

SENATE No. 2384

The Commonwealth of Massachusetts

In the Year Two Thousand Ten

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

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. Notwithstanding the provisions of sections 40E through 40J, inclusive, of
2 chapter 7 of the General Laws or any other general or special law to the contrary, the
3 commissioner of capital asset management and maintenance may convey in fee simple a certain
4 parcel of land and any improvements and structures located thereon formerly known as the
5 Western Massachusetts Criminal Justice Training Center located at 702 South Westfield Street in
6 the town of Agawam, consisting of approximately 6.9 acres of land, to United Veterans of
7 America, Inc. d/b/a Soldier On, or its affiliate(s), for the purpose of constructing limited equity
8 cooperative housing for homeless veterans and providing services related thereto; provided,
9 however, that prior to said conveyance, if deemed necessary by the Massachusetts historical
10 commission, United Veterans of America, Inc. d/b/a Soldier On, or its affiliate(s) shall enter into
11 a historical covenant agreement with the Massachusetts historical commission which shall be
12 filed with the registry of deeds and run with the land in perpetuity. Use and maintenance of the
13 parcel shall be subject to the restrictions and provisions of the historical covenant. The exact
14 boundaries of the parcel shall be determined by the commissioner of the division of capital asset

15 management and maintenance after the completion of a land survey. The consideration for the
16 conveyance shall be \$1. This parcel shall be conveyed by deed without warranties or
17 representations by the commonwealth.

18 SECTION 2. Notwithstanding any general or special law to the contrary, United Veterans
19 of America, Inc. d/b/a Solider On, or its affiliate(s), shall be responsible for all costs and
20 expenses, including, but not limited to, costs associated with any engineering, appraisals,
21 surveys, and deed preparation related to the conveyance authorized pursuant to this act as such
22 costs may be determined by the commissioner of the division of capital asset management and
23 maintenance.

24 SECTION 3. The deed or other instrument conveying the property described in section 1
25 to United Veterans of America, Inc. d/b/a Soldier On, or its affiliate(s), shall, without limitation,
26 provide that if for any reason the property ceases to be used solely for the purposes described in
27 section 1, then, following the giving of written notice and an opportunity to cure in accordance
28 with a procedure to be specified in the deed conveying the property, and upon the recording of a
29 notice by the commissioner with the Hampden registry of deeds, title to the property shall revert
30 to the commonwealth under the care and control of the division of capital asset management and
31 maintenance and any further disposition shall be subject to sections 40E to 40J, inclusive, of
32 chapter 7 of the General Laws and to the prior approval of the general court.