

SENATE No. 2822

The Commonwealth of Massachusetts

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

SENATE, June 21, 2024.

The committee on State Administration and Regulatory Oversight, to whom was referred the petitions (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, report the accompanying bill (Senate, No. 2822).

For the committee,
Nick Collins

SENATE No. 2822

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 commissioner of capital asset management and maintenance shall submit the
30 appraisal or appraisals to the inspector general for his or her review and comment. The inspector
31 general shall review and approve the appraisal or appraisals, and the review shall include an
32 examination of the methodology utilized for the appraisal or appraisals. The inspector general
33 shall prepare a report of his or her review and file the report with the commissioner of capital
34 asset management and maintenance for submission by said commissioner to the house and senate
35 committees on ways and means and the joint committee on state administration and regulatory
36 oversight. Said commissioner shall submit copies of the appraisals, and the inspector general's

37 review and approval and comments, if any, to the house and senate committees on ways and
38 means and the joint committee on state administration and regulatory oversight at least 15 days
39 prior to the execution of documents effecting the transfers described in section 1.

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

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