

SENATE NO. 32

AN ACT AMENDING THE CONVEYANCE OF A CERTAIN PARCEL OF LAND IN THE TOWN OF GRAFTON

*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. Section 1 of chapter 224 of the acts of 2002 is hereby amended by striking out, in
2 the first sentence, the words “sections 40F ½, 40I and” and inserting in place thereof the
3 following word:- section.

4 SECTION 2. Said section 1 of said chapter 224 is hereby further amended by striking out, in the
5 first sentence, the words “convey by deed” and inserting in place thereof the following words:-
6 lease for a term not to exceed 50 years, together with an option to purchase as set forth in this
7 act, and to sell and convey by deed.

8 SECTION 3. Said chapter 224 of the acts of 2002 is hereby further amended by striking out
9 section 2 and inserting in place thereof the following 4 sections:-

10 Section 2. Such lease shall include an option for the Massachusetts state police museum and
11 learning center to purchase the premises at the end of the term of said lease, shall require that

12 the lessee maintain adequate insurance, and shall contain such other provisions as the
13 commissioner, after consultation with the department of state police, considers appropriate. The
14 lease price to be paid by the Massachusetts state police museum and learning center shall be the
15 full and fair market value of the building and land used as a state police museum and learning
16 center based upon 1 or more professional appraisals commissioned by the division of capital
17 asset management and maintenance reduced by any credit authorized and certified by the
18 inspector general. The commissioner of the division of capital asset management and
19 maintenance shall, 30 days prior to the execution of any lease authorized by this act or any
20 subsequent amendment thereof, submit the lease and any amendments thereto and a report
21 thereon to the inspector general. The inspector general shall review and comment in writing on
22 each appraisal and the review and comment shall include an examination of the methodology
23 used for each appraisal. The inspector general shall prepare a report of his review and action on
24 the appraisal, lease or leases or amendments and file the report with the commissioner. Copies
25 of this report shall be filed with the house and senate committees on ways and means and with
26 the chairmen of the joint committee on state administration at least 15 days before execution of
27 the lease. The report shall also include a list of those credits that have been certified by the
28 inspector general as credits to be applied against the lease price. The state police museum and
29 learning center shall be responsible for any costs for appraisals, surveys and other expenses
30 relating to the conveyance of the land and structure. The lease price paid by the Massachusetts
31 state police museum and learning center for any lease or leases, or any amendments thereof,
32 authorized by this act shall be deposited in the General Fund.

33 Section 3. Such lease shall set forth the procedure for the Massachusetts state police museum
34 and learning center to exercise its option to purchase the premises at the end of the term of said

35 lease. The purchase price to be paid by the Massachusetts state police museum and learning
36 center shall be the full and fair market value of the building and land used as a state police
37 museum and learning center based upon 1 or more professional appraisals commissioned by the
38 division of capital asset management and maintenance reduced by any credit authorized and
39 certified by the inspector general. The commissioner of the division of capital asset
40 management and maintenance shall, 30 days prior to the execution of any agreement authorized
41 by this act or any subsequent amendment thereof, submit the agreement and any amendments
42 thereto and a report thereon to the inspector general. The inspector general shall review and
43 comment in writing on each appraisal, and the review and comment shall include an
44 examination of the methodology used for each appraisal. The inspector general shall prepare a
45 report of his review and action on the appraisal, agreement or amendments and file the report
46 with the commissioner. Copies of this report shall be filed with the house and senate committees
47 on ways and means and with the chairmen of the joint committee on state administration at least
48 15 days before execution of the agreement. The report shall also include a list of those credits
49 that have been certified by the inspector general as credits to be applied against the purchase
50 price. The purchase price paid by the Massachusetts state police museum and learning center
51 shall be deposited in the General Fund.

52 Section 4. No lease agreement entered pursuant to this act by or on behalf of the
53 commonwealth, shall be valid unless the lease provides that the property shall be used solely for
54 activities directly related to state police museum and learning center purposes. If for any reason
55 the property ceases to be used for the purposes described herein, the commonwealth may
56 terminate the lease. If the lease is terminated, the property shall revert to the commonwealth,
57 under the care, custody and control of the division of capital asset management and

58 maintenance, in consultation with the executive office of public safety. No deed conveying the
59 property to the Massachusetts state police museum and learning center shall be valid unless the
60 deed provides that the property shall be used solely for activities directly related to state police
61 museum and learning center purposes. If for any reason the property ceases to be used for the
62 purposes described herein, the commonwealth may exercise its right of reverter after giving the
63 Massachusetts state police museum and learning center written notice and an opportunity to
64 cure and recording a notice of reversion in the appropriate registry of deeds, whereupon the
65 property shall revert to the commonwealth under the care, custody and control of the division of
66 capital asset management and maintenance, in consultation with the executive office of public
67 safety.

68 Section 5. The Massachusetts state police museum and learning center shall be responsible for
69 all costs associated with any appraisal, survey or other expense incurred by the commonwealth
70 relating to the lease or conveyance of property pursuant to this act, and for any costs, liabilities
71 or expenses of any kind for the development, improvement, maintenance or operation of the
72 parcel as may be determined by the commissioner of capital asset management and maintenance
73 in consultation with the commissioner of public safety.