

Senate, February 17, 2026 -- Substituted as a new draft (Senator Durant) for the Senate Bill authorizing the commissioner of capital asset management and maintenance to convey certain land in the town of Brookfield (Senate, No. 2128).

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Fourth General Court
(2025-2026)**

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, may
4 convey to Mary Faugno-Wiles a certain parcel of land in the town of Brookfield. The parcel
5 consists of 35,000 square feet, more or less, and is shown on a plan of land entitled "Plan of
6 Land at 14 Mill Street", dated March 23, 2021, prepared by Summit Engineering & Land
7 Survey, Inc. and described in a deed recorded in the Worcester district registry of deeds in book
8 2514, page 139. Such plan of land shall be placed on file with the division of capital asset
9 management and maintenance. The conveyance shall be subject to such additional conditions
10 and restrictions as the commissioner of capital asset management and maintenance, in
11 consultation with the department of state police, may prescribe.

12 (b) As consideration for the conveyance of the parcel of land described in subsection (a),

13 Mary Faugno-Wiles shall convey to the commissioner of capital asset management and
14 maintenance a certain parcel of land on South Maple street in the town of Brookfield consisting
15 of 38,000 square feet, more or less, and shown on the plan of land described in subsection (a)
16 and described in a deed recorded in the Worcester district registry of deeds in book 21493, page
17 111 or such other land or interest in land as the commissioner of capital asset management and
18 maintenance, in consultation with the department of the state police, may deem appropriate and
19 which Mary Faugno-Wiles agrees to convey.

20 (c) As further consideration for the conveyance in subsection (a), Mary Faugno-Wiles

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

30 (d) The commissioner of capital asset management and maintenance shall submit the

31 appraisals which shall include an examination of the methodology utilized for the appraisals. The
32 inspector general shall prepare a report of the review and approval of the appraisals and file the
33 report with the commissioner of capital asset management and maintenance who shall submit
34 copies of the appraisals and the inspector general's report to the house and senate committees on

35 ways and means and the joint committee on state administration and regulatory oversight not less
36 than 15 days prior to the execution of documents effecting the transfers described in this section.

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

39 SECTION 2. Mary Faugno-Wiles, or any successors or assigns, shall assume all costs
40 that the commissioner of capital asset management and maintenance may deem necessary to
41 complete the conveyances authorized by 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.