
Chapter 178. AN ACT AUTHORIZING THE MARTHA'S VINEYARD REGIONAL HIGH SCHOOL DISTRICT TO LEASE CERTAIN LAND.

Be it enacted, etc., as follows:

SECTION 1. Notwithstanding any general or special law to the contrary, the Martha's Vineyard regional high school district may lease a certain parcel of land to the YMCA of Martha's Vineyard, Inc., a non-profit corporation, for a term not to exceed 75 years, for the purpose of facilitating the construction, operation and maintenance of a community recreational facility by the YMCA of Martha's Vineyard, Inc., including, but not limited to, 1 or more swimming pools. The parcel is comprised of 5 acres on the north side of Vineyard Haven-Edgartown Road, being more precisely described as a 5-acre portion of land appearing as map 50, parcel 29 on the Oak Bluffs assessors map.

SECTION 2. Before the lease of the land, the Martha's Vineyard regional high school district committee shall ensure that an independent appraisal of the land is conducted. The YMCA of Martha's Vineyard, Inc., shall be responsible for any costs associated with the appraisal and for any costs associated with surveys and other expenses relating to the lease of the land.

SECTION 3. Upon the effective date of this act, the terms of the lease including, but not limited to, the consideration to be paid by the YMCA of Martha's Vineyard, Inc., to the Martha's Vineyard regional high school district for the lease of the land shall be negotiated by the Martha's Vineyard regional high school district committee. The lease shall include provisions to ensure community accessibility, in a manner consistent with the YMCA's status as a public charity. If the Martha's Vineyard regional high school district committee negotiates an amount for the lease that is less than the determined fair market value, the Martha's Vineyard regional high school district committee shall publish notice in a newspaper in the locality with a circulation sufficient to inform the interested public and in the central register explaining the reason for the decision and disclosing the difference between the value and the price to be received.

SECTION 4. If the land, during the term of the lease described in section 1, is ever used for any purpose other than the purposes listed in section 1 or listed within the terms of the lease that is ultimately negotiated by the Martha's Vineyard regional high school district, the authorization to lease the land to the YMCA of Martha's Vineyard, Inc., granted by this act shall immediately become null and void and any leasehold interest in the land shall immediately revert to the Martha's Vineyard regional high school district.

Approved July 27, 2006.