

HOUSE No. 4351

By Mr. Linsky of Natick (by request), petition of David Paul Linsky and others that the Division of Capital Asset Management and Maintenance be authorized to lease to the town of Natick a portion of property of the National Guard Armory located in said town. Bonding, Capital Expenditures and State Assets.

The Commonwealth of Massachusetts

PETITION OF:

Alice Hanlon Peisch
Scott P. Brown

Karen E. Spilka
David Paul Linsky

In the Year Two Thousand and Seven.

AN ACT AUTHORIZING THE TOWN OF NATICK TO LEASE PROPERTY FROM DCAM.

1 *Whereas*, The deferred operation of this act would tend to defeat
2 its purpose, which is to lease forthwith a certain parcel of land to the
3 town of Natick, therefore it is hereby declared to be an emergency
4 law, necessary for the immediate preservation of the public conve-
5 nience.

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. The commissioner of capital asset management and
2 maintenance may, notwithstanding sections 40E to 40J inclusive, of
3 chapter 7 of the General Laws, lease to the town of Natick certain
4 property located on Speen street in the town, which is a portion of a
5 parcel shown on the town of Natick's assessors map as map 41,
6 lot 84, which property is now or was formerly used in relation to the
7 national guard armory on said Speen street. The exact boundaries of
8 the parcel shall be determined by the commissioner in consultation
9 with the military division after completion of a survey. The term of
10 the lease shall not exceed 30 years, subject to the requirements of
11 section 5 of this act and subject to such additional terms and condi-
12 tions as the commissioner may prescribe in consultation with the
13 military division.

1 SECTION 2. The consideration paid by the town of Natick for
2 the lease shall be the full and fair market value for said lease
3 determined by the commissioner of capital asset management and
4 maintenance based upon an independent appraisal for the use by the
5 town. The inspector general shall review and approve the appraisal
6 and the review shall include a review of methodology utilized for
7 said appraisal. Said inspector general shall prepare a report of his
8 review and file the report with said commissioner. The lease shall
9 provide that land may be used by said town for municipal or any
10 other public purposes.

1 SECTION 3. The town of Natick shall pay for any costs for
2 appraisals, surveys and other expenses relating to the lease of the
3 property.

1 SECTION 4. The amounts paid by the town of Natick for lease
2 of the property shall be deposited in the General Fund.

1 SECTION 5. The lease shall provide that in the event of military
2 necessity, the lease may be terminated upon 30 days prior written
3 notice from the commissioner to the town.

1 SECTION 6. In the event that the property, as described in
2 section 1, ceases to be used by the town of Natick for municipal or
3 any other public purposes, the property shall revert to the common-
4 wealth, and any further disposition of the property shall be subject to
5 the provisions of section 40E to 40J, inclusive, of chapter 7 of the
6 General Laws and the prior approval of the general court.