

SENATE No. 1974

The Commonwealth of Massachusetts

PRESENTED BY:

Nick Collins

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 relative to economic development.

PETITION OF:

NAME:

Nick Collins

DISTRICT/ADDRESS:

First Suffolk

SENATE No. 1974

By Mr. Collins, a petition (accompanied by bill, Senate, No. 1974) of Nick Collins for legislation relative to economic development and the Massachusetts Convention Center Authority. State Administration and Regulatory Oversight.

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Third General Court
(2023-2024)**

An Act relative to economic development.

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. (a) The Massachusetts Convention Center Authority, established in section
2 33 of chapter 190 of the acts of 1982, shall update and supplement the report entitled “BCEC
3 Expansion 2019 Project Report”, dated January 2020, to account for changes in the convention,
4 venue management and hospitality industry that have developed since January 2020, including,
5 but not limited to, changes resulting from the outbreak of the 2019 novel coronavirus, also
6 known as COVID-19 and subsequent variants; provided, however, that the update and
7 supplement shall include, but not be limited to, an analysis of: (i) the competitiveness of the city
8 of Boston and the commonwealth nationally and globally as a destination for conventions, of
9 gatherings and similar public meetings; (ii) the needs of the Boston Convention and Exhibition
10 Center to accommodate conventions, gatherings and public meetings; (iii) how conventions,
11 gatherings and public meetings will take place going forward, including safety and public health
12 considerations for COVID-19 and possible future public health crises; and (iv) technology, air
13 filtration and any other physical plant enhancements.

14 (b) The filing by the Massachusetts Convention Center Authority of the update and
15 supplement described in subsection (a) shall constitute authorization by the general court and full
16 compliance with section 38N of chapter 190 of the acts of 1982, as amended, with respect to any
17 capital facility project undertaken by the authority in connection with this study. The
18 Massachusetts Convention Center Authority shall file the update and supplement with the clerks
19 of the senate and house of representatives, the senate and house committees on ways and means,
20 the joint committee on economic development and emerging technologies and the joint
21 committee on state administration and regulatory oversight.

22 SECTION 2. The Massachusetts Convention Center Authority shall convene a design
23 advisory group that shall consist of: 5 residents of the South Boston section of the city of Boston,
24 1 of whom shall be appointed by the governor, 1 of whom shall be appointed by the president of
25 the senate, 1 of whom shall be appointed by the speaker of the house of representatives, 1 of
26 whom shall be appointed by the mayor of the city of Boston and 1 of whom shall be appointed
27 by the city councilor for district 2 of the city of Boston; the president of St. Vincent-Lower End
28 Neighborhood Association; and the president of the Fort Point Neighborhood Association. The
29 Massachusetts Convention Center Authority's shall hold not less than 3 public meetings in
30 collaboration with the design advisory group within 90 days of the effective date of this act.

31 The design advisory group shall review the updated and supplemental report required
32 under the first paragraph of this section and if the design advisory group approves the report by a
33 two-thirds vote, the report shall be referred to an appropriate committee of the legislature, to be
34 determined by the clerks of the senate and the house of representatives, with the approval of the
35 president of the senate and the speaker of the house of representative. Not more than 30 days
36 after such referral, the committee shall hold a public hearing on the report. Not more than 10

37 days after such hearing, the committee may report that it approves or disapproves the report.
38 Unless disapproved by a majority vote of the members of either of the 2 branches of the general
39 court present and voting within 60 days of the referral to the committee, the report shall be
40 deemed approved and shall constitute authorization by the general court and full compliance
41 with section 38N of chapter 190 of the acts of 1982, as amended, with respect to any capital
42 facility project undertaken by the Massachusetts Convention Center Authority in connection with
43 the report.

44 SECTION 3. In undertaking any capital facility project in connection with the report, the
45 Massachusetts Convention Center Authority shall follow the requirements under section 6 of
46 chapter 195 of the acts of 2014 and shall hire a director of diversity, equity and inclusion and
47 director of labor relations who shall jointly oversee such implementation; provided, however,
48 that before establishing the required participation goals, the Massachusetts Convention Center
49 Authority shall consult with the Massachusetts Port Authority on the participation goals utilized
50 by the Massachusetts Port Authority; provided further, that, notwithstanding subsection (c) of
51 said section 6 of said chapter 195, the participation goals shall be greater than the combined
52 participation goals for minority business enterprises, service-disabled veteran-owned small
53 business enterprises and women business enterprises on public building projects as established
54 by the division of capital asset management and maintenance pursuant to section 6 of chapter 7C
55 of the General Laws.

56 SECTION 4. (a) The Massachusetts Convention Center Authority shall use the
57 Massachusetts Port Authority Model for any sale, or lease of Massachusetts Convention Center
58 Authority land.

59 (b) The Massachusetts Convention Center Authority shall require area standard wages for
60 labor to support the assembly and breakdown of productions sets for for-profit commercial
61 events at the Lawn on D.

62 (c) Prior to booking a for-profit commercial event at the Lawn on D, the Massachusetts
63 Convention Center Authority shall mutually agree to a public access and use schedule with the
64 South Boston Community Development Foundation established under section 4 of chapter 152
65 of the acts of 1997.

66 SECTION 5. In any future request for proposal for food and beverage operations issued
67 by the Massachusetts Convention Center Authority and in any discretionary extension of or
68 substantive amendment to a current food and beverage concession or lease, each proposer, or
69 current concessionaire or lessee, shall provide an assurance of labor peace in order to protect the
70 authority's proprietary interest in the uninterrupted receipt of revenues and provision of services
71 from the risk of labor disruptions. Each such responsive proposal, lease or concession extension,
72 and lease or concession amendment, shall be conditioned upon each food and beverage operator
73 that will provide services under the lease or concession providing the authority with evidence
74 that it has entered into a labor peace agreement with any labor organization that provides the
75 operator with notice that it represents or will seek to represent the food and beverage workers
76 providing service under the lease. The labor peace agreement shall be a valid agreement that
77 contains a provision prohibiting the labor organization and its members from engaging in any
78 picketing, work stoppages, boycotts or other economic interference with the business of the
79 operator and shall cover all operations that are conducted by sub-contractors and sub-lessees.
80 This paragraph shall not apply to any hotel lease or any food and beverage operation included in
81 a hotel lease.