

STATE OF MAINE

—
IN THE YEAR OF OUR LORD
TWO THOUSAND TWENTY-ONE

—
S.P. 38 - L.D. 30

**Resolve, Authorizing the Director of the Bureau of Parks and Lands To
Convey a Parcel of Land in Augusta to the Maine Veterans' Homes**

Preamble. The Constitution of Maine, Article IX, Section 23 requires that real estate held by the State for conservation or recreation purposes may not be reduced or its uses substantially altered except on the vote of 2/3 of all members elected to each House.

Whereas, certain real estate authorized for conveyance by this resolve is within the designations described in the Maine Revised Statutes, Title 12, section 598-A; and

Whereas, title to the parcel of land underlying the veterans' home in Augusta was conveyed by the former Department of Conservation, Bureau of Public Lands to the Maine Veterans' Homes in order to provide security for the issuance of bonds to finance the construction of a veterans' home in Aroostook County and in southern Maine and the legislation and deed related to that conveyance requires that the parcel revert back to the State when all bonds described in subsection 1 of the deed conveying the property to the Maine Veterans' Homes mature and all outstanding principal, interest and premium, if any, on the bonds has been paid to the bondholders and any indenture mortgage securing the bonds has been defeased; and

Whereas, once the parcel reverts, the Director of the Bureau of Parks and Lands within the Department of Agriculture, Conservation and Forestry is required to enter into a lease with the Maine Veterans' Homes under the same terms as the previous lease as long as the property is used for the purposes associated with the maintenance of a veterans' home in Augusta; and

Whereas, the Maine Veterans' Homes are constructing a new facility in Augusta and will not require the use of the existing veterans' home or require a lease for the existing veterans' home and operation of the existing veterans' home will cease and the Director of the Bureau of Parks and Lands within the Department of Agriculture, Conservation and Forestry would then be authorized to sell the land to the Maine Veterans' Homes, upon legislative authorization, to allow the Maine Veterans' Homes to sell the structure and the land it is on to a future buyer; and

Whereas, the Director of the Bureau of Parks and Lands within the Department of Agriculture, Conservation and Forestry may sell, lease or exchange lands with the approval of the Legislature in accordance with the Maine Revised Statutes, Title 12, sections 1814, 1837 and 1851; now, therefore, be it

Sec. 1. Director of the Bureau of Parks and Lands is authorized, but not directed, to convey certain land occupied by the Maine Veterans' Home located at the corner of Cony Road and Piggery Road in Augusta, Maine.

Resolved: That the Director of the Bureau of Parks and Lands within the Department of Agriculture, Conservation and Forestry may, subject to the requirements of subsection 2, convey, by quitclaim deed without covenant for an appraised fair market value that is the higher of 2 appraisals or the highest of more than 2 appraisals, one appraisal paid for the Bureau of Parks and Lands and the second paid for by the Maine Veterans' Homes, and on such other terms and conditions as the director may direct, a certain parcel of land with a total of approximately 8.9 acres, being the property that the veterans' home was constructed on, referred to in this resolve as "the property," situated at the corner of Cony Road and Piggery Road in Augusta, County of Kennebec, together with all appurtenant rights and easements located on that property, to the Maine Veterans' Homes. In addition, the Director of the Bureau of Parks and Lands may grant approval, as required by Resolve 1989, chapter 29 and the deed conveying the property to the Maine Veterans' Homes, dated October 3, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3626, page 281, to the Maine Veterans' Homes to sell its structure with the land it is located on at the corner of Cony Road and Piggery Road in Augusta, County of Kennebec.

Sec. 2. Conditions precedent. The authorization provided in section 1 may be exercised only if the Director of the Bureau of Parks and Lands within the Department of Agriculture, Conservation and Forestry first gives notice of the proposed conveyance under section 1 and, if a public hearing is requested by any party, the director holds a public hearing on the proposed conveyance as required in the Maine Revised Statutes, Title 12, section 1837, subsection 2.