

HOUSE No. 3995

The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES, November 1, 2017.

The committee on Ways and Means, to whom was referred the Bill authorizing the commissioner of Capital Asset Management and Maintenance to convey certain land in the city of Revere (House, No. 3811), reports recommending that the same ought to pass with an amendment substituting therefor the accompanying bill (House, No. 3995).

For the committee,

JEFFREY SÁNCHEZ.

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

An Act authorizing the commissioner of Capital Asset Management and Maintenance to convey certain land in the city of Revere.

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 through 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 conservation and
4 recreation, may convey to 1141 REVERE BEACH PARKWAY REALTY, LLC of 1141 Revere
5 Beach Parkway in the city of Revere a 0.30 acre parcel of land located in the city of Revere
6 which is currently under the care and control of the department of conservation and recreation
7 and held for conservation and recreation purposes, subject to any additional terms and conditions
8 consistent with this act as the commissioner of capital asset management and maintenance, in
9 consultation with the commissioner of conservation and recreation, may determine. The parcel is
10 identified as “POSSIBLE LAND PURCHASE FROM DCR” on a plan entitled CONCEPTUAL
11 PLAN FOR DISCUSSION ONLY/ POSSIBLE LAND PURCHASE/ #1141 REVERE BEACH
12 PARKWAY, REVERE, MA dated August 16, 2016 prepared by Williams & Sparages. The
13 exact boundaries of the parcel shall be determined by the commissioner of the division of capital

14 asset management and maintenance in consultation with the commissioner of the department of
15 conservation and recreation after completion of a survey. The consideration for said conveyance
16 shall be the full and fair market value or value in use, whichever is greater of said parcel as
17 determined by the commissioner of the division of capital asset management and maintenance
18 pursuant to 1 or more independent professional appraisals. This parcel shall be conveyed by deed
19 without warranties or representations by the commonwealth.

20 SECTION 2. Notwithstanding any general or special law to the contrary, the inspector
21 general shall review and approve the appraisal required by section 1. After receiving an
22 appraisal, the inspector general shall prepare a report of such review, including an examination
23 of the methodology utilized in conducting the appraisals, and file the report with the
24 commissioner of the division of capital asset management and maintenance. After receiving the
25 inspector general's report and at least 30 days before any agreement or instrument for the
26 conveyance of the parcel is executed, the division shall submit the report to the house and senate
27 committees on ways and means and the joint committee on state administration and regulatory
28 oversight.

29 SECTION 3. Notwithstanding any general or special law to the contrary, and to ensure no
30 net loss of lands protected for natural resource purposes, all consideration received for the
31 conveyance authorized in section 1 shall be deposited in the Conservation Trust established in
32 section 1 of chapter 132A of the General Laws and shall be expended by the department of
33 conservation and recreation to acquire lands or interests therein to be held for conservation and
34 recreation purposes which shall be under the care and control of the department of conservation
35 and recreation.

36 SECTION 4. Notwithstanding any general or special law to the contrary, 1141 REVERE
37 BEACH PARKWAY REALTY, LLC shall be responsible for all costs and expenses, including
38 but not limited to, costs associated with any engineering, surveys, appraisals, and deed
39 preparation related to the conveyance authorized pursuant to this act as such costs may be
40 determined by the commissioner of the division of capital asset management and maintenance.