

HOUSE No. 4524

The Commonwealth of Massachusetts

PRESENTED BY:

Paul Tucker

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 directing the commissioner of Capital Asset Management and Maintenance to convey a certain parcel of land to the Salem Redevelopment Authority.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Paul Tucker</i>	<i>7th Essex</i>	<i>5/8/2018</i>

HOUSE No. 4524

By Mr. Tucker of Salem, a petition (subject to Joint Rule 12) of Paul Tucker that the commissioner of Capital Asset Management and Maintenance be authorized to convey a certain parcel of land in the city of Salem to the Salem Redevelopment Authority. State Administration and Regulatory Oversight.

The Commonwealth of Massachusetts

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

An Act directing the commissioner of Capital Asset Management and Maintenance to convey a certain parcel of land to the Salem Redevelopment Authority.

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 Sections 33 to 37, inclusive, of Chapter 7C of the General
2 Laws, Section 20 of Chapter 304 of the Acts of 2008 or any other general or special law to the
3 contrary including Chapter 462 of the Acts of 2016, the commissioner of capital asset
4 management and maintenance shall, upon the approval of the Salem Redevelopment Authority,
5 convey a certain parcel of state-owned land, with the buildings thereon, located in the City of
6 Salem to the Salem Redevelopment Authority on terms that may be determined by the
7 commissioner. The parcel and buildings are located at 32 and 34 Federal Street and the buildings
8 are the Essex Superior Courthouse and the County Commissioners Building. Upon conveyance
9 of the property described in this section, the Salem Redevelopment Authority (the “SRA”) in its
10 issuance of a request for proposals and the selection of a qualified developer to redevelop the
11 buildings shall consider, if compatible with such redevelopment, the creation of a condominium

12 or leasehold estate, or other real estate holding interest for transfer or lease to the Commonwealth
13 under the care, custody and control of the Secretary of the Commonwealth upon terms and
14 conditions to be established by SRA and agreed to by the Secretary of the Commonwealth. If it is
15 determined that such creation is not feasible or such terms and conditions are not agreed to, as
16 determined by SRA and Commissioner, the SRA may proceed with disposal of the buildings for
17 redevelopment without such transfer or lease.

18 SECTION 2. Consideration for the conveyance under Section 1 shall be \$1.00, payable at
19 the time of the conveyance. Upon a subsequent conveyance of the property described in Section
20 1 or a portion thereof by the Salem Redevelopment Authority, the Salem Redevelopment
21 Authority shall distribute the gross proceeds of the conveyance, in the following order, to: (i) the
22 Commonwealth to reimburse it for costs incurred by the division of capital asset management
23 and maintenance with respect to the property; (ii) the City of Salem for costs incurred by the City
24 with respect to the property; (iii) the Salem Redevelopment Authority for costs incurred by the
25 Salem Redevelopment Authority, if any, for the transaction including, but not limited to, the
26 costs for legal work, survey, title and the preparation of plans and specifications; and (iv) the
27 Commonwealth and the Salem Redevelopment Authority in equal shares.

28 SECTION 3. The commissioner of capital asset management and maintenance may retain
29 or grant rights of way or easements for access, egress, utilities and drainage across the property
30 described in Section 1 and across other property owned by the Commonwealth that is contiguous
31 to the property described in Section 1 and may accept such rights of way or easements for access,
32 egress, drainage and utilities as the commissioner considers necessary and appropriate the carry
33 out this act.