

HOUSE No. 4739

The Commonwealth of Massachusetts

PRESENTED BY:

Ronald Mariano

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act facilitating urban redevelopment in the city of Quincy.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
<i>Ronald Mariano</i>	<i>3rd Norfolk</i>
<i>Bruce J. Ayers</i>	<i>1st Norfolk</i>
<i>John F. Keenan</i>	<i>Norfolk and Plymouth</i>
<i>Daniel J. Hunt</i>	<i>13th Suffolk</i>

HOUSE No. 4739

By Mr. Mariano of Quincy, a petition (accompanied by bill, House, No. 4739) of Ronald Mariano and others (with the approval of the mayor and city council) relative to facilitating urban redevelopment in the city of Quincy. Municipalities and Regional Government. [Local Approval Received.]

The Commonwealth of Massachusetts

**In the One Hundred and Eighty-Ninth General Court
(2015-2016)**

An Act facilitating urban redevelopment in the city of Quincy.

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. Chapter 32 of the acts of 2011 is hereby amended by striking out section 1
2 and inserting in place thereof the following section:-

3 Section 1. For the purposes of this act, the following terms shall have the following
4 meanings unless the context clearly requires otherwise:

5 "City parcels", the 2 parcels of land currently owned by the city of Quincy in the urban
6 renewal district which are known as the Ross Garage and Hancock Parking Lot and more
7 particularly defined in a land disposition agreement, that the city will transfer in whole or in part
8 to one or more designated redevelopers who will redevelop such city parcels and other privately
9 owned land.

10 "Designated redeveloper", the person or persons designated by the city of Quincy
11 pursuant to this act for the purpose of redeveloping the city parcels or portions thereof and other

12 privately owned parcels within an urban renewal district as defined: (i) by this act; (ii) in chapter
13 121B of the General Laws; or (iii) under the terms of a land disposition agreement executed
14 pursuant to this act.

15 "Land disposition agreement", an agreement between the city of Quincy and a designated
16 redeveloper, including any amendments thereto, pursuant to which the city of Quincy shall
17 transfer the city parcels or portions thereof to a designated redeveloper; provided, however, that
18 any such land disposition agreement shall be subject to the approval of the department of
19 housing and community development under chapter 121B of the General Laws.

20 "Person", a natural person, corporation, association, partnership or other legal entity.

21 "Urban renewal district", the area of downtown Quincy encompassed by that certain
22 urban renewal plan known as the Quincy Center District Urban Revitalization and Development
23 Plan, dated May 7, 2007, as amended.

24 "Urban renewal plan", the Quincy Center District Urban Revitalization and Development
25 Plan, dated May 7, 2007, as amended.

26 SECTION 2. Section 2 of said chapter 32 of the acts of 2011, is hereby amended by
27 striking out, after the word "under", the following word "the" and inserting in place thereof, the
28 following word:- "a".

29 SECTION 3. Section 3 of said chapter 32 of the acts of 2011, is hereby amended by
30 striking out, after the words "contrary," the following word "the" and inserting in place thereof,
31 the following word:-"a".

32 SECTION 4. Subsection (a) of section 12A of chapter 898 of the acts of 1973, as
33 inserted by section 4 of chapter 32 of the acts of 2011, is hereby amended by striking out, after
34 the words "pursuant to", the word "the" and inserting in place thereof, the following word:—"a".

35 SECTION 5. Subsection (b) of section 12B of said chapter 898 of the acts of 1973, as
36 inserted by said section 4 of said chapter 32 of the acts of 2011, is hereby amended by striking
37 the words "the land disposition agreement dated January 25, 2011, between the city of Quincy
38 and Hancock Adams Associates, LLC, the redeveloper" and inserting in place thereof the
39 words:—"a land disposition agreement between the city of Quincy and a designated redeveloper".

40 SECTION 6. The last sentence of said subsection (b) of said section 12B of said chapter
41 898 of the acts of 1973, as inserted by said section 4 of said chapter 32 of the acts of 2011, is
42 hereby amended by striking out the words "will not be practicable or in conflict with the," and
43 inserting in place thereof the following words:- will not be practicable or that the project is in
44 conflict with any.,.

45 SECTION 7. The second to last sentence of subsection (c) of said section 12B of said
46 chapter 898 of the acts of 1973, as inserted by said section 4 of said chapter 32 of the acts of
47 2011, is hereby amended by striking out, after the words "major one under", the word "the" and
48 inserting in place thereof, the following word:- "any".

49 SECTION 8. The last sentence of subsection (f) of said section 12B of said chapter 898
50 of the acts of 1973, as inserted by said section 4 of said chapter 32 of the acts of 2011, is hereby
51 amended by striking out, after the words "major change under", the word "the" and inserting in
52 place thereof, the following word:- "any".

53 SECTION 9. Subsection (b) of section 12C of said chapter 898 of the acts of 1973, as
54 inserted by said section 4 of said chapter 32 of the acts of 2011, is hereby amended by striking
55 out the first sentence and inserting in place thereof the following sentence:- Payments made by a
56 designated redeveloper to the city of Quincy Affordable Housing Trust under a land disposition
57 agreement described in subsection (b) of section 12B shall satisfy any displaced dwelling
58 requirements of section 6 of chapter 121A of the General Laws.

59 SECTION 10. Section 12D of said chapter 898 of the acts of 1973, as inserted by said
60 section 4 of said chapter 32 of the acts of 2011, is hereby amended by striking out, after the word
61 "under", the word "the" and inserting in place thereof, the following word:- "a".

62 SECTION 11. The first sentence of section 6 of said chapter 32 of the acts of 2011, is
63 hereby amended by striking out after the words "set forth in", the following word "the" and
64 inserting in place thereof, the following word:-"a".

65 SECTION 12. The first sentence of the third paragraph of said section 6 of said chapter
66 32 of the acts of 2011, is hereby amended by striking out after the words "the terms of", the word
67 "the" and inserting in place thereof, the following word:-"a".

68 SECTION 13. The first sentence of section 7 of said chapter 32 of the acts of 2011, is
69 hereby amended by striking out after the words "specified in", the word "the" and inserting in
70 place thereof, the following word:-"a".

71 SECTION 14. The second sentence of section 7 of said chapter 32 of the acts of 2011, is
72 hereby amended by striking out after the words "pursuant to", the word "the" and inserting in
73 place thereof, the following word:-"a".

74 SECTION 15. Said chapter 32 of the acts of 2011 is hereby amended by striking out
75 sections 9 and 10 and inserting in place thereof the following sections:-

76 Section 9. Notwithstanding any general or special law to the contrary, for the projects in
77 the urban renewal district, a land disposition agreement shall be a contract and all of section 14
78 of chapter 121A of the General Laws shall apply to that contract. In addition to the specific items
79 set forth in clauses (a) to (c), inclusive, of the first paragraph of said section 14 of said chapter
80 121A, the contract may obligate the city of Quincy to cause the construction of parking garages
81 and other public improvements by the urban renewal corporation organized under chapter 121A
82 of the General Laws or a designated redeveloper and to acquire them from the urban renewal
83 corporation organized under chapter 121A of the General Laws or a designated redeveloper in
84 accordance with the terms of a land disposition agreement. Without limiting the generality of the
85 foregoing to chapter 121A of the General Laws, any construction under a land disposition
86 agreement shall not be subject to any provision of law relating to publication or advertising for
87 bids, but shall be subject to a land disposition agreement and sections 26 to 27F, inclusive, of
88 chapter 149 of the General Laws.

89 Section 10. Notwithstanding any general or special law to the contrary, compliance with
90 the notice requirements pertaining to the execution by the city of Quincy of a land disposition
91 agreement and the procedural requirements pertaining to such execution shall constitute
92 compliance with the notice and procedural requirements of section 15A of chapter 40 of the
93 General Laws or any other general or special law with regard to the transfer of land held by the
94 city of Quincy from 1 municipal purpose to another municipal purpose for the city parcels and
95 the land beneath the discontinued roads and ways as part of the urban renewal plan and located
96 within the urban renewal district, pursuant to a land disposition agreement or otherwise. Upon

97 execution by the city of a land disposition agreement, the city shall be deemed to hold all such
98 land for urban renewal purposes. Notwithstanding such land being transferred and held for such
99 purposes, until such time as the city of Quincy actually conveys such lands, the city of Quincy
100 may continue to use the lands for the purposes for which they were being used immediately
101 before the effective date of this act.

102 SECTION 16. The first sentence of section 11 of said chapter 32 of the acts of 2011, is
103 hereby amended by striking out after the words "project approved under", the following word
104 "the" and inserting in place thereof, the following word:- "a".

105 SECTION 17. Section 12 of said chapter 32 of the acts of 2011, is hereby amended by
106 striking out after the words "deliver, pursuant to", the word "the" and inserting in place thereof,
107 the following word:-"a".

108 SECTION 18. Said section 12 of said chapter 32 of the acts of 2011, is hereby further
109 amended by striking out after the words "agreement with", the word "the" and inserting in place
110 thereof the words "a designated".

111 SECTION 19. This act shall take effect upon its passage.