

Accompanying the twelfth recommendation of the Office of Inspector General (House, No. 117). Commerce and Labor.

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**The Commonwealth of Massachusetts**

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In the Year One Thousand Nine Hundred and Eighty-Six.

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AN ACT FURTHER AMENDING THE LAW CREATING THE GOVERNMENT LAND BANK.

*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 212 of the acts of 1975 as amended is  
2 hereby further amended by striking in the first sentence of section  
3 six the words "formerly used for Westover Air Force Base, the  
4 Chelsea Naval Hospital, or the Boston Naval Shipyard, including  
5 the South Boston Annex and the Boston Army Base,".

1 SECTION 2. Section six of chapter 212 of the acts of 1975,  
2 as amended, is hereby further amended by adding after the sixth  
3 paragraph the following paragraph: —

4 If the bank proposes to sell, transfer or otherwise dispose of  
5 a parcel of property acquired pursuant to subclause (2) clause (j)  
6 of section four to a private individual or private entity, the bank  
7 may do so only after the bank has undertaken an independent  
8 determination of the value of such parcel through procedures  
9 customarily accepted by the appraising profession as valid for  
10 determining property value. If such disposition is for consider-  
11 ation which is less than such value, the bank shall, prior to such  
12 disposition, disclose in their central register published by the  
13 secretary of state the difference between the value of such parcel  
14 and the disposition price of such parcel. The bank shall dispose  
15 of such property through a competitive process, which may take  
16 account of factors including but not necessarily limited to price,  
17 design, and any other considerations that the bank deems to be  
18 in furtherance of the purposes of this chapter. Notwithstanding

19 the foregoing, the bank may choose not to use a competitive  
20 process if it is deemed to be in furtherance of the purposes of this  
21 chapter, provided, however, that the bank shall, prior to  
22 disposition of the parcel for which such determination is made,  
23 disclose in the central register published by the secretary of state  
24 the reasons for its determination.

1 SECTION 3. Chapter 212 of the acts of 1975, as amended, is  
2 hereby further amended by adding the following section: —

3 Section 20. The board of directors of the bank shall establish  
4 rules and regulations, in accordance with the provisions of chapter  
5 thirty A of the General Laws, governing the bank's development,  
6 or participation in the development, of surplus state property. In  
7 establishing such rules and regulations the board shall include  
8 provisions covering, but not limited to, the following: —

9 (a) the board's role and authority in reviewing, evaluating, and  
10 approving proposals to transfer surplus state property to the bank  
11 for development:

12 (b) notice and conduct of the board's public hearings;

13 (c) formulation and local approval of redevelopment plans;

14 (d) solicitation of development proposals;

15 (e) evaluation and selection of development proposals;

16 (f) documentation of and public access to plans, cost estimates,  
17 subsidy calculations, benefit projections and other projection  
18 information; and

19 (g) amendment of approved redevelopment plans.

20 Said proposed rules and regulations shall be submitted to the  
21 deputy commissioner of capital planning and operations and the  
22 inspector general for review and comment at least thirty days prior  
23 to the publication of notice required by section three of chapter  
24 thirty A of the General Laws.

25 Notice of said proposed rules and regulations shall be submitted  
26 to the secretary of state for publication as required by section three  
27 of chapter thirty A of the General Laws within ninety days of the  
28 enactment of this section. If within one hundred and twenty days  
29 of the effective date of this act the bank has failed to promulgate  
30 said rules and regulations, the bank's authority to take title to  
31 surplus state property, as provided in subclause (2) of clause (j)  
32 of section four, shall be suspended until said rules and regulations  
33 are promulgated as required by this section.