

HOUSE No. 4186

The Commonwealth of Massachusetts

In the Year Two Thousand Nine

AN ACT AUTHORIZING THE COMMISSIONER OF THE DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE TO CONVEY LAND IN AGAWAM TO UNITED VETERANS OF AMERICA, INC. FOR THE PURPOSE OF VETERANS' HOUSING..

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. The Division of Capital Asset Management and Maintenance, notwithstanding
2 the provisions of sections 40E through 40J, inclusive, of chapter 7 of the General Laws, shall
3 lease up to 6 acres of land known as the Feeding Hills Training School located at 702 South
4 Westfield St. in the Town of Agawam for a term or terms not to exceed 25 years, to United
5 Veterans of America, Inc. d/b/a Soldier On for the purpose of veterans' housing. The exact
6 boundaries of the parcel shall be determined by the commissioner of the division of capital asset
7 management and maintenance in consultation with United Veterans of America after the
8 completion of a land survey and plan. Said lease shall be for nominal consideration.

9 Section 2. Lessee shall be responsible for any and all costs that the commissioner of
10 capital asset management and maintenance may deem necessary in connection with the
11 conveyance authorized by section 1 of this act, including but not limited to, the costs of all
12 appraisals, surveys, lease and other document preparation, recording or filing fees and any other
13 expenses incurred in connection with the conveyance. During the term of the lease, the lessee

14 shall be responsible for operating and maintaining the leased property and any and all costs
15 associated with such operation and maintenance.

16 Section 3.

17 The lessee shall use the property solely for the purpose of veterans' housing and the lease
18 or other agreement pertaining to the lease of the property shall include a provision restricting the
19 use of the property to such purposes and providing for a reversion of the property to the
20 commonwealth if the property ceases to be so used or is used for any other purpose.

21 Section 4.

22 Upon failure of the United Veterans of America, Inc. d/b/a Soldier On to make use of the
23 land and buildings for the purposes described herein, the lease hereby authorized shall be
24 terminated, and the land and building together with any improvements thereon shall revert to the
25 Commonwealth under the care and control of the department.

26 Section 5.

27 The United Veterans of America, Inc. d/b/a Soldier On shall carry such comprehensive
28 liability insurance, in an amount deemed adequate by the commissioner of the division of capital
29 asset management and maintenance to protect the commonwealth against property damage
30 occurring on the leased land, within the buildings, or within any other structures built or used by
31 the committee on the land during the term of any lease or leases authorized by this act.