HOUSE No. 4265

The Commonwealth of Massachusetts

PRESENTED BY:

Brendan P. Crighton and Daniel Cahill

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act authorizing the commissioner of Capital Asset Management and Maintenance to convey a certain parcel of land in the city of Lynn to the Neighborhood Development Associates, Inc.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
Brendan P. Crighton	Third Essex	2/9/2018
Daniel Cahill	10th Essex	2/23/2018

HOUSE No. 4265

By Messrs. Crighton of Lynn and Cahill of Lynn, a petition (subject to Joint Rule 12) of Brendan P. Crighton and Daniel Cahill for legislation to authorize the commissioner of Capital Asset Management and Maintenance to convey a certain parcel of land in the city of Lynn to the Neighborhood Development Associates, Inc. State Administration and Regulatory Oversight.

The Commonwealth of Alassachusetts

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

An Act authorizing the commissioner of Capital Asset Management and Maintenance to convey a certain parcel of land in the city of Lynn to the Neighborhood Development Associates, Inc.

Whereas, The deferred operation of this act would tend to defeat its purpose, which is to create housing and services for Veterans, therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public health.

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 33 to 37, inclusive, of chapter 7C of the
- 2 General Laws or any general or special law to the contrary, the commissioner of capital asset
- 3 management and maintenance may convey a certain parcel of land in the city of Lynn to the
- 4 Neighborhood Development Associates, Inc. for nominal consideration for the purpose of
- 5 providing services to veterans. The parcel contains approximately 0.68 acres and is located 38
- 6 South Common street in the city of Lynn. The parcel shall be conveyed by deed without
- 7 warranties or representations by the commonwealth.
- 8 SECTION 2. (b) The use of the parcel shall be restricted to the provision of veterans
- 9 programs and services, which may include veterans housing. Notwithstanding the foregoing or

any general or special law to the contrary, Neighborhood Development Associates. Inc. may lease the parcel or portions thereof to 1 or more entities and enter into agreements with 1 or more entities for the purpose of developing, constructing, operating and maintaining improvements related to the provision of said veterans services on the parcel.

SECTION 3. The deed or other instrument conveying the parcel to Neighborhood Development Associates, Inc. shall provide that the parcel conveyed shall be used solely for the purposes described in this act and shall include a reversionary clause that stipulates that, if the parcel ceases at any time to be used for the purposes set forth in this act, title to the parcel shall, at the election of the commonwealth, revert to the commonwealth.

SECTION 4. Notwithstanding any general or special law to the contrary, Neighborhood Development Associates, Inc. shall be responsible for all costs and expenses of the transaction authorized in this act as determined by the commissioner of capital asset management and maintenance, including, but not limited to, the costs of any engineering, surveys, appraisals, title examinations, recording fees and deed preparation related to the conveyance of the parcel and all costs, liabilities and expenses of any nature and kind for its ownership. Neighborhood Development Associates, Inc. shall acquire the property thereon in its present condition.

SECTION 5. If Neighborhood Development Associates, Inc. does not complete a purchase of the property described in section 1 on or before January 31, 2019, then, notwithstanding sections 33 to 37 inclusive of chapter 7C of the General Laws or any other general or special law to the contrary, the commissioner may sell, lease for terms up to 99 years, including all renewals and extensions, or otherwise grant, convey, or transfer to purchasers or lessees an interest in the property described in section 1 or portions thereof, subject to this

section and on such terms and conditions that the commissioner considers appropriate. In making any such disposition pursuant to this section, the commissioner shall use appropriate competitive bidding processes and procedures. Not less than 30 days before the date on which bids, proposals or other offers to purchase or lease a property, or any portion thereof, are due, the commissioner shall place a notice in the central register published by the state secretary pursuant to section 20A of chapter 9 of the General Laws stating the availability of the property, the nature of the competitive bidding process and other information that the commissioner considers relevant, including the time, place and manner for the submission of bids and proposals and the opening of the bids or proposals.