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Date: (Filing No. S- )

**AGRICULTURE, CONSERVATION AND FORESTRY**

Reproduced and distributed under the direction of the Secretary of the Senate.

**STATE OF MAINE  
SENATE  
126TH LEGISLATURE  
FIRST REGULAR SESSION**

COMMITTEE AMENDMENT “ ” to S.P. 186, L.D. 493, Bill, “An Act To Provide Economic Development in Aroostook County through Expanded Sale and Lease of State-owned Land”

Amend the bill by striking out the title and substituting the following:

**'Resolve, Directing the Department of Agriculture, Conservation and Forestry To Convey Certain Lands to Roosevelt Conference Center Doing Business as Eagle Lake Sporting Camps'**

Amend the bill by striking out everything after the title and inserting the following:

**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 under this resolve is under the designations described in the Maine Revised Statutes, Title 12, section 598-A; and

**Whereas,** the Director of the Division of Parks and Public Lands within the Department of Agriculture, Conservation and Forestry may sell or exchange lands with the approval of the Legislature in accordance with Title 12, sections 1837 and 1851; and

**Whereas,** Aroostook County has experienced significant economic reductions over the last 20 years, with a 10.1% unemployment rate, aging workforce and declining population; and

**Whereas,** an existing business, Eagle Lake Sporting Camps, established in 1889 and located on Eagle Lake Public Reserve Lands east of Route 11, desires to invest significantly in its business to grow into a year-round operation and to upgrade facilities and improve amenities, thus stimulating the economy, creating jobs and increasing local and state tax revenues; and

**Whereas,** such investment would not be feasible or commitment made without the acquisition of fee simple ownership of sufficient land to develop and expand the business

**COMMITTEE AMENDMENT**

1 and without the lease of additional adjoining land to support a modern wilderness  
2 destination resort; and

3 **Whereas**, the subject land is now used as a developed commercial sporting camp  
4 property, and no vital conservation land or wildlife habitat nor outdoor recreation  
5 opportunities, such as hunting and fishing, are affected by the change in land ownership,  
6 and the investment permitted by this conveyance would increase access and opportunities  
7 for public use of the Eagle Lake Public Reserve Lands; now, therefore, be it

8 **Sec. 1. Director of the Division of Parks and Public Lands to convey**  
9 **certain land in T16 R6. Resolved:** That the Director of the Division of Parks and  
10 Public Lands within the Department of Agriculture, Conservation and Forestry, referred  
11 to in this resolve as "the director," shall convey, by quitclaim deed without covenant and  
12 at appraised fair market value agreed to jointly by the director and the purchaser, to  
13 Roosevelt Conference Center, doing business as Eagle Lake Sporting Camps, and its  
14 successors and assigns, the land described in the lease of land in Township 16, Range 6  
15 current as of the effective date of this resolve from the State to Roosevelt Conference  
16 Center, doing business as Eagle Lake Sporting Camps, and such additional contiguous  
17 land as agreed to by the director and the purchaser to the east of the leased land for a total  
18 of 10 acres, subject to the State's retaining or withholding any rights to subdivide the land  
19 conveyed. In addition, the director shall convey to Eagle Lake Sporting Camps, for the  
20 appraised fair market value agreed jointly by the director and the purchaser, an access  
21 right-of-way that is no greater than 66 feet wide along the service road to the Square Lake  
22 Road. The conveyance of the right-of-way must include conditions that allow Eagle Lake  
23 Sporting Camps to maintain the road and make road improvements after acquiring prior  
24 written approval from the State. The conveyances required by this section must contain  
25 conditions granting the State the right of first refusal, within 90 days following notice by  
26 Eagle Lake Sporting Camps of intent to transfer the land or the right-of-way, to reacquire  
27 the parcel and the right-of-way at the appraised fair market value agreed to jointly by the  
28 director and the purchaser, if the use of the land for a year-round sporting camp or Class  
29 A restaurant, as defined in the Maine Revised Statutes, Title 28-A, section 2, subsection  
30 15, and lodge open to the public is discontinued or if Eagle Lake Sporting Camps fails to  
31 maintain appropriate licenses to conduct those activities from the Department of Health  
32 and Human Services.

33 If the director intends to lease any land to Eagle Lake Sporting Camps other than that  
34 required by this resolve, the director shall provide an opportunity for and consider  
35 comments regarding public access to the Eagle Lake Public Reserve Lands from  
36 representatives authorized by the Town of Eagle Lake.'

37 **SUMMARY**

38 This amendment is the majority report. It replaces the bill with a resolve and changes  
39 the title. The resolve requires the Director of the Division of Parks and Public Lands  
40 within the Department of Agriculture, Conservation and Forestry to convey to Roosevelt  
41 Conference Center, doing business as Eagle Lake Sporting Camps, a 10-acre parcel of  
42 land in Township 16, Range 6. The resolve requires the director to sell the land at fair  
43 market value and to retain or withhold any rights to subdivide. The director is also  
44 required by the resolve to convey to Eagle Lake Sporting Camps a right-of-way along the

1 service road to the Square Lake Road for appraised fair market value. The resolve also  
2 stipulates that the State must retain a right of first refusal to reacquire the parcel and right-  
3 of-way from the owner if the use of the parcel for a year-round sporting camp or Class A  
4 restaurant and lodge is discontinued or appropriate licenses are not maintained.

5 **FISCAL NOTE REQUIRED**

6 **(See attached)**