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SECTION 1. For the purpose of enabling the city of Taunton to satisfy an outstanding judgment, the state treasurer is hereby authorized and directed to pay to said city the sum of one million five hundred thousand dollars, which shall be in addition to all other sums said city shall be entitled to receive from the commonwealth. Said amount shall be repaid to the commonwealth in equal installments of one hundred and fifty thousand dollars over a period of ten years commencing with fiscal year nineteen hundred and eighty-four by way of a deduction of said amount from the first local aid distribution said city is entitled to receive in each of said years.

SECTION 2. For the purpose of carrying out the provisions of section one, one million five hundred thousand dollars is hereby appropriated from the Local Aid Fund.

Approved July 13, 1982.

Chap. 312. ESTABLISHING THE MASSACHUSETTS TECHNOLOGY PARK CORPORATION.

Whereas, The deferred operation of this act would tend to defeat its purpose, which is to provide immediately for the establishment of the Massachusetts Technology Park Corporation, therefore, it is hereby declared to be an emergency law necessary for the immediate preservation of the public convenience.

Be it enacted, etc., as follows:

SECTION 1. The General Laws are hereby amended by inserting after chapter 40I the following chapter:-

Chapter 40J.
Massachusetts Technology Park Corporation.

Section 1. It is hereby found (1) that throughout the history of Massachusetts, the economic development of the commonwealth and the prosperity and welfare of our people have depended, to a great degree, upon the continued ability of the commonwealth's fine colleges and universities to provide the most advanced education and practical training opportunities in emerging areas of science and technology, and that (2) this wealth of educational resources has attracted, to the commonwealth, some of the best minds from throughout the nation and from

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throughout the world, and that (3) great numbers of talented individuals, having furthered their education in the commonwealth, have been induced to concentrate their subsequent business and industrial operations in Massachusetts by the proximity of the same educational institutions with which they were familiar and which produced the similarly educated graduates so necessary to the successful growth and expansion of innovative business and industry in a variety of areas, including, historically, textiles, medical research and manufacturing and the provision of medical services, computers and manufacturing of solid-state electronics equipment employing semi-conductor and microelectronic technologies, and that (4) the ability of our colleges and universities to provide educational and practical training opportunities, coupled with the concentration of business and industry in the commonwealth, have engendered many new and rewarding employment opportunities for the citizens of the commonwealth, increased the tax base, avoided increased welfare and unemployment costs and furthered the general welfare of the commonwealth, but that (5) the burgeoning growth of the particularly dynamic field of semi-conductor and microelectronic technologies and the intense competition among participants in that field have also spawned a critical demand for a continuous supply of qualified engineers and technicians to occupy key positions in business and industry which require practical training and knowledge of the latest developments in that rapidly evolving area, and that (6) as a result of this demand, business and industry in the field of semi-conductor and microelectronic technologies are unable to obtain appropriately skilled employees to maintain and expand operations within the commonwealth, and our people are and will continue to be denied many significant employment opportunities, and that (7) the loss of economic and employment activity from the commonwealth erodes the tax base, leads to unemployment and underemployment of our people, increases welfare and unemployment costs and threatens the general welfare of the entire commonwealth, and that (8) both the basic training of new engineers and technicians and the retraining of existing personnel to meet the constantly changing requirements for effective and productive work in the field of semi-conductor and microelectronic technologies require an educational and training facility which contains design, fabrication and testing equipment to permit students to acquire essential practical experience.

Such a facility is presently unavailable to our colleges and universities, and it is further found that (9) the commonwealth's post-secondary educational institutions are not able, even with the assistance provided through existing state and federal

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programs, to finance the establishment and operation of the type of facility necessary for the development of combined academic and practical training programs sufficient to satisfy employment needs. The buildings and equipment necessary for such a facility require capital expenditures which are prohibitive to the commonwealth's post-secondary educational institutions, particularly in this era of diminishing public support for higher education. Further, the costs associated with maintaining and replacing such facilities and equipment in a manner consistent with developing technology are often themselves beyond the means of those institutions.

It is further found, however, that on the basis of satisfactory evidence that (10) many of the commonwealth's post-secondary institutions will participate in the use of such a facility if it is established and will commit themselves to continuing the facility's operations. Institutions which have expressed such an interest at present are Boston University, University of Lowell, Northeastern University, Southeastern Massachusetts University, Tufts University, University of Massachusetts, Worcester Polytechnic Institute and the Massachusetts Institute of Technology, and that (11) business and industry in the field of semi-conductor and microelectronic technologies are confronted with the competitive market pressures of a private enterprise system which prevent the use of their facilities in the initial and continuing training and education of technical personnel with respect to the latest developments in that area. There is, however, satisfactory evidence that business and industry in that field will participate in the programs of such a facility if it is established and will commit themselves to continuing the facility's operations.

It is further found that (12) it is an important government function to increase opportunities for gainful employment for our people, to assist in promoting a productive and expanding industrial base within the commonwealth capable of meeting the needs and demands of a modern economy, to assist post-secondary educational institutions to assume an active role in achieving these goals, and otherwise to improve the prosperity and general welfare of the inhabitants of the commonwealth.

Because it may reasonably be anticipated that the pattern of events which has given rise to the need for a partnership of government and industry and education to create a training facility for semi-conductor and microelectronic technologies will recur in other technologies, and because it is appropriate to utilize the skills and experience which will be developed in responding to the present need to meet such future needs, it is

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further found that (13) the The Massachusetts Technology Park Corporation, hereinafter referred to as the corporation, hereby created, be authorized, after having satisfied itself that the microelectronic facility is operational, to establish further similar centers to support those other technologies in which a need equal to that which has been found to exist in these findings is found to exist by the corporation.

Therefore, it is found that it is in the public interest of the commonwealth to promote the prosperity and general welfare of its citizens, a public purpose for which public money may be expended, by creating the corporation to establish and operate one or more educational centers containing design, fabrication and testing facilities and equipment for post-secondary academic and practical training programs urgently required to satisfy the education and employment needs of business and industry and the people of the commonwealth.

Section 2. The following terms as used in this chapter shall have the following meanings, except where the context clearly indicates otherwise:-

"Board", the board of directors of the Massachusetts Technology Park Corporation.

"Center", a facility established by the Massachusetts Technology Park Corporation pursuant to the provisions of this chapter.

"Corporation", the Massachusetts Technology Park Corporation.

"Current expenses", as applied to a center or any portion thereof created pursuant to the provisions of this chapter, the amount of reasonable and necessary expenses for the administration and operation of a center after the center has become operational.

"Participating business", a private business corporation, partnership, firm or entity within the commonwealth engaged in or proposing to engage in the business of the design or manufacture of semi-conductor and microelectronic components, or of products of another technology which may come within the ambit of this chapter pursuant to the provisions of section six, which has undertaken to support and participate in the programs of the Corporation in a manner approved by the board.

"Participating institution", a state or independent, non-profit post-secondary educational institution within the commonwealth offering instruction in semi-conductor and microelectronic technologies, or in a field of study or an area of technology which may come within the ambit of this chapter pursuant to the provisions of section six, which has undertaken to support and participate in the programs of the corporation in a manner approved by the board.

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"Post-secondary educational institution", a state or independent, non-profit post-secondary educational institution within the commonwealth offering instruction in semi-conductor and microelectronic technologies, or in a field of study or an area of technology which may come within the ambit of this chapter pursuant to section six.

"Project cost", as applied to a center or any portion thereof created pursuant to the provisions of this chapter, embraces all or any part of the cost of construction, acquisition, alteration, enlargement, reconstruction and remodeling of a center, including all lands, structures, real or personal property, rights, rights of way, air rights, franchises, easements and interests acquired or used in connection with a center, the cost of demolishing or removing any buildings or structures on land so acquired, including the cost of acquiring any lands to which such buildings or structures may be moved, financing charges, interest prior to, during and for a period after completion of such construction and acquisition, amounts reasonably required to make the center operational, the cost of architectural, engineering, financial and legal services, plans, specifications, studies, surveys, estimates of costs and revenues, administrative expenses, expenses necessary or incident to determining the feasibility or practicability of constructing the center and such other expenses as may be necessary or incident to the construction and acquisition of the center.

"Semi-conductor and microelectronic technologies", that portion of the solid-state electronics field concerned with the design and manufacture of semi-conductors and microelectronic components, and the various sciences and technologies which support the solid-state electronics industry, including technologies concerned with computer-aided design/computer-aided manufacture and successor technologies.

"Start-up expenses", as applied to a center or any portion thereof created pursuant to the provisions of this chapter, embraces all or any part of the expenses for the administration and operation of a center incurred in the establishment of a center prior to the time the center becomes operational.

Section 3. There is hereby created a body, politic and corporate, to be known as the Massachusetts Technology Park Corporation hereinafter referred to as the corporation. The corporation is hereby constituted a public instrumentality of the commonwealth and the exercise by the corporation of the powers conferred in this chapter shall be deemed and held to be an essential governmental function. The corporation is hereby placed in the executive office of manpower affairs but shall not be subject to the supervision or control of said office or of any

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board, bureau, department or other agency of the commonwealth except as specifically provided in this chapter.

The corporation shall be governed and its corporate powers exercised by a board of directors, which shall consist of the secretary of manpower affairs, the secretary of administration, and the chancellor of the board of regents of higher education; or their designees, and sixteen persons appointed by the governor, eight of whom shall be chief executive officers of post-secondary educational institutions or distinguished faculty members of their electronics engineering faculties, or other appropriate faculties, and among the eight shall be at least three representatives of public post-secondary educational institutions, and eight of whom shall be chief executive officers or chairpersons or chief engineers of businesses concerned with the design and manufacture of semi-conductor or microelectronics components or products of another technology which may come within the ambit of this chapter pursuant to the provisions of section six. Each director appointed by the governor shall serve for a term of five years and thereafter until his or her successor is appointed, except that in making the initial appointments the governor shall appoint four directors to serve for one year, three to serve for two years, three to serve for three years, three to serve for four years, and three to serve for five years. Any person appointed to fill a vacancy on the board shall be appointed in a like manner and shall serve for the unexpired term of the predecessor director. Any director shall be eligible for reappointment. Any director may be removed by the governor for cause. Ten directors shall constitute a quorum and the affirmative vote of a majority of the directors present and eligible to vote at a meeting shall be necessary for any action to be taken by the board. The directors shall serve without compensation, but each director shall be entitled to reimbursement for actual and necessary expenses incurred in the performance of official duties. The board shall meet at least four times in each year and shall have final authority over the activities of the corporation.

The board shall annually elect from among its members a chairperson and a vice-chairperson, and may designate a treasurer and a secretary, who need not be members of the board. The secretary shall keep a record of the proceedings of the corporation and shall be the custodian of all books, documents, and papers filed with the corporation, and its official seal. The secretary shall cause copies to be made of all minutes and other records and documents of the corporation and shall certify that such copies are true copies and all persons dealing with the corporation may rely upon such certification. The

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treasurer shall be the chief financial and accounting officer of the corporation and shall be in charge of its funds, books of account, and accounting records. The chairperson and the vice-chairperson, together with the secretary of manpower affairs, and two individuals elected annually by the board from among its members, one of whom shall be a board member from a post-secondary educational institution and one of whom shall be a board member from a business, shall constitute the executive committee of the board. The executive committee shall have all the powers of the board between the meetings of the board, to be exercised in accordance with by-laws established by the board. The executive committee shall meet as often as deemed necessary by the committee. times in each year and shall have final authority over the activities of the corporation.

The provisions of chapter two hundred and sixty-eight A shall apply to all directors, officers and employees of the corporation except that the corporation may purchase from, sell to, borrow from, contract with or otherwise deal with any organization in which any director of the corporation is in any way interested or involved; provided, however, that such interest or involvement is disclosed in advance to the directors and recorded in the minutes of the proceedings of the corporation; and provided, further, that no director having such an interest or involvement may participate in any decision relating to such organization.

Neither the corporation nor any of its officers, directors, agents, employees, consultants or advisors shall be subject to the provisions of sections three B of chapter seven, sections nine A, forty-five, forty-six and fifty-two of chapter thirty, chapter thirty-one, or sections twenty-seven and twenty-seven A to twenty-seven E, inclusive, of chapter one hundred and forty-nine; provided, however, that in purchasing products or services, the corporation shall at all times follow generally accepted good business practices.

All officers and employees of the corporation having access to its cash or negotiable securities shall give bond to the corporation at its expense, in such amount and with such surety as the board may prescribe. The persons required to give bond may be included in one or more blanket or scheduled bonds.

Directors and officers who are not regular, compensated employees of the corporation shall not be liable to the commonwealth, to the corporation or to any other person as a result of their activities, whether ministerial or discretionary, as such directors or officers except for willful dishonesty or intentional violations of law. The board of the corporation may purchase liability insurance for directors, officers and employees and may indemnify said persons against the claims of others.

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Section 4. The corporation shall have the following powers:-

(a) to make, amend and repeal by-laws, rules and regulations for the management of its affairs;

(b) to adopt an official seal;

(c) to sue and be sued in its own name;

(d) to make contracts and execute all instruments necessary or convenient for the carrying on of its business;

(e) to acquire, own, hold, dispose of and encumber personal or real property of any nature or any interest therein in the exercise of its powers and performance of its duties under this chapter;

(f) to enter into agreements or transactions with any federal, state or municipal agency or other public institution or with any private individual, partnership, firm, corporation, association or other entity;

(g) to appear in its own behalf before boards, commissions, departments, or other agencies of federal, state or municipal government;

(h) to appoint officers in addition to those directors elected by the board and to engage and employ employees, including legal counsel, consultants, agents and advisors, and prescribe their duties and fix their compensation;

(i) to establish advisory boards to expand the participation and to draw on the experience of representatives from all aspects of the technology involved in a center or a proposed center including supporting organizations and industries such as finance and education;

(j) to procure insurance against any losses in connection with its property in such amounts, and from such insurers, as may be necessary or desirable;

(k) to invest any funds held in reserves or sinking funds, or any funds not required for immediate disbursement, in such investments as may be lawful for fiduciaries in the commonwealth pursuant to sections thirty-eight and thirty-eight A of chapter twenty-nine.

(l) to accept, hold, use, apply and dispose of any and all donations, grants, bequests and devises, conditional or otherwise, of money, property, services or other things of value which may be received from the United States or any agency thereof, any governmental agency, any institution, person, firm or corporation, public or private, such donations, grants, bequests and devises to be held, used, applied or disposed of for any or all of the purposes specified in this chapter and in accordance with the terms and conditions of any such grant. Receipt of each such donation or grant shall be detailed in the annual report of the corporation; such annual report shall

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include the identity of the donor or lender, the nature of the transaction and any conditions attaching thereto;

(m) to formulate plans for the establishment of centers pursuant to the provisions of this chapter, and to construct, reconstruct, remodel, maintain, manage, lease, as lessee or lessor, such centers, and to enter into contracts for the management and operation of such centers and to engage in any activity reasonably related thereto;

(n) to establish rules and regulations for the use by participating businesses and participating institutions of a center established pursuant to the provisions of this chapter;

(o) to determine the manner of support and participation in the programs of the corporation which are required of participating businesses and participating institutions, to enter into contracts or agreements setting forth the terms and conditions of such support and participation, and to determine and designate those businesses and institutions which qualify as participating businesses and institutions;

(p) to fix and revise from time to time and charge rents and collect rates, rents, fees and charges for the use of a center or any portion thereof by participating institutions or participating businesses, or any other user;

(q) to prepare, publish and distribute, with or without charge as the corporation may determine, such technical studies, reports, bulletins and other materials regarding its facilities and activities as it deems appropriate;

(r) to provide, or make available, educational, training, testing and ancillary fabrication facilities and equipment, and to sell or otherwise dispose of products fabricated thereby and services available therefrom in furtherance of the purposes specified in this chapter;

(s) to exercise any other powers of a corporation organized under chapter one hundred and fifty-six B; and,

(t) to do any and all things necessary or convenient to carry out the purposes of this chapter.

Section 5. There is hereby established a fund for carrying out the purposes of this chapter, hereinafter referred to as the "center fund", to which shall be credited the proceeds of any bonds or notes of the commonwealth issued for this purpose, and any appropriations authorized by the general court specifically designated to be credited to the center fund.

The corporation shall hold the center fund in an account or accounts separate from other funds. All appropriations, grants and other funds received by the corporation and not specifically designated to be credited to the center fund, including all rates, rents, fees and charges collected by the corporation, and the

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proceeds of all investments, including the proceeds of investments of the center fund, may be used to pay for the start-up expenses, project costs and current expenses of the corporation.

Unless otherwise specified, all monies of the corporation, from whatever source, derived shall be paid to the treasurer of the corporation. Said monies shall be deposited in the first instance by the treasurer in one or more national banks, trust companies or banking companies in compliance with section thirty-four of chapter twenty-nine. Funds in such accounts shall be paid out on the warrant or other order of the treasurer of the corporation or of such other person or persons as the board may authorize to execute such warrant or warrants.

The corporation shall draw upon the center fund, as provided pursuant to section six of this chapter, to meet the start-up expenses and project costs of acquiring, owning and operating, or of contracting with third parties to acquire, own and operate lands, buildings, facilities and equipment for centers within the meaning of this chapter; provided, however, that the first center so established shall be for the training and education of students in semi-conductor and microelectronics technologies, including, but not limited to, a design, fabrication and testing facility, to be known as the Massachusetts Microelectronics Center to afford opportunities for practical training in state-of-the-art semi-conductor and microelectronics technologies; provided, further, that the corporation shall not utilize the principal of the center fund to support current expenses of the Massachusetts Microelectronics Center or of any other center established pursuant to this chapter.

If the board determines that participating businesses and participating institutions have failed to provide support to a center in a manner required by the board, which support includes the provision by participating businesses of the equipment and machinery necessary and appropriate to ensure that the center is maintained at a level consistent with developing technology and the provision by both participating businesses and participating institutions of qualified individuals from among the employees thereof to serve from time to time as instructors at the center, the board shall report this fact to the general court, which may dissolve the corporation and direct the dissolution of its assets or take such other action as it deems appropriate.

No monies shall be credited to the center fund in support of a particular center unless and until the plan and findings required pursuant to section six of this chapter have been received and approved in writing by the house and senate committees on ways

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and means.

In formulating plans for the establishment of centers pursuant to the provisions of his chapter, the corporation shall be authorized to consult with and utilize the services of the Government Land Bank established pursuant to chapter two hundred twelve of the acts of nineteen hundred and seventy-five, as amended, for such technical assistance as the board deems necessary or appropriate to the effective discharge of the corporation's responsibilities relative to the acquisition, construction, reconstruction and remodeling of facilities required for such centers.

Section 6. The corporation shall establish a center, and take any and all actions necessary or appropriate thereto, including disbursing available funds from the center fund to meet the project costs and start-up expenses of such a center, only after (a) formulation of a detailed plan for the creation and operation of such a center; provided that the plan shall be supported by independently verifiable information; and provided further that the plan shall include but not be limited to:

(1) a detailed description of the proposed center, including an analysis of all lands, structures, facilities, machinery and equipment reasonably necessary for the successful operation thereof; an analysis of the feasibility of utilizing surplus state real property for such a center; and a statement of the proposed project costs reasonably associated with establishing such a center, with a detailed breakdown of such project costs, including and estimate of the cost to the commonwealth of the debt service on any bonds or notes issued or to be issued in support of such a center;

(2) a statement of the proposed annual start-up expenses, project costs and current expenses of the center for the first five years of its existence, including a detailed breakdown of such costs and expenses, with a reasonable projection of that portion of said costs and expenses which the corporation expects to meet through assistance provided by participating businesses, rates, rents, fees and charges imposed upon users and support from any other source; and

(3) a description of the assistance to be provided to the corporation in support of the center by participating businesses and participating institutions, with evidence of such assistance and the terms and conditions thereof, if any;

(4) a description of the public benefits to be engendered by the center, including particularly an analysis of increased and enhanced employment and educational opportunities;

(5) a description of the proposed activities of the center, including the proposed utilization thereof by participating

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businesses and participating institutions;

(6) a proposal for a capital outlay appropriation from the commonwealth in support of the establishment of the center and such annual maintenance appropriations as may reasonably be required for the successful operation of the center; and

(b) the board has approved the establishment of the center described in the plan, having found and incorporated in its minutes that:

(1) the center as proposed in the plan will substantially further the basic purpose of this chapter to provide for the establishment and operation of centers for the education of qualified persons in a developing technology offering substantial employment opportunities in the commonwealth;

(2) there is no reasonable expectation that the center as proposed in the plan will duplicate the actual or proposed facilities or programs of a post-secondary educational institution or consortium of such institutions located within the commonwealth, or, to the extent that a possibility for such duplication may be found to exist, the center as proposed in the plan may reasonably be characterized as enhancing or supplementing the ability of such an institution or consortium of institutions to conduct such actual or proposed facilities or programs;

(3) the establishment and operation of the center as proposed in the plan are beyond the financial means of any single post-secondary educational institution or consortium of such institutions located in the commonwealth, either because the capital costs or operating costs associated therewith are prohibitive or because the capital costs or operating costs associated with maintaining such a center at a level consistent with developing technology are prohibitive;

(4) The corporation has received appropriate commitments from participating businesses and participating institutions to support the center and to maintain a continuing effort to support the center; provided, that the commitments from participating businesses for project costs and start-up expenses shall be for support which, in the aggregate, is equivalent in value to the amount of the proposed disbursement from the center fund and which support includes provision of the equipment and machinery necessary and appropriate to establish the center as provided in the plan; provided, further, that the commitments from participating businesses to maintain a continuing effort to support the center shall include commitments to provide the equipment and machinery necessary and appropriate to ensure that the center is maintained at a level consistent with developing technology; provided, further, that the commitments

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from both participating businesses and participating institutions to maintain a continuing effort to support the center shall include commitments to provide qualified individuals from among the employees thereof to serve from time to time as instructors at the center; provided further, that the provision of equipment, machinery, instructors and support of any other kind by participating businesses and participating institutions shall be at no charge to the corporation; and provided, further, that the value of said equipment, machinery, instructors and other support shall be determined by the executive director of the corporation.

(c) submission by the board of the plan and findings formulated pursuant to this section to the governor, the president of the senate and the speaker of the house of representatives, the chairman of the senate committee on ways and means and the chairman of the house committee on ways and means.

Section 7. (a) The board shall select a qualified individual to act as executive director and shall delegate to the executive director full authority to manage the affairs of the corporation and the Massachusetts Microelectronics Center. The executive director shall serve at the pleasure of the board. The executive director shall present to the board for its approval annual budgets, staffing plans, operating plans and production plans. The executive director shall supervise the employees of the corporation and the Massachusetts Microelectronics Center and shall have the power to hire and fire them. The executive director shall serve as chief liaison officer to the participating businesses and participating institutions in order to enhance their support of and participation in the affairs of the Massachusetts Microelectronics Center. The executive director shall provide that the resources of the Massachusetts Microelectronics Center are made available to participating institutions in a nondiscriminatory manner.

(b) If, pursuant to section six, the board establishes additional centers, it shall determine whether or not to appoint individual executive directors with similar authority for such centers, in view of the technology in question.

Section 8. The corporation annually shall submit a complete and detailed report of the center's activities within ninety days after the end of the fiscal year to the clerk of the house of representatives and to the clerk of the senate.

Section 9. The books and records of the corporation shall be subject to an annual audit by the auditor of the commonwealth.

Section 10. The provisions of this chapter being necessary for the welfare of the commonwealth and its inhabitants shall be

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liberally construed to effect its purpose.

SECTION 2. The provisions of this chapter are severable, and if any of its provisions shall be held unconstitutional by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions.

SECTION 3. It is intended that the corporation created pursuant to the provisions of this chapter shall be an educational organization as described in 26 USC Section 170 (b) (1) (A) (ii) and an institution of higher education as defined in 26 USC Section 3304 (f).

Approved July 13, 1982.

Chap. 313. PROVIDING ADDITIONAL ASSISTANCE TO CITIES AND TOWNS IN FINANCING THE CONSTRUCTION OF OFF-STREET PARKING FACILITIES IN COMMERCIAL AREA REVITALIZATION DISTRICTS.

Be it enacted, etc., as follows:

SECTION 1. The first paragraph of section 1 of chapter 487 of the acts of 1980, as most recently amended by section 1 of chapter 784 of the acts of 1981 is hereby amended by striking out the first paragraph and inserting in place thereof the following paragraph:-

In addition to any authority otherwise granted by law, any city or town having a population exceeding twenty thousand according to the most recent national census or any city or town with a population of less than twenty thousand according to the last national census which in the opinion of the secretary of communities and development is a regional center providing commercial facilities for a regional market may undertake a project for the purpose of providing public off-street parking facilities within a predominately commercial area as provided in a commercial area revitalization plan established under the provisions of clause (k) of subsection (2) of section twelve of chapter forty D of the General Laws, hereinafter called a commercial area revitalization district; provided further that all cities and towns may undertake a project for the purpose of providing public-off street parking in areas which, in the judgment of the secretary of transportation and construction, the construction of such off-street parking facilities would