

HOUSE No. 4317

The Commonwealth of Massachusetts

PRESENTED BY:

Russell E. Holmes and Sonia Chang-Diaz

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 authorizing the Commonwealth to convey certain land in the city of Boston.

PETITION OF:

| NAME: | DISTRICT/ADDRESS: | DATE ADDED: |
|--------------------------|-----------------------|------------------|
| <i>Russell E. Holmes</i> | <i>6th Suffolk</i> | <i>7/13/2021</i> |
| <i>Sonia Chang-Diaz</i> | <i>Second Suffolk</i> | <i>7/13/2021</i> |

HOUSE No. 4317

By Representative Holmes of Boston and Senator Chang-Diaz, a joint petition (subject to Joint Rule 12) of Russell E. Holmes and Sonia Chang-Diaz that the commissioner of Capital Asset Management and Maintenance be authorized to convey a certain parcel of land located in the city of Boston to Worcester City Campus Corporation for the University of Massachusetts Medical School’s MassBiologics. State Administration and Regulatory Oversight.

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Second General Court
(2021-2022)**

An Act authorizing the Commonwealth to convey certain land in the city of Boston.

Whereas, The deferred operation of this act would tend to defeat its purpose, which is to convey certain land located in the City of Boston, therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

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. Notwithstanding sections 32 through 37, inclusive of chapter 7C of the
2 General Laws, section 301 of chapter 60 of the acts of 1994, section 303 of chapter 159 of the
3 acts of 2000, sections 1 through 3, inclusive of chapter 202 of the acts of 2002, or any other
4 general or special law to the contrary, the commissioner of the division of capital asset
5 management and maintenance may convey to Worcester City Campus Corporation a certain
6 parcel of land located in the city of Boston for the purpose of developing facilities to support the
7 mission and operations of the University of Massachusetts Medical School’s MassBiologics
8 facility located on adjacent parcels of land, the University’s other programs located throughout
9 the Commonwealth and to support future biotechnology laboratory, research, education, office,

10 administrative and support uses, consistent with the applicable zoning laws, rules, regulations
11 and by-laws, in this act referred to as the "project". The parcel contains approximately 4 acres
12 and is shown on a plan on file in the office of the division of capital asset management and
13 maintenance. The commissioner may determine the exact boundaries of the parcel based upon a
14 survey. The commissioner may grant such easements as may be necessary to facilitate the
15 project. The purposes for which the project shall be used may be changed, with the prior written
16 consent of the commissioner.

17 SECTION 2. Notwithstanding the foregoing, the amount of consideration for the
18 conveyance of the parcel shall be determined under section 301 of chapter 60 of the acts of 1994.

19 SECTION 3. The commissioner and the Worcester City Campus Corporation shall enter
20 into a land disposition agreement which shall, without limitation, (i) require that the
21 consideration be paid to the Commonwealth in full at the time the parcel is conveyed to the
22 Worcester City Campus Corporation, (ii) provide that a portion of the consideration shall be
23 contributed to the Boston State CAC Trust Fund established pursuant to the Boston State CAC
24 Trust Fund Agreement dated April 2005, and (iii) require that the University of Massachusetts
25 Medical School provide educational components, courses, internships and other opportunities to
26 students including, but not limited to, the Elementary and High schools in the surrounding area
27 and Roxbury community college, to gain experience in biomedical manufacturing and supporting
28 functions, on such terms and conditions as the division of capital asset management and
29 maintenance and Worcester City Campus Corporation deem appropriate.

30 SECTION 4. The Worcester City Campus Corporation shall be responsible for all costs
31 and expenses related to the transaction authorized by this act including, but not limited to, costs

32 associated with surveys, deed preparation and recording fees as such costs may be determined by
33 the commissioner.

34 SECTION 5. Notwithstanding the provisions of Section 4 of chapter 202 of the acts of
35 2002, to the extent that "West Main Street" as shown on that certain plan entitled
36 "Commonwealth of Mass. Division of Capital Asset Mgmt and Maintenance" dated November 9,
37 2001, prepared by Rizzo Associates, Inc., recorded at the Suffolk county registry of deeds at
38 Book 27754, Page 20, traverses Lot 3A and Lot 3A-2, said road shall be a private way, open to
39 public travel for access to and from Lots 3A, 3A-1 and 3A-2 described in said chapter 202, and
40 for emergency and public safety access to and from portions of the former Boston state hospital
41 campus other than Lots 3A, 3A-1 and 3A-2, provided, however, that nothing in this section shall
42 be deemed to limit any rights of others to use West Main Street for access to and from portions
43 of the former Boston state hospital campus other than Lots 3A, 3A-1 and 3A-2 granted by the
44 commissioner of the division prior to the effective date of this act.