



MANAGEMENT AUTHORITY for PARKS and BIODIVERSITY of WESTERN EMILIA

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EXECUTIVE BOARD MEETING OF 14 MARCH 2023 MINUTES No. 22

SUBJECT:

**DISPOSAL OF PROPERTY COMPLEX CALLED "CASINO
DEI BOSCHI" LOCATED IN SALA BAGANZA (PR), VIA
OLMA - CONSEQUENT DECISIONS**

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THE YEAR TWO THOUSAND TWENTY-THREE (2023) ON THE FOURTEENTH (14) OF THE MONTH OF MARCH, AT 2.30 PM, THE MEETING OF THE EXECUTIVE BOARD OF THE MANAGEMENT AUTHORITY FOR PARKS AND BIODIVERSITY OF WESTERN EMILIA (hereinafter THE AUTHORITY) SHALL BE CALLED IN VIDEO CONFERENCE MODE, IN COMPLIANCE WITH ALL THE FORMALITIES PRESCRIBED BY THE CURRENT REGULATIONS.

THE EXECUTIVE BOARD

HAVING REGARD TO the Regional Law No. 24 of 23 December 2011 "Reorganization of the regional system of protected areas and sites of the Natura 2000 network";

CONSIDERING that the Executive Board is responsible for the functions referred to in Article 6, paragraph 4, of the same Law.

WHEREAS:

- the property complex called "Casino dei Boschi" located in the Municipality of Sala Baganza - Via Olma, within the Regional Park of the Boschi di Carrega, consists of a set of buildings of various geometries comprising four bodies:
 - ✓ the Villa del Casino owned by the Carrega family,
 - ✓ the Prolunga (extension) developing in a North-South direction, for a total length of about 300 meters and width of about 13 meters (with a total usable area of approximately 4,253 sq.m. - of which 2,551 owned by the Authority - in addition to the colonnade characterizing a large part of the Eastern side and extending over 410 sq.m., owned by the Carrega family), consisting of:
 - ⇒ central body - called "Casinetto" - owned by the Authority, developing on two levels plus a turret with a clock and a bell tower with also a basement floor limited in plan to the South/East portion,

- ⇒ Prolunga Sud (hereinafter Southern Extension), of which the portion close to the "Casinetto", incorporating the eighteenth-century cottages and featuring an irregular internal distribution is owned by the Authority,
 - ⇒ Prolunga nord (hereinafter Northern Extension) - owned by the Authority - including the nineteenth-century additions, with the northernmost portion developed on two levels in order to compensate for the elevation of the ground level,
- ✓ the "Villa Rustica" (hereinafter the Rustic Villa) - mainly owned by the Carrega family- of which approx. 147 sq.m. are owned by the Authority,
- ✓ the "Casa di Pietra" (hereinafter the Stone House), totally owned by the Authority;
- the afore mentioned buildings, together with sizeable neighbouring land areas, mainly wooded and also including a monumental park, became public property (what used to be the "Consorzio del Parco Regionale dei Boschi di Carrega - Consortium of the Regional Park of the Carrega Woods") through purchase contracts stipulated
 - ✓ on 14 May 1994 as regards the "Casinetto" and a portion of the "Southern Extension" (purchase amount € 612,831.73),
 - ✓ on 07 December 2005 as regards the "Northern Extension", the modest portion of the "Rustic Villa" and the "Stone House" (with an investment of € 1,506,000.00);
- with a decree of the Italian Minister of Public Education dated 13 July 1963, the entire built complex with its park (including gardens, woods, lakes, etc.) - considering its exceptional historical-artistic value - was declared of particularly important interest pursuant to the Law n° 1089 of 01 June 1939 and therefore subjected to all the correlated protection provisions and is therefore today subject to the constraint provided for by the Legislative Decree n° 42 of 22 January 2004 "Code of cultural heritage and landscape";
- the buildings also fall within the perimeter of the "B" zone general natural reserve of the Park and it is therefore necessary to operate in compliance with the provisions of the Park Territorial Plan (P.T.P.) approved with resolution of the Emilia-Romagna Region Council No. 1236 of 15 July 2002;
- the property complex (including both the property owned by the Authority and that owned by the Carrega family), has made the object of a "Recovery Plan" regarding building permits. Said Plan was adopted by the Town Council of the Municipality of Sala Baganza with resolution No. 8 of 21 March 1992 and then approved by the same body with deed n° 41 of 31 July 1992. The Plan still constitutes the reference framework for the approved land use certificate and it points out that - although the property complex is characterized by stringent landscape and monumental constraints - a plurality of destinations of use is permitted, among which:
 - ✓ residential use (U1) meaning by residential use the use for temporary residence and not for permanent residence (with the exception of service accommodation and similar purposes);
 - ✓ tourist-receptive use (U2);
 - ✓ political-administrative use and use as institutional seat (U18);
 - ✓ use for cultural purposes (U21)
- considering the urban planning document being in force at the time, it is deemed that connected uses similar by analogy may also be permitted, including public services or services for public use;
- within the aforementioned "Recovery plan" - subdivided in the planimetry into eleven minimum units of intervention (as per table 13/B of the plan denominated "Minimum units and categories of intervention", attached hereto) - the minimum unit pertaining to the parking facilities for the entire property complex (unit No. 10) is allocated entirely in correspondence with areas of land belonging to the Authority's property, with consequent valorisation of the same;
- the Casinetto was originally used as registered and institutional seat as well as operational offices, of the Boschi di Carrega Regional Park";
- Regional Law No. 24 of 23 December 2011 "Reorganization of the regional system of protected areas and sites of the Natura 2000 network and establishment of the Regional Park of Stirone and Piacenziano" provided for:
 - ✓ in article 2, paragraph 1, for the exercise of the functions of protection and conservation of the regional natural heritage, the territory of the Emilia-Romagna Region was divided into "Macro-areas for Parks and Biodiversity",

- ✓ in article 3, paragraph 1 – letter a), as regards the macro-area corresponding to the provinces of Parma and Piacenza (also including some riparian municipalities close to the river Po in the province of Reggio Emilia) said Authority was denominated "Management Authority for Parks and Biodiversity of Western Emilia",
- ✓ in article 3, paragraph 6, the real estate property of the pre-existing Park management consortia were transferred to the new management Authorities;
- the enforcement of Regional Law No. 24 of 23 December 2011 led to the unification into a single Management Authority of all the pre-existing management bodies present in the provinces of Parma and Piacenza; therefore the functions of registered office and other administrative, information and promotion functions regarding the Boschi di Carrega Regional Park – which were originally performed locally - have been allocated differently, with a consequent reduction in the activities carried out in the property complex, even if some offices of the Authority are still located there;
- with a decision made by the Director General on 02 March 2016 no 12I - in application of the aforementioned regulatory provisions - the real estate owned by the pre-existing "Consorzio del Parco Regionale dei Boschi di Carrega" ("Consortium of the Regional Park of the Carrega Woods) was transferred to the Park Management Authority".

WHEREAS:

- the "Casinetto" and the portion of the Southern extension are still regularly usable and used for the performance of the assigned functions, given that over time they have been subject to:
 - ✓ restoration works, completed in the summer of 1999 (with an investment of € 770,036.35), which made it possible to carry out a structural reinforcement aimed at consolidating the walls and ensuring a strong anchoring between floor slabs and walls, to restore the direct connection between the two building fronts through the central corridor on the ground floor, to remake the flooring on the ground floor (by renovating the original terracotta flooring), the floor slab of the first floor and the roofing to replace and consolidate the structural elements in wood, to restore the internal and external masonry faces (with the exception of the western external facade of the extension) with a complete makeover, by preserving the same shapes and colours and recovering the external fittings and fixtures,
 - ✓ further works to complete the restoration, consolidation and fixing of the entrances carried out in 2001 (for an amount of € 192,360.24),
 - ✓ creation of new visiting spaces (at a cost of € 49,762.46) in 2008,
 - ✓ repair and seismic improvement following the damages occurred during the earthquake of December 2008 and subsequent consolidation of the groundwork and foundation soil of the colonnade (with an investment of € 143,637.51 in 2012);
- conversely, since it was not possible to carry out adequate consolidation works on the buildings of the Northern extension, the "Rustic Villa" and the "Stone house", they currently are in an advanced state of structural deterioration; their reconstruction is therefore advisable given that there have been important failures in the roofing and that the porches pertaining to the "Stone House" are now collapsed. Reconstruction should of course be performed by complying with the terms and the precautions ensuing from the prescriptions dictated by the aforementioned institutions – and also considering the restrictions imposed by the abovementioned monumental constraint;
- article 58 "*Recognition and enhancement of the real estate assets of regions, municipalities and other local entities*", paragraphs 1 and 2, of Law no 133 of 06 August 2008 converting the Decree Law no 112 of 25 June 2008, containing "*urgent provisions for economic development, simplification, competitiveness, stabilization of public finances and tax equalization*" (as most recently amended by article 33-bis of Law no. 111 of 15 July 2011 converting Law Decree no 98 of 06 July 2011) provides for the following:
 1. *To proceed with the reorganisation, management and enhancement of the real estate assets of Regions, Provinces, Municipalities and other local bodies, as well as companies or entities wholly owned by the aforementioned bodies, each of them, with a resolution of their governing body, shall identify, by drafting a specific list -on the basis and within the limits of the existing documentation filed in their archives and offices- the individual properties falling within the area of their competence, which are not instrumental to the exercise of their institutional functions, and which are susceptible to valorisation or alienation. The plan of real estate alienations and valorisations is therefore drafted and attached to the expenditure budget, in which, subject to prior agreement, state-owned properties*

are inserted identified by the Italian Ministry of Economy and Finance – State Property Office - among those located in the relative territories.

2. *The inclusion of the properties in said plan determines their consequent classification as available assets, without prejudice to compliance with the conservation and preservation measures concerning historical-artistic, archaeological, architectural and landscape-environmental heritage. The plan is forwarded to the competent Bodies, which shall express their opinions within thirty days; should the competent Bodies fail to express their opinion within the said term, the aforesaid classification shall become definitive. The destinations of use of the properties included in the alienations and valorisations plan shall then be determined through the municipal council resolution for approval or the ratification of the resolution in the case of a publicly owned company or body.*

- The inclusion of real estate properties in the aforementioned plan
 - a) allows the properties to be either
 - ⇒ sold or
 - ⇒ leased out or otherwise made available to private individuals, for money consideration, for a period not exceeding fifty years, for the purpose of regeneration and reconversion through recovery, restoration, renovation interventions - also with the introduction of new destinations of use – for the purpose of economic activities or service activities for citizens,
 - ⇒ or awarded under concession contracts to third parties pursuant to the Public Contracts Code,
 - ⇒ or invested in mutual investment funds, also specifically established pursuant to article 4 and following of the Decree Law no 351 of 25 September 2001, as amended by the Law no 410 of 23 November 2001,
 - b) entails for said properties
 - ⇒ classification as available assets, after 30 days from the adoption of the plan in the absence of observations from the competent body,
 - ⇒ property declaratory effect, if there are no previous registrations,
 - ⇒ substitute effect of the registration of the property in the land register,
 - ⇒ the effects envisaged by article 2644 of the Italian Civil Code;
- given the total impossibility of gathering the remarkable financial resources necessary for the restoration and maintenance of the buildings comprising the Casino dei Boschi and considering the substantial non-existence of viable solutions to find a public law destination of use capable of adequately exploiting such a large complex, the progressive deterioration of such buildings suggested- in order to prevent their irreversible structural deterioration- to undertake a path that could lead to one of the solutions envisaged by the law for the valorisation of public assets no longer used for institutional functions;
- the territorial and environmental context in which the "Casino dei Boschi" is immersed constitutes - given its uniqueness - an important element of valorisation. It is hence reasonable to assume that any potential investor can only but opt for a valorisation intervention of the entire built complex in order to secure a significant added value; therefore - given the co-presence of private property on the area - alienation substantially turns out to be the only viable procedural solution, given the poor feasibility of either concession, lease or securitization solutions;
- in order to favour desirable – or even indispensable - private investments aimed at the reuse of the property complex, while being aware of the technical and administrative complexities to be resolved, a whole set of actions was put in place to enable the possible disposal of the property complex in full compliance with the current legislation to which public bodies are bound, which can be summarized as follows:
 - ✓ carrying out preliminary planimetric and cadastral checks aimed at defining the buildings and surfaces which can be sold in compliance with the institutional responsibilities of the Authority in relation - first of all - to the monumental park and to the protection of the biodiversity of the natural areas of the Park;
 - ✓ carrying out - jointly with the aforementioned competent institutions - in-depth and even interpretive analyses of the possible permitted uses (as reported in the introduction) and a preliminary verification of the type of building/structural interventions that can be carried out considering the monumental constraints to which the property complex is subject;
 - ✓ acquisition (subject to approval - with determination n° 310 of 12 May 2022 - of a specific collaboration agreement subsequently signed with the Revenue Agency, aimed at the provision of services by the Agency itself) of an appraisal including the technical description of the portion of the property complex owned by the Authority liable to

alienation (as well as of neighbouring areas) and of correlated in-depth appraisals relating to indications useful for defining a minimum indicative value to be attributed to the same property portion, in the awareness that -being the functions that it is possible to establish in the property itself extremely varied (namely receptive, political-administrative and institutional uses, as well as cultural and residential uses, and also other prevalent uses "on a rotational basis")- this might lead to a wide uncertainty about the attributable economic value;

- for clear reasons of mutual interest, the activities described above were performed together with the Carrega family, in full respect of the relevant roles, given that
 - ✓ the full valorisation of the Casino dei Boschi - given the recovery plan approved - can be fully expressed through a desirable unitary intervention,
 - ✓ the Carrega family has the opportunity to implement initiatives and resort to contacts, relationships, use of third parties, etc. of a purely private nature aimed at the effective promotion of the property complex which are substantially foreclosed to the Public Administration – therefore entailing positive effects also for the property portion of the Authority.

WHEREAS:

- given the fact that - for the reasons specified in the introduction and highlighted above- the buildings (and related appurtenances) constituting the aforementioned property complex are no longer mandatorily intended for institutional functions, they can be ascribed to the available assets of the Authority and therefore included in the plan of real estate disposals and valorisations;
- as regards the functions for which they are still partially used today, such functions can be transferred to other properties owned by the Authority within suitable terms in order to reach the eventual formal definitive transfer, considering that, among others, the verification of the cultural interest of the public property shall have to be carried out – being mandatory for publicly owned buildings built for more than seventy years - pursuant to article 12 of the aforementioned "Code of cultural heritage and landscape" (Legislative Decree No. 42 of 22 January 2004).

WHEREAS:

- the Community of the Boschi di Carrega Regional Park has set itself the priority objective of carrying out every useful initiative to favour the structural and functional recovery of the "Casino dei Boschi" - as an emblematic complex of the Park itself - and in the awareness of today's objective impossibility to access public contributions or funding of an adequate amount to the retrieved needs, with resolution No. 5 of the Community itself adopted on 26 September 2022 the indispensable consent of the Community was formalized for the inclusion of the property complex among the disposable assets of the Authority, and therefore subject to valorisation, in order to verify the existence of any interests by any private parties;
- such provision
 - ✓ takes into consideration the state of deterioration which (except for the "Casinetto" and the adjacent portion of the "South Extension") characterizes the buildings owned by the Authority within the property complex; this is such as to make renovation works indispensable but financially unsustainable for the Authority and for the Local Administrations in general, having also ascertained that from the purchase (completed in 2005) up to date no concrete possibilities of full use of the property have emerged aimed at purely public uses, also given the very high estimated management costs,
 - ✓ was undertaken in order to guarantee in the shortest term possible the necessary legal-administrative conditions in order to be able to seize every opportunity that could arise thanks to the investment of private resources, also considering the positive impact on the territory of a possible recovery and revitalization of the Casino dei Boschi, taking into account the articulated and meaningful activities that could be exercised there in compliance with current building, urban planning and environmental regulations;
 - ✓ mandates the provision of the exact perimeter delimitation to be considered for the purposes of activating the public tender procedure aimed at acquiring offers, also guaranteeing the right of access to the property complex from Strada Olma through the existing unpaved road on the property of the Authority;
- with resolution of this Executive Board No. 102 of 14 November 2022, the draft 2023/2025 budget was approved together with the adoption of the real estate alienation and valorisation plan, which provides,

among others, for the disposal of the aforementioned property on the basis of a planimetry, which has already been positively evaluated by the Park Community, and which is attached to this resolution so that it forms an integral part thereof;

- said planimetry - pending the execution of the necessary cadastral divisions – provides for:
 - a) the sale of the following properties registered with the Real Estate Registry of the Cadastral Municipality of Sala Baganza

Sheet	Particle	Subordinate	Quality / Category	Total Cadastral Area (m2)	Cadastral Income (€)	Consistency	
3	11 29	2 3	A/3 cl. 1	302	681,72	rooms	12
3	12 33	6 7	A/4 cl. 1	110	165,27	rooms	4
3	12	13	A/4 cl. 1	126	185,92	rooms	4,5
3	14	1	A/2 cl. 2	329	994,18	rooms	11
3	14	2	A/3 cl. 1	150	284,05	rooms	5
3	14 33	8 5	A/4 cl. 1	105	227,24	rooms	5,5
3	14 33	9 2	A/4 cl. 1	87	123,95	rooms	3
3	14 33	10 4	A/4 cl. 1	59	123,95	rooms	3
3	14 33	11 3	A/4 cl. 1	57	103,29	rooms	2,5
3	14	13	B/4 cl. U	700	2.777,70	m3	1.992
3	14	14	A/3 cl. 1	288	653,32	rooms	11,5
3	14	15	B/4 cl. U	244	1.554,79	m3	1.115
3	33	6	A/4 cl. 2	29	48,55	rooms	1
3	33	8	A/4 cl. 1	27	41,32	rooms	1
3	43		Urban area			sq.m.	780
3	44		Urban area			sq.m.	1.050
3	45		Urban area			sq.m.	20
3	47		Urban area			sq.m.	1.060
3	60		Urban area			sq.m.	155
3	63		D/1		103,29		
3	64		Urban area			sq.m.	143

- b) the sale of the following properties registered with the Land Registry of the Cadastral Municipality of Sala Baganza (the building grounds included - for an indicative area of 51,270 sq.m.)

*ha.are.ca = ha= hectare (10,000 sq.m.) are=100 sq.m. ca= centiare (1 sq.m.)

Sheet	Particle	Quality / Class	Surface	Income (€)/ Annotations
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				(ha. are. ca.)*	Farmland Income	Agrarian Income
3	7	Mixed-use building		0.40.40		
3	11	Land attached to building		0.08.30		
3	12	Land attached to building			Mainly Carrega's property	
3	14	Land attached to building		0.22.10	Park Authority Portion of property	
3	16	Mixed woodland		0.06.00	Partial transfer	
3	28	Tree plantation	2	0.28.00	15,18	21,69
3	43	Land attached to building		0.07.80		
3	44	Land attached to building		0.10.50		
3	45	Land attached to building		0.00.20		
3	47	Land attached to building		0.10.60		
3	50	Tree plantation	2	0.40.74	22,09	31,56
3	51	Tree plantation	2	0.03.50	1,90	2,71
3	52	Public Park		3.21.10	Partial transfer	
3	53	Public Park		0.01.10		
3	54	land attached to building		0.02.05	To be registered as an urban area	
3	59	Tree plantation	2	0.03.56	1,93	2,76
3	60	land attached to building		0.01.55		
3	63	land attached to building		0.03.77		
3	64	land attached to building		0.01.43		

- c) the recognition of the easement on the surfaces (pending the execution of the necessary topographical surveys – covering approximately 2,360 square meters) corresponding to the grounds of the access road from via Olma

Sheet	Particle	Quality / Class		Surface (ha. are. ca.)*	
3	18	Mixed woodland	1	0.07.00	Partial easement
3	25	Arable land		0.07.50	Partial easement
3	29	Arable land		0.05.50	Partial easement
3	66	Urban Area		0.03.60	Partial easement

- it is clearly in the Authority's interest to proceed with the alienation of all the surfaces owned by them and being included within the perimeter of the recovery plan approved by the Municipality of Sala Baganza (none excluded) in order not to get involved in the implementation of said recovery plan; hence, the land parcelling to be carried out, is likely to entail the offer for sale even of surfaces (albeit of modest size) that are not included in the above schemes;
- when delimiting the area to be sold, to the east of the Casino dei Boschi - partially outside the perimeter of the recovery plan - in correspondence with the monumental public park (mainly falling within particle 52), it will be necessary to include a surface mostly covered by meadows deemed adequate for the performance of the property functions appurtenant to the buildings, while

maintaining almost the entire portion of monumental forest already owned by the Authority and destined for public use; this will enable the preservation of the collective function which had originally motivated the acquisition of the complex by constituting at the same time an important element of valorisation making the Casino dei Boschi complex even more attractive to potential investors for the very functions they intend to perform in it, considering that the users will be able to use a public asset of absolute prestige such as the mentioned monumental forest without the need to bear any burden in terms of maintenance and financial liability, by thus guaranteeing a not negligible added value in favour of any potential buyer;

- in order to formalize the procedure to be carried out for the alienation, the Authority -with resolution of the Executive Board no. 131 of 15 December 2022- adopted a specific regulation for the valorisation and disposal of its real estate assets;
- with resolution of the Executive Board no. 1 of 10 February 2023 approving the 2023/2025 Provisional Budget, the plan of real estate disposals and valorisations for the 2023/2025 three-year period was also definitively approved, including the provision to sell the considered property complex;
- the related value was estimated at €3,000,000.00;
- with resolution of the Executive Board no. 9 of 10 February 2023, an agreement was entered with the Stazione Unica Appaltante (Sole Contracting Authority) of the Provincia di Parma (Provincial Administration of Parma) for the execution of public tenders of particular relevance, also with a view to the possible call for a public sale for the alienation of the property complex hereinabove;
- said agreement was entered into on 01 March 2023.

HAVING DEEMED OPPORTUNE

- to proceed to the sale of the property complex referred to in the Recitals in the aim of capitalizing its value, in order to subsequently invest the respective resources that will derive from its sale, as it is no longer functional to fulfil the objectives assigned to the Authority by the Law;
 - to confirm €3,000,000.00 as the minimum price set for the sale of the property complex comprising the buildings detailed in the Recitals, by taking into account the elements -as acknowledged in the recitals- that have an impact on the valorisation of the assets and also that such value is not in conflict with the results of the contribution acquired by the Revenue Agency as highlighted above;
 - to delegate to the Authority's Department in charge for Property and Public Works to entrust a specialized party with the precise cadastral definition of the surfaces destined to be alienated and to be subjected to an easement of passage through the necessary topographic surveys and the cadastral division of the land to be alienated / subjected to easement;
 - to proceed with the alienation by means of a public sale at a single ascending auction and awarding even in the presence of only one single valid offer, a first-price sealed-bid auction, subject to publication of a specific notice in the Official Journal of the Italian Republic in compliance with the provisions of article 66 of Royal Decree No. 817 of 23 May 1924;
 - to hold a second public auction, reducing the price by maximum 10% in the event that the alienation following the first auction gave a negative result;
 - to entrust – by therefore implementing the agreement approved with resolution of the Executive Board No. 9 of 10 February 2023 - the Sole Contracting Authority of the Provincial Administration of Parma with the execution of the public sale, by acknowledging that the use of any brokerage is to be excluded pursuant to article 1754 et seq. of the Italian Civil Code;
 - to take further decisions with a subsequent provision of this Board, should even the second auction give a negative result, acknowledging that, in this event (consistent with the provisions of article 8 of the regulation for the enhancement and management of the own real estate assets approved by resolution of this Board No. 131 of 15 December 2022) the Board may decide whether to call a third public sale reducing the original price by maximum 20%, or proceed with the sale through negotiated procedure or suspend the property alienation procedure.
 - to appoint Mr. Michele Zanelli – who holds an Organizational Position in the Authority's Public Property - Public Works Department- as Procedure Manager, with a mandate to supervise the sale of the properties hereunder –taking all the consequent measures also relating to expenditure - by

carrying out a public sale procedure pursuant to the above specified terms as well as to fulfil the related obligations up to the completion of the transfer contract, with mandate, including but not limited to,

- ✓ to define in detail - in compliance with the plan herewith enclosed and constituting an essential part thereof - the properties to be put up for sale with the power to update their consistency on the basis of the results of the cadastral division to be carried out or other elements not considered hereunder that should subsequently become relevant,
- ✓ to establish - in agreement with the Sole Contracting Authority of the Provincial Administration of Parma, the deadline, in any case not less than 60 days (considering the complexity and articulation of the technical, economic, urban planning analyses etc. to be carried out by any potential bidders) for the presentation of offers as well as the methods of any additional forms of promotion,
- ✓ to indicate - in the event of a second auction- the price reduction to be applied with respect to the first one within the maximum limit of 10%;
- ✓ to implement any acceleration measures in order to speed up and complete the transfer procedure.

HAVING SEEN:

- Legislative Decree n° 267 of 18 August 2000;
- the favourable opinion regarding the technical regularity given by Procedure Manager (holding the Organizational Position in the Authority's Public Property - Public Works Department);
- the favourable opinion, pursuant to article 49 of Legislative Decree No. 267 of 18 August 2000, of the Head of the Financial Service regarding the regularity of this provision.

BASED UPON A UNANIMOUS PROPOSAL and with the intention to declare this decision immediately enforceable.

WITH A VOTE which records the following results:

VOTES CAST: 6
VOTES FOR: 6
VOTES AGAINST: 0

T H E R E F O R E D E C I D E S

1. **TO STATE** that the Recitals form an integral and substantive part of this decision;
2. **TO ALIENATE** - for the reasons illustrated in detail in the Recitals and in order to identify a subject who can bear the costs of the necessary considerable investments to be made in order to implement a structural and functional redevelopment intervention aimed at avoiding the otherwise irreversible deterioration of most of the properties considered - the portion of the property complex called "Casino dei Boschi" owned by the Authority - comprising the buildings and neighbouring appurtenant areas as graphically illustrated in the plan enclosed hereto and constituting part and parcel of it - located in the Municipality of Sala Baganza - Via Olma, within the Regional Park of the Boschi di Carrega, registered -pending the carrying out of the necessary cadastral surveys and divisions- as follows:

a) buildings registered with the Buildings Registry of the Cadastral Municipality of Sala Baganza:

Sheet	Particle	Subordinate	Quality / Category	Total Cadastral Area (m2)	Cadastral Income (€)	Consistency	
3	11	2	A/3 cl. 1	302	681,72	rooms	12
	29	3					
3	12	6	A/4 cl. 1	110	165,27	rooms	4
	33	7					
3	12	13	A/4 cl. 1	126	185,92	rooms	4,5

3	14	1	A/2 cl. 2	329	994,18	rooms	11
3	14	2	A/3 cl. 1	150	284,05	rooms	5
3	14	8	A/4 cl. 1	105	227,24	rooms	5,5
	33	5					
3	14	9	A/4 cl. 1	87	123,95	rooms	3
	33	2					
3	14	10	A/4 cl. 1	59	123,95	rooms	3
	33	4					
3	14	11	A/4 cl. 1	57	103,29	rooms	2,5
	33	3					
3	14	13	B/4 cl. U	700	2.777,70	m3	1.992
3	14	14	A/3 cl. 1	288	653,32	rooms	11,5
3	14	15	B/4 cl. U	244	1.554,79	m3	1.115
3	33	6	A/4 cl. 2	29	48,55	rooms	1
3	33	8	A/4 cl. 1	27	41,32	rooms	1
3	43		Urban Area			sq.m.	780
3	44		Urban Area			sq.m.	1.050
3	45		Urban Area			sq.m.	20
3	47		Urban Area			sq.m.	1.060
3	60		Urban Area			sq.m.	155
3	63		D/1		103,29		
3	64		Urban Area			sq.m.	143

b) properties registered with the Land Registry of the Cadastral Municipality of Sala Baganza – building grounds included:

Sheet	Particle	Quality / Class		Surface (ha.are.ca.)*	Income (€) / Annotations	
					Farmland Income	Agrarian Income
3	7	Mixed use building		0.40.40		
3	8	Fallow land	U	0.37.80	0,98	0,20
3	11	land attached to building		0.08.30		
3	12	land attached to building			Particle 52	
3	14	land attached to building		0.22.10	Park Authority Portion of property	
3	16	Mixed woodland		0.06.00	Partial transfer	
3	28	Tree Plantation	2	0.28.00	15,18	21,69
3	43	land attached to building		0.07.80		
3	44	land attached to building		0.10.50		

3	45	land attached to building		0.00.20		
3	47	land attached to building		0.10.60		
3	50	Tree plantation	2	0.40.74	22,09	31,56
3	51	Tree plantation	2	0.03.50	1,90	2,71
3	52	Public Park		3.21.10	Partial transfer	
3	53	Public Park		0.01.10		
3	54	land attached to building		0.02.05	To register with the Cadastral Registry as urban area	
3	59	Tree plantation	2	0.03.56	1,93	2,76
3	60	land attached to building		0.01.55		
3	63	land attached to building		0.03.77		
3	64	land attached to building		0.01.43		

acknowledging that all the property surfaces will be sold included within the boundaries of the "Recovery plan" approved by the Council of the Municipality of Sala Baganza with resolution No. 41 of 31 July 1992 (as graphically identified in table 13/B of the plan denominated "Minimum units and categories of intervention", attached hereto);

- 3. TO GRANT** the purchaser (included in the sale price) permanent easement of passage on the surfaces (for the merely indicative extension indicated) corresponding to the grounds of the "ancillary" access road from via Olma:

Sheet	Particle	Quality / Class		Surface *(ha.are.ca.)	
3	18	Mixed woodland	1	0.07.00	Partial easement
3	25	Arable land		0.07.50	Partial easement
3	29	Arable land		0.05.50	Partial easement
3	66	Urban area		0.03.60	Partial easement

- 4. TO SET** €3,000,000.00 as the minimum price for the sale of the aforementioned properties;
- 5. TO DELEGATE** to the Authority's Public Property - Public Works department the precise cadastral definition of the surfaces to be alienated and subjected to easement for passage through the performance of the necessary topographical surveys and the completion of the cadastral division of the land to be alienated / subjected to easement;
- 6. TO PROCEED** with the sale by means of a public sale at a single ascending auction and awarding even in the presence of only one single valid offer, a first-price sealed-bid auction, pursuant to articles 73, paragraph c), and 76 of the Royal Decree n° 817 of 23 May 1924;
- 7. TO HOLD** a second public auction, reducing the price by maximum 10% in the event that the alienation following the first auction gave a negative result;
- 8. TO ENTRUST** - by therefore implementing the agreement approved with resolution of the Executive Board No. 9 of 10 February 2023 - the Sole Contracting Authority of the Provincial Administration of Parma with the execution of the public sale, by acknowledging that the use of any brokerage is to be excluded pursuant to article 1754 et seq. of the Italian Civil Code;
- 9. TO RESERVE** the right to take further decisions with this regard, should even the second auction give a negative result, acknowledging that, in this event (consistent with the provisions of article 8 of the regulation for the enhancement and management of the own real estate assets approved by resolution of this Board No. 131 of 15 December 2022) they may decide whether to call a third public sale reducing the original price by maximum 20%, or proceed with the sale through negotiated procedure or suspend the property alienation procedure.

10. TO APPOINT Mr. Michele Zanelli – who holds an Organizational Position in the Authority’s Public Property - Public Works Department- as Procedure Manager, with a mandate to supervise the sale of the properties hereunder –taking all the consequent measures also relating to expenditure - by carrying out a public sale procedure pursuant to the above specified terms as well as to fulfil the related obligations up to the completion of the transfer contract, with mandate, including but not limited to

- ✓ to define in detail - in compliance with the plan herewith enclosed and constituting an essential part thereof - the properties to be put up for sale with the power to update their consistency on the basis of the results of the cadastral division to be carried out or other elements not considered hereunder that should subsequently become relevant,
- ✓ to establish - in agreement with the Sole Contracting Authority of the Provincial Administration of Parma, the deadline, in any case not less than 60 days (considering the complexity and articulation of the technical, economic, urban planning analyses etc. to be carried out by any potential bidders) for the presentation of offers as well as the methods of any additional forms of promotion,
- ✓ to indicate – in the event of a second auction– the price reduction to be applied with respect to the first one within the maximum limit of 10%;
- ✓ to implement any acceleration measures in order to speed up and complete the transfer procedure.

given the urgency of the procedure and having seen article 134, paragraph 4, of Legislative Decree 267/2000, after voting through open ballot, unanimously **HEREBY DECLARES** this decision to be immediately enforceable
