



Watertown City Council

Administration Building
149 Main Street
Watertown, MA 02472
Phone: 617-972-6470

ELECTED OFFICIALS:

Mark S. Sideris,
Council President

Vincent J. Piccirilli, Jr.,
Vice President &
District C Councilor

John M. Airasian,
Councilor At Large

Caroline Bays,
Councilor At Large

John G. Gannon,
Councilor At Large

Anthony Palomba,
Councilor At Large

Nicole Gardner,
District A Councilor

Lisa J. Feltner,
District B Councilor

Emily Izzo,
District D Councilor

Report of the Committee on Economic Development & Planning Meeting Date: September 17, 2024

The Committee convened on Tuesday September 17, 2024 at 6:00 p.m. in the Richard E. Mastrangelo Council Chamber, as a hybrid meeting with remote participation by zoom. Present were Lisa Feltner, chair; John Gannon, vice chair; and Vincent Piccirilli, secretary. Staff present were George Proakis, City Manager; Steven Magoon, Assistant City Manager for Community Development and Planning; and Erika Oliver Jerram, Director of Community Design. Also present were Council President Mark Sideris, Councilors Caroline Bays and Emily Izzo (on zoom). Residents present were Dennis Duff, Dawn Duff, Elodia Thomas, Leo Martin, and Joan Martin; and on zoom Angie Kounelis, Rita Colafella, Joan Gumbleton, Linda Scott, Carolyn Gritter, and Andres Guzman.

The purpose of the meeting was a discussion to consider forming a Redevelopment Authority in response to the Watertown Square Area Plan.

Mr. Proakis began with a presentation on Redevelopment Agencies (attachment A). He highlighted two key points.

1. Redevelopment Agencies are created under state law Chapter 121B, and they have available to them powers to more easily deal with complex property issues that cities do not have.
2. Watertown had a Redevelopment Agency from 1966 to 1987, and he recently discovered in his research that Watertown got a Home Rule Petition (Chapter 405 of the Acts of 1987) which transferred all the powers of the former Redevelopment Agency to the Town Council.

While KP Law is still finishing research to make sure there was no subsequent legislation, Mr. Proakis happily reported that the full powers of a Redevelopment Agency are already vested in the City Council, so it will not be necessary to create a new appointed Watertown Redevelopment Agency for the city to use the powers available under Chapter 121B. Thus, the next step would be for the staff to create an Urban Revitalization Plan for approval by the City Council.

Everyone was in agreement that this was a pleasant surprise. President Sideris said that the public felt very strongly that elected officials should have control, not an appointed agency, and now that is the case, he would support the plan moving forward.

Councilor Feltner opened up comments from the public. Leo Martin, Dennis Duff, Elodia Thomas, Rita Colafella, and Andres Guzman spoke. All were in support of the City Council being in control of the redevelopment instead of an appointed agency, but they all had concerns about what was actually going to be in the plan. Councilor Feltner stated that the posted agenda was to discuss creating a Redevelopment Agency, not to discuss what will be in the Revitalization Plan, and that would come at a future date.

Councilor Piccirilli suggested two separate motions, the first being:

- ➔ **Action Item:** Councilor Piccirilli made a motion, seconded by Councilor Gannon, to recommend that the City Council does not create a new Redevelopment Authority, as the City Council has the powers of a Redevelopment Agency, per Chapter 405 of the Acts of 1987, subject to confirmation by KP Law. Voted 3-0.

Councilor Piccirilli proposed making a second motion to recommend that the City Council requests the Administration to develop a proposal to the City Council for funding and staffing to create an Urban Revitalization Plan for the parking areas in Watertown Square for review and approval by the City Council. Discussion by the Committee felt this was premature, and it was not posted on the agenda for such a recommendation. The motion was withdrawn, and Mr. Proakis suggested that he would bring this up in a memo to the City Council for consideration and vote at a future City Council meeting.

The meeting adjourned at 7:24 p.m.

Report prepared by Vincent Piccirilli

Attachments

- A. City Manager Presentation
- B. Chapter 405 of the Acts of 1987



An Introduction to the “Redevelopment Authority” Toolkit for the City of Watertown

September 17, 2024

Welcome

City Council's Budget Priorities

Continue to proceed with the guidelines of the Strategic Framework for Economic Development, with the long-term goal to promote a diversified and growing tax base, and a renewed focus on small business, retail corridors, and emerging industry clusters.

City Council's Budget Priorities

With the completed update to the Comprehensive Plan which includes new goals and strategies for development in Watertown; and the ongoing Watertown Square Area Plan . . .
.. continue to enhance the capabilities of the Department of Community Development and Planning . . .



Watertown Square Area Plan

August, 2024



City of Watertown, MA

How do we meet these goals?

We would like the City Council to consider using the tools available to a Redevelopment Authority under state law.

This will allow the City flexibility to accomplish key goals in the Comprehensive Plan and Watertown Square Plan

Watertown had a Redevelopment Authority from February of 1966 until November of 1987.

How do we meet these goals?

Redevelopment Authorities are often remembered for their role in wholesale urban renewal projects of the mid-20th century. These projects were very disruptive – they split neighborhoods, and didn't bring neighborhoods back together.

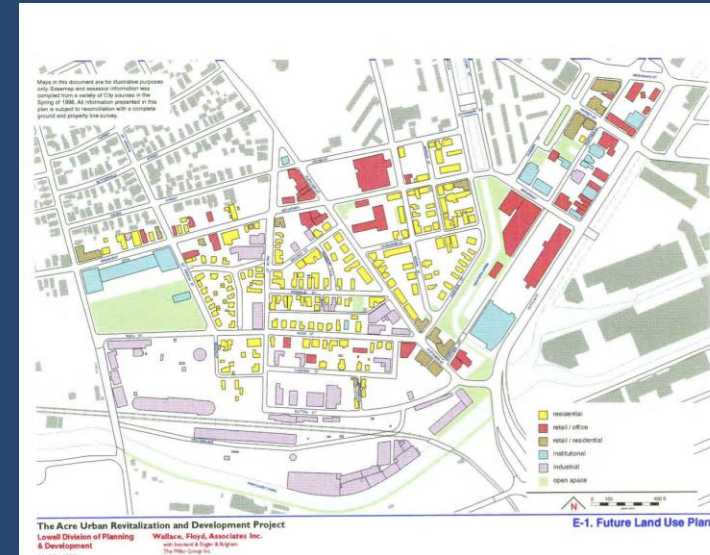
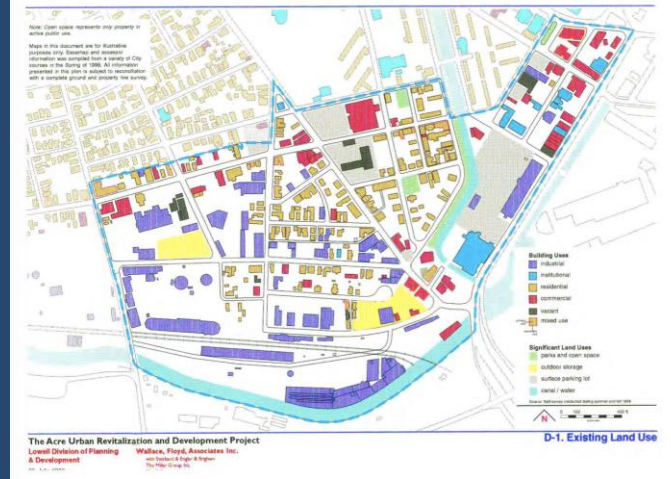
So, most communities have (for good reason) moved away from this strategy.

But, sometimes, there are some circumstances where the Redevelopment Authority toolkit is the most helpful solution to a particular set of problems

The Early Garage



The ACRE Plan



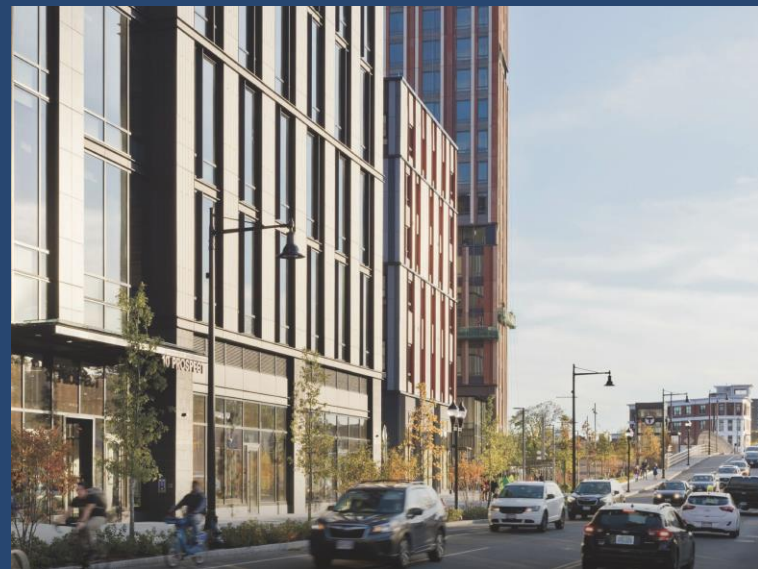
The Hamilton Canal Innovation District



Assembly Square



Union Square



The “90 Washington” Public Safety Building “Demonstration Project”



1. PSB 2021 Design **24% Voter Approval**



2. Washington St. Park **42% Voter Approval**



3. Rotated PSB **19% Voter Approval**



4. PSB on Parcel C **21% Voter Approval**



5. Trees Preservation **28% Voter Approval**



6. Parking Preservation **9% Voter Approval**

What is a “Redevelopment Authority”

Authorized by Section 121B
of the State Law

What is a “Redevelopment Authority”

There is hereby created, in each city and town in the commonwealth, a public body politic and corporate to be known as the "Redevelopment Authority" of such city or town; provided, that no such authority shall transact any business or exercise any powers until the need for such an authority has been determined and a certificate of organization has been issued to it by the state secretary, both as hereinafter provided.

What is a “Redevelopment Authority”

Whenever the municipal officers of a city, or the voters at an annual or special town meeting determine that there is a need for a redevelopment authority in such city or town for the purpose of engaging in urban renewal projects or other work under this chapter and that it is in the public interest that such an authority be organized in such city or town, a redevelopment authority shall be organized in such city or town.

Redevelopment Authorities

Typically, a Redevelopment Authority is a five member board with four members appointed by Chief Administrative Officer and confirmed by City Council and one member appointed by the Governor

Redevelopment Authorities

In addition to Boston, the communities of Amherst, Avon, Brockton, Cambridge, Carver, Malden, Marlborough, New Bedford, Plymouth, Randolph, Stoughton, Webster, Weymouth, and Woburn have redevelopment authorities

Redevelopment Authorities

**Somerville expanded to a six-member
Redevelopment Authority, adding a
City Councilor to the Authority board**

Redevelopment Authorities

**Lowell had a Redevelopment Authority,
but they dissolved it in the 1980s and then
put all the rights and responsibilities of
the Authority in the control of the City
Council**

What does it do?

- Prepare and implement Urban Renewal Plans
- Carry out planning studies
- Establish rehabilitation and design standards
- Acquire real estate, including acquisition by eminent domain
- Demolish and/or rehabilitate structures
- Undertake site preparation and environmental remediation
- Assemble and dispose of land for private development
- Relocate displaced businesses and residents
- Issue bonds and borrow money
- Receive grants and loans

What does it do?

The greatest value of using the urban revitalization regulations that grant rights to Redevelopment Authorities . . . is the ability to do partnerships that cannot be completed under MGL 30B

“Redevelopment Authorities are exempt from M.G.L. Chapter 30(b), the Uniform Procurement Act, when they are engaged in the development and disposition of real property in accordance with an urban renewal plan.”

This allows us to spur private development, a greater Watertown Square and new tax base through the use of a few strategic public investments and partnerships.

The Challenging
Part of the
Watertown Square
Plan Area









Two Strategies

- Secure the rights to use the Redevelopment Authority toolkit
- Establish an Urban Revitalization Plan across our parking lots and adjacent parcels as we see fit, to use the toolkit as necessary

Concerns about Redevelopment Authorities

- The challenge of “old style” urban renewal, clearing land and buildings for unnecessary land assembly
- The ability of this new independent body to self-fund projects without voter approval
- The separation of “control” of individual decisions from the City Council that is elected by the voters

So . . .

Is there a solution?

**“You’ve always
had the Power, my
Dear. You just had
to learn it for
yourself.”**

- Glenda



**The Watertown Redevelopment
Authority was abolished under Chapter
405 of the Acts of 1987**

**The Watertown Redevelopment
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405 of the Acts of 1987**

**Chapter 405. AN ACT ABOLISHING THE REDEVELOPMENT
AUTHORITY OF THE CITY KNOWN AS THE TOWN OF
WATERTOWN AND VESTING ITS POWERS IN SAID
TOWN.**

**The Watertown Redevelopment
Authority was abolished under Chapter
405 of the Acts of 1987**

**Chapter 405. AN ACT ABOLISHING THE REDEVELOPMENT
AUTHORITY OF THE CITY KNOWN AS THE TOWN OF
WATERTOWN AND VESTING ITS POWERS IN SAID
TOWN.**

**That act also appears to have vested the
powers of a Redevelopment Authority in
the “town” (i.e. the Council)**

Chapter 405 of the Acts of 1987

SECTION 1.

The Watertown Redevelopment Authority established by a vote of the town meeting on February tenth, nineteen hundred and sixty-six, pursuant to the General Laws is hereby abolished.

Chapter 405 of the Acts of 1987

SECTION 4.

The town shall have the same functions, rights, powers, privileges and immunities and be subject to the same duties and obligations as provided by law in the case of a redevelopment authority and the members thereof in carrying out land assembly and redevelopment projects, community development projects and urban renewal projects and all the provisions of law applicable to redevelopment authorities in cities and towns . . .

Chapter 405 of the Acts of 1987

SECTION 4... Continued,

All of the provisions of chapters 121A and 121B of the General Laws which pertain to redevelopment authorities in cities and towns which are not inconsistent with this act shall apply to the town ...

Recommendation

Recommendation

Provide funding and support for the staff to create an Urban Revitalization Plan for the parking lot area at Watertown Square for review and vote by the City Council.

This will require City Council approval and administrative approval by the EOHLC at the State . . .

. . . but it does NOT require us to create a separate Redevelopment Authority



Thank You

ACTS
AND
RESOLVES
PASSED BY THE
General Court of Massachusetts
IN THE YEAR
1987

PUBLISHED BY
Michael Joseph Connolly
SECRETARY OF STATE



State Library of Massachusetts
State House, Boston

ACTS, 1987. – Chaps. 404, 405.

The above described parcel contains approximately twenty acres and will be more particularly shown on a plan of the property to be prepared by the Foxborough Housing Authority to be submitted to the division of capital planning and operations.

SECTION 2. In the event that the above described parcel is not used for the purposes described in section one within five years of the effective date of this act, or if the Foxborough Housing Authority ceases to use the parcel for such purposes at any time, the parcel shall revert to the commonwealth under such terms and conditions as the deputy commissioner may prescribe.

SECTION 3. The recipient of said parcel will assume the costs of appraisals, surveys, or other expenses as deemed necessary by the deputy commissioner for the conveyance of this property.

Approved October 13, 1987.

Chapter 404. AN ACT INCREASING THE PENALTY FOR OWNING OR KEEPING DOGS WHICH ARE NOT LICENSED AND KEPT IN ACCORDANCE WITH LAW.

Be it enacted, etc., as follows:

Section 141 of chapter 140 of the General Laws, as appearing in the 1986 Official Edition, is hereby amended by striking out, in line 4, the words "five nor more than fifteen" and inserting in place thereof the word:– twenty-five.

Approved October 13, 1987.

Chapter 405. AN ACT ABOLISHING THE REDEVELOPMENT AUTHORITY OF THE CITY KNOWN AS THE TOWN OF WATERTOWN AND VESTING ITS POWERS IN SAID TOWN.

Be it enacted, etc., as follows:

SECTION 1. The Watertown Redevelopment Authority established by a vote of the town meeting on February tenth, nineteen hundred and sixty-six, pursuant to the General Laws is hereby abolished.

SECTION 2. The town of Watertown, hereinafter called the town, shall assume all rights, obligations, contracts, title to property, assets, liabilities, including outstanding litigation and responsibilities of the Watertown redevelopment authority, hereinafter called the authority. All bonded indebtedness of the authority shall become the responsibility

of the town and, where necessary, the consent of the secretary of communities and development shall be required to transfer any outstanding bonds.

All petitions, hearings, actions at law or in equity, or other proceedings pending immediately prior to the effective date of this act before any court of law or any administrative tribunal shall continue unabated as if no reorganization has been effected and shall be the responsibility of the town.

All orders, rules, and regulations duly promulgated by the authority prior to the effective date of this act relating to the execution of urban renewal projects shall remain in full force and effect until superseded, revised, or rescinded in accordance with the law.

All contracts and obligations of the authority in connection with the execution of urban renewal projects duly in effect immediately prior to the effective date of this act shall continue in full force and effect and shall be contracts and obligations of the town.

All rights, title and interest in any real property held in the name of the authority shall be transferred to the town.

SECTION 3. It is hereby declared that:

(a) substandard, decadent or blighted open areas exist in the town and that each of such areas constitutes serious and growing menace, injurious to the safety, health, and welfare of the residents of the town;

(b) that the existence of each of such areas necessitates an excessive and disproportionate expenditure of public funds for the preservation of the public health and safety, for crime prevention, for the maintenance of adequate police, fire and accident protection and other public services and facilities, constitutes an economic and social liability, substantially impairs or arrests the sound growth of the town, and retards the provision of housing accommodations;

(c) that each of such areas decreases the value of private investments and threatens the sources of public revenue and the financial stability of the town;

(d) that because of the economic and social interdependence of the town with neighboring communities the redevelopment of land not only in substandard areas but also in decadent and blighted open areas in accordance with a comprehensive plan to promote the sound growth of the town is necessary in order to achieve permanent and comprehensive elimination of substandard conditions and to prevent the recurrence of such conditions or their development in other parts of the town;

(e) that the redevelopment of blighted open areas promotes the clearance of substandard and decadent areas and prevents their creation and occurrence;

(f) that the menace of such substandard, decadent or blighted open areas is beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided;

(g) that the acquisition of property for the purpose of eliminating

ACTS, 1987. - Chap. 405.

substandard, decadent or blighted open conditions thereon and preventing occurrence of such conditions in the area, the removal of structures and improvement of sites, and disposition of the property for redevelopment incidental to the foregoing, and the exercise of powers by the town and any assistance which may be given by the commonwealth or any other public body in connection therewith, are public uses and purposes for which public money may be expended and the power of eminent domain exercised;

(h) that a public exigency exists which makes the acquisition, planning, clearance, rehabilitation or rebuilding of such substandard, decadent or blighted open areas for residential and appurtenant or incidental facilities a public use and benefit for which private property may be acquired by eminent domain or regulated by wholesome and reasonable orders, laws and directions; and the necessity in the public interest for the provisions hereinafter enacted is hereby declared as a matter of legislative determination;

(i) that in many areas throughout the town there is a shortage of decent, safe and sanitary dwelling properly planned and related to facilities for governmental, social, business, commercial, cultural and recreational purposes; that this condition is most extreme in areas where substandard, decadent or blighted open areas exist; that the aforesaid conditions cannot be corrected by the ordinary operations of private enterprise without the aids herein provided; and

(j) that the provisions of this act will stimulate the investment of private capital in projects for the assembly and clearance of land in substandard, decadent or blighted open areas, and in the construction, maintenance and operation of such land of needed decent, safe and sanitary dwellings properly planned and related to adequate and convenient appurtenant and incidental facilities; that the construction, maintenance and operation of such facilities on such land in such areas will assist in achieving permanent and comprehensive elimination of substandard conditions and in preventing the recurrence of such conditions not only by reason of the clearance and redevelopment of such land but also by reason of its future utilization for decent, safe and sanitary housing.

SECTION 4. The town shall have the same functions, rights, powers, privileges and immunities and be subject to the same duties and obligations as provided by law in the case of a redevelopment authority and the members thereof in carrying out land assembly and redevelopment projects, community development projects and urban renewal projects and all the provisions of law applicable to redevelopment authorities in cities and towns, except as specifically provided by this act, with respect to land assembly and redevelopment projects shall be applicable to the town; and the power to initiate and carry out land assembly and redevelopment projects, community development projects and urban renewal projects in the town shall thereafter be vested solely in the town. Further, the town shall have the following powers which are specifically granted to redevelopment authorities:

ACTS, 1987. - Chap. 405.

(a) To conduct investigations and disseminate information relative to housing and living conditions, economic matters and on any other subject which is deemed by it to be material in connection with its powers and duties.

(b) To determine what areas within its jurisdiction constitute substandard, decadent or blighted open areas and to prepare plans for clearance thereon.

(c) To engage in land assembly and redevelopment projects and urban renewal projects.

(d) To take by *eminent domain* under chapter seventy-nine or chapter eighty A of the General Laws, or to purchase or lease or to acquire by gift, bequest or grant, and hold, any property real or personal, or any interest therein, found by it to be necessary or reasonably required to carry out the purposes of this act, or any of its sections, and to sell, exchange, transfer or assign the same; provided, that in case of taking by *eminent domain* under said chapter seventy-nine, the provisions of section forty of said chapter seventy-nine shall be applicable, except that the security therein required shall be deposited with the treasurer of the town.

(e) To clear and improve any property so acquired.

(f) To engage in or contract for the construction, reconstruction, alteration, remodeling or repair of any clearance, relocation, community development urban renewal or rehabilitation project which it is authorized to undertake.

(g) To make relocation payments to persons and businesses displaced as a result of carrying out any such project.

(h) To act as agent of, or to cooperate with the state or federal government in any clearance, land assembly and redevelopment, community development, or urban renewal project or other public improvement involving the demolition of dwelling units whenever such a land assembly and redevelopment, community development or urban renewal project or other public improvement is determined upon and the town finds that there exists in the town an acute shortage of housing and there are no adequate means available for immediate relocation of persons and families displaced from the project area.

(i) In addition to the borrowing authority conferred upon the town by the General Laws, to borrow for the purposes of paying all or any part of the costs incurred pursuant to this act, exclusive of the current maintenance and operating expenses, as from time to time such sums may be necessary, upon the security of its bonds, notes or other evidences of indebtedness and to secure the same by mortgages upon property held or to be held by it or by pledge of its revenue under this act, including without limitation grants and contributions by the federal government, or in any other lawful manner in connection with the incurrence of any indebtedness, to covenant that it shall not thereafter mortgage or pledge the whole or any specified part of its property or its revenues.

(j) To receive loans, grants and annual or other contributions from the federal government or from any other source, public or private.

ACTS, 1987. - Chap. 405.

All of the provisions of chapters one hundred and twenty-one A and one hundred and twenty-one B of the General Laws which pertain to redevelopment authorities in cities and towns which are not inconsistent with this act shall apply to the town, but in the event that there is a conflict between any provision of this act and said chapters one hundred and twenty-one A and one hundred and twenty-one B, insofar as applicable to redevelopment authorities, the provisions of this act shall govern.

SECTION 5. All books, papers, records, documents, plans and personal property of any kind in the custody or possession of the authority immediately prior to the effective date of this act shall be transferred to the custody and control of the town.

SECTION 6. The town shall be deemed an operating agency for the purposes of sections twelve to sixteen, inclusive and section twenty of chapter one hundred and twenty-one B of the General Laws.

SECTION 7. The bonds, notes and certificates of indebtedness issued under clause (i) of section four of this act, in the absence of an express recital to the contrary on the face thereof, shall constitute negotiable instruments for all purposes. They may be payable from a specific part or parts of the income of the town or constitute a general obligation thereof, may be sold at not less than par, at public or private sale, may mature at such time or times, may be secured in such manner, may provide for such rights and remedies upon their default and may contain such other covenants, terms and conditions not inconsistent with law all as may be authorized by order of the town council, and shall be signed by the town manager and by the treasurer and collector.

The bonds, notes and certificates of indebtedness of the town issued under clause (i) of section four of this act and the interest thereon shall be exempt from taxation with respect to principal and income. Bonds of the town issued under the said clause (i) shall be legal investments for the deposits and the income derived therefrom of savings banks, for the trust funds of trust companies, and for funds over which the commonwealth has exclusive control.

SECTION 8. The town may obligate itself, in any contract with the federal government for a loan or the payment of annual contributions authorized by section four of this act, to convey to the federal government the project to which such contract relates, upon the occurrence of a substantial default with respect to the covenants, terms and conditions of such contract to which the town is subject. Such contract may further provide that, in case of such conveyance, the federal government may complete, operate, manage, lease, convey or otherwise deal with the project in accordance with the terms of such contract; provided that the contract shall require that, as soon as practicable, after the federal government is satisfied that all of the defaults on account of which it acquired the project have been remedied,

and that the project will thereafter be operated in compliance with the terms of the contract, the federal government shall reconvey to the city the project in the condition in which it then exists. The obligation of the town under such contract shall be subject to specific enforcement by any court having jurisdiction, and, notwithstanding any other provision of the law, shall not be deemed to constitute a mortgage.

SECTION 9. For the purpose of complying with the condition of federal and state legislation, the town may, upon such terms, and with or without consideration, do or agree to do any or all of the following:

(a) sell, convey, or lease any of its interests in any property, or grant easements, licenses or any other rights or privileges therein to the federal government;

(b) cause parks, playgrounds, or schools, or water, sewer or drainage facilities, or any other public improvements which it is otherwise authorized to undertake, to be laid out, constructed or furnished adjacent to or in connection with a housing, clearance, relocation, urban renewal, rehabilitation or community development project;

(c) lay out and construct, alter, relocate, change the grade of, make specific repairs upon or discontinue, public ways and construct sidewalks, adjacent to or through a housing, clearance, relocation, urban renewal, rehabilitation or community development project;

(d) establish exceptions to existing ordinances regulating the design, construction and use of buildings; annul or modify any action taken or map adopted under sections eighty-one A to eighty-one J, inclusive, of chapter forty-one of the General Laws;

(e) cause public improvements to be made and service facilities to be furnished with respect to a housing, clearance, relocation, urban renewal, rehabilitation or community development project for which betterments or special assessments may be levied or charges made, and assume such betterments, assessments or charges;

(f) cause private ways, sidewalks, footpaths, ways for vehicular travel, playgrounds, or water, sewer or drainage facilities and similar improvements to be constructed or furnished within the site of a project for the particular use of the project or of those dwelling therein; and

(g) do any and all other things necessary or convenient to aid and cooperate in the planning, construction or operation of housing, clearance, relocation, urban renewal, rehabilitation or community development project within its limits.

The entering of a contract under this section between the town and the state or federal government shall not be subject to any provision of law relating to publication or to advertising for bids.

SECTION 10. This act shall take effect on November first, nineteen hundred and eighty-seven.

Approved October 13, 1987.

TO: George J. Proakis, City Manager, City of Watertown
(*By Electronic Mail Only*)

FROM: Mark R. Reich, Esq.

RE: Redevelopment Authority Powers of City Council

DATE: October 3, 2024

Question

You have requested an opinion regarding the redevelopment authority powers of the City in light of passage of special legislation in 1987, and whether the City Council may approve urban revitalization and other plans in the manner of a redevelopment authority.

Short Answer

In my opinion, the Watertown Redevelopment Authority has been abolished and the Council may approve urban revitalization and other plans in the manner of a redevelopment authority pursuant to the provisions of Chapter 405 of the Acts of 1987 (the “Act”).

Answer

In my opinion, the Act abolished the Watertown Redevelopment Authority and vested all powers of redevelopment authorities, as found in G.L. c.121A and G.L. c.121B, in the City. See §4. Specifically, such powers include “carrying out land assembly and redevelopment projects, community development projects and urban renewal projects and all the provisions of law applicable to redevelopment authorities in cities and towns....” Id. The provisions of the Act control over any inconsistent provisions of G.L. c.121A and G.L. c.121B, as specifically stated therein. The Act does not appear to have been amended by the General Court since its passage, based upon my review of subsequent enactments.

While the Act does not specify who in City government may exercise such redevelopment powers, in my opinion such powers would be exercised in a manner consistent with the City’s Home Rule Charter, which would require the City Manager to present any actions to be taken thereunder to the City Council for approval. The only reference in the Act to specific parties is found in §7, which provides that borrowing orders must be authorized by the Town Council and signed by the Town Manager and the treasurer and collector. While prior versions of the then-Town Charter reference appointment of members of a redevelopment authority by the Town Manager, subject to approval by the Town Council, such references do not appear in the current City Charter as they would not be applicable in light of the provisions of the Act. Accordingly, where the Act vests redevelopment powers in “the City,” in my opinion the City Council retains authority to approve actions, such as land development and urban renewal as proposed by the City Manager, as such actions are not administrative actions and so would be subject to the authority

of the legislative branch pursuant to §§1-3 and 2-4 of the City Charter.

Please note that the land included within the former Army Materials Technology Laboratory site is likely not addressed by the provisions of the Act, as Chapter 460 of the Acts of 1996 specifically authorized the creation of the Watertown Arsenal Development Corporation to exercise redevelopment functions at that particular site.

943244.3/WATR/0103