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

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

1. "Commissioner" means the Commissioner of Administrative and Financial Services.
2. "State property" means the real estate described in section 3 with the buildings and improvements, together with all appurtenant rights and easements, and all personal property located on that property, including vehicles, machinery, equipment and supplies; and be it further

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

1. Convey by sale the interests of the State in the state property;
2. Negotiate, draft, execute and deliver any documents necessary to settle any boundary line discrepancies;
3. Exercise, pursuant to the Maine Revised Statutes, Title 23, chapter 3, the power of eminent domain to quiet for all time any possible challenges to ownership of the state property;
4. Negotiate, draft, execute and deliver any easements or other rights that, in the commissioner's discretion, may contribute to the value of a proposed sale of the State's interests; and
5. Release any interests in the state property that, in the commissioner's discretion, do not contribute to the value of the remaining state property; and be it further

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

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

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

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

Sec. 5 Exemptions. Resolved: That any conveyance pursuant to this resolve is exempt from any statutory or regulatory requirement that the state property first be offered to the Maine State Housing Authority or another state or local agency; and be it further

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

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

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

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

SUMMARY

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