

SENATE No. 2573

The Commonwealth of Massachusetts

In the Year Two Thousand Ten

An Act providing for the disposition of commonwealth owned land in the city of Boston..

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 commissioner of the division of capital asset management and
2 maintenance, subject to sections 40E to 40J, notwithstanding 40H, of chapter 7 of the General
3 Laws, and the provisions of this act, may sell and convey by deed approximately 5,000 square
4 feet of commonwealth-owned property, currently under the care and control of Roxbury
5 Community College, and located at the intersection of Centre Street and Columbus Avenue in
6 the city of Boston to Jackson Square Partners LLC for activities consistent with the Jackson
7 Square Redevelopment Area. The commissioner shall establish the exact boundaries of the
8 parcel, based upon a survey to be performed prior to such conveyance.

9 SECTION 2. The consideration for the conveyance authorized by this act shall be not
10 less than the full and fair market value of the property for its highest and best use, determined by
11 the commissioner of the division of capital asset management and maintenance based on an
12 independent professional appraisal. The inspector general shall review and approve the appraisal
13 and the review shall include a review of the methodology utilized for said appraisal. Said
14 inspector general shall have 30 days after receipt of said appraisal and a report by the

15 commissioner for his review and approval. Said inspector general shall submit a report on his
16 review and approval of said appraisal to said commissioner. At least 15 days before conveying
17 of property, said commissioner shall submit a copy of said inspector general's report to the house
18 and senate committees on ways and means and the house and senate committees on bonding,
19 capital expenditure and state assets.

20 SECTION 3. All monies received as a result of this conveyance shall be deposited in an
21 expendable trust, to be established on behalf of Roxbury Community College, in order to further
22 to support the educational mission of the college.

23 SECTION 4. The grantee of the property shall be responsible for all cost and expenses of
24 the transaction authorized by this act as determined by the commissioner of the division of
25 capital asset management and maintenance, including without limitation, the cost of any survey,
26 appraisal and other expenses relating to the conveyance of this property, and shall be responsible
27 for all costs, liabilities and expenses of any nature and kind for its ownership. The recipient shall
28 acquire said property in its existing condition without any warranty by the commonwealth.