surplus property inventory, and to address a request by the State and Local Government Committee on June 5, 2019 to improve the Department's interactions with the Maine State Housing Authority and engage the local community in the disposition of property.



**Report pursuant to Resolves 2019, Ch. 62:
Resolve, to Direct the Department of Administrative and Financial Services to Conduct a
Surplus Property Inventory**

**Prepared for:
The Joint Standing Committee on Labor and Housing
and
The Joint Standing Committee on State and Local Government**

Department of Administrative and Financial Services

February 28, 2020

1. Introduction

Resolves 2019, Ch. 62 requires the Department of Administrative and Financial Services to conduct an inventory of surplus state-owned land and structures (improved and unimproved). The inventory is to be provided to the Maine State Housing Authority. The Department shall also report on the outcomes of the inventory and make recommendations regarding affordable housing to the Joint Standing Committee on Labor and Housing and the Joint Standing Committee on State and Local Government by February 1, 2020.

2. Recent Review of Excess or Surplus Properties

The prior administration between 2012 and 2019 conducted a thorough review of properties that state agencies considered “excess” or “surplus” and no longer needed for departmental purposes. That list led to an extensive list of Resolves directing the Commissioner of Administrative and Financial Services to sell or lease the state’s interests in various properties statewide. Please note that the list excludes properties in the unorganized territories authorized for sale by the State Tax Assessor and properties that other agencies are authorized to sell directly (i.e. MDOT).

Because of the extensive research noted above, for this year’s report we are providing the Resolves as a list of properties recently deemed excess by State agencies. The properties that have been sold are noted.

3. Resolves for Sale or Lease of Excess State Property

The properties authorized for sale or lease between 2009 and 2019 are:

Resolves 2009, Ch. 102

- “Stevens School” Campus in Hallowell, comprising 63.5 acres being tax Map 6, Lot 27 (subject to conditions and restrictions). The Resolve was amended via emergency Resolve 2011, Ch. 99 to specify conditions and restrictions, extend a school administrative district lease, and call for a stakeholder and RFQ process.

Property sold

Resolves 2011, Ch. 70 (amended via Resolves 2013, Ch. 53 to allocate sale proceeds to DAFS/BGS, not MSHA):

- Sell or lease 6.35 acres in Rockwood (property formerly occupied by the Rockwood Elementary School)
Property sold
- Sell or lease 73 acres in Sinclair (property formerly Patrick Theriault School, Sinclair School District)
Property sold
- Date to sell real property in Hallowell extended to September 13, 2016 (see above)
Property sold
- Sell or lease 0.999 acres in East Machias (by June 11, 2016)
- Sell or lease State Police Barracks in Thomaston, 15,400 square feet lot, by June 11, 2016
- Sell or lease 1.4 acres in Skowhegan by June 11, 2016

- Sell or lease “brick farmhouse” parcel (Tax map 10, Lot 8B) by June 11, 2016
- Sell or lease “Hedin Hall” at the Dorothea Dix Psychiatric Center with a suitable amount of land for use as veterans’ housing by May 8, 2016
- Sell or lease Lot No. 97 in Frenchville, Aroostook County by June 30, 2016

Resolves 2013, Ch. 50

- Sale or lease of the Guy P. Gannett House at 184 State Street in Augusta (by the date that is 3 years from the effective date)
Property sold

Resolves 2013, Ch. 53:

- Sell or lease all or any portion of the Dorothea Dix Psychiatric Center land in Bangor by a date 5 years from effective date
2.69 acres sold
- Sell or lease land and buildings in Boothbay Harbor (now or formerly Bigelow Lab) (Tax map 9, Lots 9 and 31) 143 and 180 McKown Point Road
Property sold

Resolves 2015, Ch. 20:

- Sale of 145 State Street (Augusta District Court) with requirement to negotiate up to 6 months with Kennebec County (sale to take place 4 years from effective date)
Property sold

Resolves 2015, Ch. 28 (to be sold or leased within 5 years from effective date):

- Sell or lease land and buildings or portion thereof of Elizabeth Levinson Center, 159 Hogan Road, Bangor (Tax map R71, Lot 9)
Portion sold
- Sell or lease land and buildings known as “Ship Street Houses” in Thomaston
Removed from list to be sold by Department of Corrections
- Sell or lease one acre of site formerly known as the Maine State Police Barracks on U.S. Route 2 in Orono (Tax map 31-1, Lot 56) 240 Main Street
Property sold

Resolves 2016, Ch. 67

- Sell 0.75 acres, Madrid Township, to Madrid Historical Society
Property sold

Resolves 2018, Ch. 34 (to be sold or leased within 5 years from effective date):

- 0.22 acres at 108 Sewall Street in Augusta (Tax map 26, Lot 118)
Property sold
- 0.81 acres at 187-189 State Street known as the Smith-Merrill House, Augusta (Tax map 33, Lot 59)
DAFS reconsidering whether this property should be sold
- 2.78 acres at 221 State Street, Augusta
Removed from sale list due to favorable building assessment

- 1.51 acres at 242 State Street in Augusta
Removed from sale list due to usefulness as “swing space” for occupants of buildings under renovation
- 0.45 acres at 6 Church Street known as “Old Limestone Manor” in Limestone (Map 04, Lot 32)
- 1.82 acres at 418 Millvale Road in Bucksport
Property sold
- 4.5 acres known as Brookton Elementary School in Brookton (Tax map WA028, Plan 2, Lot 1)
Property actively marketed, auction in planning phases
- 7.71 acres (0.36 acres plus 6.35 acres as described in Resolves 2011, Ch. 70) known as the Rockwood Elementary School in T1 R1 NBKP, Somerset County
Property sold

Resolves 2019, Ch. 76 (repealed 5 years from effective date)

- Sale of all or portions of 3,384-acre parcel in East Millinocket (Tax map 01, Lot 09-011), excluding timber rights, Town of East Millinocket to have right of first refusal to purchase the property at the broker opinion of value.

Resolves 2019, Ch. 91 (emergency; repealed 5 years from effective date)

- Sell or lease property conveyed by Amos Makinen to the Maine School Building Authority in South Thomaston (Book 336, page 135, Knox County Registry of Deeds) within 5 years of effective date.
Property sold

4. Summary and Conclusions

The Department of Administrative and Financial Services, Bureau of General Services Policy and Procedures Manual for the Disposition of Surplus Real Property does include steps to notify Maine State Housing Authority of surplus real property and to notify the municipality of the proposed disposal of property. DAFS commits to improved and effective communication with MSHA as well as engaging the local community in its process.

The Department of Administrative and Financial Services will review this list of unsold excess properties as well as review and discuss any additions to the list with the relevant State agencies to confirm status.

This report and any updates will be provided to the Maine State Housing Authority for its review of available land and buildings. The Authority will need to conduct due diligence inquiries as to developability (wetlands, ledge, other possible impediments), zoning and land use issues, title restrictions or covenants, and other possible encumbrances.

If either the Joint Standing Committee on Labor and Housing or the Joint Standing Committee on State and Local Government has questions about this report, we will be happy to address them.