

HOUSE No. 3811

The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES, July 17, 2017.

The committee on State Administration and Regulatory Oversight to whom was referred the petition (accompanied by bill, House, No. 3384) of RoseLee Vincent and Joseph A. Boncore for legislation to authorize the commissioner of Capital Asset Management and Maintenance to convey certain land in the city of Revere, reports recommending that the accompanying bill (House, No. 3811) ought to pass.

For the committee,

PETER V. KOCOT.

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**In the One Hundred and Ninetieth General Court
(2017-2018)**

An Act authorizing the commissioner of Capital Asset Management and Maintenance to convey certain land in the city of Revere.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. (a) Notwithstanding sections 32 to 37, inclusive, of chapter 7C of the
2 General Laws or any other general or special law to the contrary, the commissioner of capital
3 asset management and maintenance, in consultation with the department of conservation and
4 recreation, may convey to 1141 REVERE BEACH PARKWAY REALTY, LLC of 1141 Revere
5 Beach Parkway in the city of Revere a 0.30 acre parcel of land located in the city of Revere
6 which is currently under the care and control of the department of conservation and recreation
7 and held for conservation and recreation purposes, subject to any additional terms and conditions
8 consistent with this act as the commissioner of capital asset management and maintenance, in
9 consultation with the commissioner of conservation and recreation, may determine. The parcel is
10 identified as “POSSIBLE LAND PURCHASE FROM DCR” on a plan entitled CONCEPTUAL
11 PLAN FOR DISCUSSION ONLY/ POSSIBLE LAND PURCHASE/ #1141 REVERE BEACH
12 PARKWAY, REVERE, MA dated August 16, 2016 prepared by Williams & Sparages. The exact
13 boundaries of the parcel shall be determined by the commissioner of the division of capital asset

14 management and maintenance in consultation with the commissioner of the department of
15 conservation and recreation after completion of a survey. The consideration for said conveyance
16 shall be the full and fair market value or value in use, whichever is greater of said parcel as
17 determined by the commissioner of the division of capital asset management and maintenance
18 pursuant to 1 or more independent professional appraisals. This parcel shall be conveyed by deed
19 without warranties or representations by the commonwealth.

20 SECTION 2. Notwithstanding any general or special law to the contrary, the inspector
21 general shall review and approve the appraisal required by section 1. After receiving an
22 appraisal, the inspector general shall prepare a report of such review, including an examination
23 of the methodology utilized in conducting the appraisals, and file the report with the
24 commissioner of capital asset management and maintenance, the house and senate committees
25 on ways and means and the joint committee on state administration and regulatory oversight.
26 The commissioner of capital asset management and maintenance shall, 30 days before the
27 execution of any conveyance authorized in this act or any subsequent amendment thereto, submit
28 the proposed conveyance or amendment and a report thereon to the inspector general for review
29 and comment. The inspector general shall issue such review and comment within 15 days of
30 receipt of the proposed conveyance or amendment. The commissioner shall submit the proposed
31 conveyance or amendment, and the reports and the comments of the inspector general, if any, to
32 the house and senate committees on ways and means and the joint committee on state
33 administration and regulatory oversight at least 15 days before execution of the conveyance.

34 SECTION 3. Notwithstanding any general or special law to the contrary, all
35 consideration received for the conveyance authorized in section 1 shall be deposited in the
36 Conservation Trust established in section 1 of chapter 132A of the General Laws and shall be

37 expended by the department of conservation and recreation to acquire lands or interests therein to
38 be held for conservation and recreation purposes which shall be under the care and control of the
39 department of conservation and recreation and managed by the division of water supply
40 protection.

41 SECTION 4. Notwithstanding any general or special law to the contrary, 1141 REVERE
42 BEACH PARKWAY REALTY, LLC shall be responsible for all costs and expenses, including
43 but not limited to, costs associated with any engineering, surveys, appraisals, and deed
44 preparation related to the conveyance authorized pursuant to this act as such costs may be
45 determined by the commissioner of the division of capital asset management and maintenance.