



127th MAINE LEGISLATURE

FIRST REGULAR SESSION-2015

Legislative Document

No. 114

S.P. 47

In Senate, January 22, 2015

**Resolve, Authorizing the Bureau of General Services To Sell Certain
Property to Kennebec County**

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

A handwritten signature in cursive script that reads "Heather J.R. Priest".

HEATHER J.R. PRIEST
Secretary of the Senate

Presented by Senator KATZ of Kennebec.
Cosponsored by Representative POULIOT of Augusta and
Representatives: DOORE of Augusta, FOWLE of Vassalboro.

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 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;

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 that, in the commissioner's discretion,
17 do not contribute to the value of the remaining state property; and be it further

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

20 1. A parcel or parcels of land and buildings, or any portion of the parcel or parcels of
21 land and buildings, in the City of Augusta, now or formerly known as "the Augusta
22 District Court," located at 145 State Street, and any associated land and parking areas
23 determined to be necessary by the Commissioner of Administrative and Financial
24 Services, including but not limited to all or a portion of the properties described in deeds
25 recorded in the Kennebec County Registry of Deeds, Book 1480, Page 752; and be it
26 further

27 **Sec. 3. Property to be sold as is. Resolved:** That the Commissioner of
28 Administrative and Financial Services may negotiate and execute purchase and sale
29 agreements upon terms the commissioner considers appropriate, but the state property
30 described in section 2 must be sold "as is," with no representations or warranties, to
31 Kennebec County. Kennebec County shall use the property to house the Registry of
32 Deeds and other county offices.

33 The title must be transferred by quitclaim deed without covenant or release deed and
34 executed by the commissioner; and 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 first be offered to the Maine State Housing Authority or another state or local
38 agency or offered through competitive bidding; and be it further

