



ORDER NO. 2021-045-001
REQUEST OF THE ECONOMIC DEVELOPMENT SUBCOMMITTEE

UPON THE REQUEST OF THE ECONOMIC DEVELOPMENT SUBCOMMITTEE, THE CITY OF FRAMINGHAM, THROUGH THE FRAMINGHAM CITY COUNCIL, IT IS SO ORDERED:

That the City Council vote to accept the revised language relative to enabling legislation for the Economic Development and Industrial Corporation (EDIC) as follows:

An Act Establishing the Framingham Economic Development Corporation

Chapter 124 of the Acts of 1995 is hereby amended by striking Sections 1 through 13 in their entirety and inserting the following new sections 1 through 32:

SECTION 1.

This act establishes in the city of Framingham (the "City") the Framingham Economic Development Corporation (the "Corporation"). The Corporation shall promote the economic revitalization of the City by exercising the powers and privileges as stated herein and as provided by law. The Corporation shall be a public instrumentality separate from the City and shall not be considered an authority, board, or committee of the City. The Corporation shall have authority to carry out the provisions of this act, and the Corporation's exercise of the powers conferred by this act shall be considered the performance of essential public and governmental functions. The Corporation shall acquire all the funds and assets and shall assume the contractual obligations of the Framingham Economic Development and Industrial Corporation ("EDIC"), of Chapter 124 of the Acts of 1995.

SECTION 2.

(a) It is hereby declared that:

- (1) The City of Framingham has unused, underused, substandard, undeveloped, or underdeveloped areas that could be redeveloped or repurposed to improve the health, safety, and welfare of the residents of the City;

City of Framingham



The City Council of Framingham



- (2) due to the inappropriate, derelict, or underperforming current uses, such areas constitute an economic liability that substantially impedes the sound growth of the City and the economic well-being of the Commonwealth;
 - (3) such areas decrease the value of private investments and threaten sources of public revenue;
 - (4) the existence of such areas makes people hesitant, unwilling, or unable to do business in the City and discourages private investment;
 - (5) the menace of these areas cannot be remedied solely by the regulatory process in the exercise of the police powers and are unlikely to be reversed by ordinary operations or private enterprise without the assistance provided in this act;
 - (6) redevelopment of such areas is necessary to retain existing enterprises, attract new nonresidential, residential, commercial, and mixed-use development, and promote the sound and orderly growth of the City;
 - (7) to prevent a recurrence of the conditions that exist in such areas, any of the following shall be valid public uses and purposes that justify the exercise of powers by the Corporation, any assistance given by the City or any other public body in connection with the Corporation's actions, or the expenditure of public money; improving sites in these areas for nonresidential, residential, commercial, or mixed-use development or for necessary public facilities and improvements, or the disposition of property for redevelopment incidental to the improvements;
 - (8) the acquisition, planning, clearance, development, rehabilitation, or rebuilding of such areas for nonresidential, residential, commercial, or mixed-use development or public facility purposes are public benefits for which public funds may be expended for the welfare of the City, the region, and the Commonwealth.
- (b) The general court also finds that:
- (1) obsolete, inefficient, or inadequate public facilities and infrastructure threaten the City's economy;
 - (2) and the City cannot arrest the decline of, revitalize, stabilize, or expand its economy or develop a sound, vibrant economic base without adequate public facilities and infrastructure to stimulate and support economic growth;
 - (3) the development, management, and operation of public facilities in support of economic development are essential to the preservation and enhancement of the City's tax base and economy;