

SENATE No. 2010

The Commonwealth of Massachusetts

PRESENTED BY:

Anne M. Gobi

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 commissioner of capital asset management and maintenance to convey certain land in the town of Brookfield.

PETITION OF:

NAME:

Anne M. Gobi

DISTRICT/ADDRESS:

Worcester and Hampshire

SENATE No. 2010

By Ms. Gobi, a petition (accompanied by bill, Senate, No. 2010) of Anne M. Gobi for legislation to authorize the commissioner of capital asset management and maintenance to convey certain land in the town of Brookfield. State Administration and Regulatory Oversight.

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Third General Court
(2023-2024)**

An Act authorizing the commissioner of capital asset management and maintenance to convey certain land in the town of Brookfield.

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. (a) Notwithstanding sections 32 to 37, inclusive, of chapter 7C of the
2 General Laws or any other general or special law to the contrary, the commissioner of capital
3 asset management and maintenance, in consultation with the department of the state police,
4 may convey to Mary Faugno-Wiles a parcel of land in the town of Brookfield as replacement
5 land for the conveyance pursuant to subsection (b). The parcel consists of 35,000 square feet,
6 more or less, and is shown on a plan of land entitled “Map 14 Mill Street Land Swap”, prepared
7 by Summit Engineering & Survey, Inc. and described in a deed recorded in the Worcester
8 registry of deeds at book 2514, page 139. The conveyance shall be subject to such additional
9 conditions and restrictions as the commissioner of capital asset management and maintenance, in
10 consultation with the department of state police, may determine.

11 (b) As consideration for the conveyance of the parcel of land described in subsection (a),
12 Mary Faugno-Wiles shall convey to the commissioner of capital asset management and

13 maintenance a certain parcel of land to be used for general department of state police purposes
14 on South Maple street in the town of Brookfield consisting of 38,000 square feet, more or less,
15 and shown on the plan of land described in subsection (a) and described in a deed recorded in the
16 Worcester registry of deeds at book 21493, page 111 or such other land or interest in land as the
17 commissioner of capital asset management and maintenance, in consultation with the
18 department of the state police, may deem appropriate. Any land or interest in land acquired
19 pursuant to this act shall be permanently held and managed for purposes designated by the
20 department of state police.

21 As further consideration for the conveyance in subsection (a), Mary Faugno-Wiles shall
22 pay the difference between the full and fair market value of the parcel of land described in
23 subsection (a) and the full and fair market value of the parcel described in this subsection. The
24 commonwealth shall not be obligated to pay any consideration to Mary Faugno-Wiles if the full
25 and fair market value of the parcel of land described in this section exceeds the full and fair
26 market value of the parcel described in subsection (a). The full and fair market value of the
27 parcels shall be determined by the commissioner of capital asset management and maintenance
28 on the basis of independent appraisals commissioned by the commissioner.

29 The inspector general shall review and approve the appraisals, including the methodology
30 utilized in conducting the appraisals. Thirty days prior to the conveyance authorized by this act,
31 the commissioner of capital asset management and maintenance shall submit the appraisals and a
32 report thereon to the inspector general. Not less than 15 days prior to the execution of any
33 documents under this act, the inspector general shall prepare a report of the review and approval
34 of the appraisal and file the report with the commissioner of capital asset management and

35 maintenance, the house and senate committees on ways and means and the joint committee on
36 state administration and regulatory oversight.

37 Any consideration paid by Mary Faugno-Wiles to the commonwealth for the conveyance
38 authorized by this act shall be deposited into the General Fund.

39 SECTION 2. Mary Faugno-Wiles shall be responsible for any and all costs that the
40 commissioner of capital asset management and maintenance may deem necessary in connection
41 with the conveyances pursuant to section 1, including, but not limited to, the costs of all
42 appraisals, surveys, deeds and other document preparation, recording or filing fees and any other
43 expenses incurred in connection with the conveyances.