

SENATE No. 1358

The Commonwealth of Massachusetts

PRESENTED BY:

Michael J. Rodrigues

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 city of Fall River Housing Authority to convey a certain parcel of land to
Southcoast Hospital Group, Inc.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
<i>Michael J. Rodrigues</i>	<i>First Bristol and Plymouth</i>

SENATE No. 1358

By Mr. Rodrigues, a petition (accompanied by bill, Senate, No. 1358) of Michael J. Rodrigues for legislation to authorize the city of Fall River Housing Authority to convey a certain parcel of land to Southcoast Hospital Group, Inc. Municipalities and Regional Government.

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Second General Court
(2021-2022)**

An Act authorizing the city of Fall River Housing Authority to convey a certain parcel of land to Southcoast Hospital Group, Inc.

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 chapters 30B or 121B of the General laws, or any other
2 general or special law to the contrary, but subject to paragraphs (a), (b) and (g) of section 16 of
3 chapter 30B, the City of Fall River Housing Authority is hereby authorized to convey a certain
4 parcel of land, with a building thereon, located at 229 Highland Avenue, Fall River known as
5 Assessors' Parcel M-22-0005, and being the same premises recorded in the Bristol County Fall
6 River District Registry of Deeds in Book 1596, Page 230, to Southcoast Hospital Group, Inc.
7 provided, however, that the premises upon conveyance shall be restricted to hospital related uses.
8 As a condition for the conveyance, Southcoast Hospital Group, Inc. shall either (i) convey a
9 replacement property, of equal or greater value, located in Fall River to the Fall River Housing
10 Authority or its designee, and any such conveyance shall be sufficient consideration for the
11 conveyance of 229 Highland Avenue, as approved by the Department of Housing and
12 Community Development, the Department of Mental Health and the Authority or (ii) pay for the

13 conveyance at the fair market value of 229 Highland Avenue as established by the appraisal
14 required by SECTION 2. Any such replacement property shall be conveyed to the Fall River
15 Housing Authority notwithstanding G.L. chapters 30B, or 121B of the General laws, or any other
16 general or special law to the contrary, but subject to paragraphs (a), (b) and (g) of section 16 of
17 chapter 30B. Any replacement property shall be suitable for inclusion in the so-called Chapter
18 689 program at a comparable level of service as previously provided by 229 Highland Avenue,
19 as determined by the Department of Mental Health, or the net proceeds paid by Southcoast
20 Hospital Group, Inc. shall be used solely to acquire a replacement property for use in the Chapter
21 689 program.

22 SECTION 2. Prior to the conveyance authorized in SECTION 1, the Fall River Housing
23 Authority shall determine the fair market value of the parcel based upon an independent
24 appraisal of the property located at 229 Highland Avenue. If a parcel is conveyed to the Fall
25 River Housing Authority under clause (i) of section 1 of this act, the Fall River Housing
26 Authority shall determine the fair market value of that parcel based upon an independent
27 appraisal as well.

28 SECTION 3. Notwithstanding any general or special law to the contrary, Southcoast
29 Hospital Group, Inc. shall assume all costs and expenses including, but not limited to, the costs
30 of any appraisals, recording fees and deed preparation related to the transaction pursuant to this
31 act as such costs may be determined by the Fall River Housing Authority.