

MEMORANDUM

APRIL 11, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
JOHN CAMPBELL, PROJECT ASSISTANT

SUBJECT: PARCEL RR-20 IN THE SOUTH END URBAN RENEWAL AREA,
PROJECT NO. MASS. R-56

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (the "BRA") (i) approve the transfer of Parcel RR-20 in the South End Urban Renewal Area, Project No. R-56 located at 517-519 Shawmut Avenue ("Parcel RR-20") from Perry C. Smith and the Estate of Jeanette Boone-Smith to James E. Keliher (the "Redeveloper"); and (ii) authorize the Director to enter into an Amended and Restated Land Disposition Agreement ("LDA") for Parcel RR-20. Parcel RR-20, which contains approximately 3,051 square feet, was originally sold by the BRA to Perry C. Smith and Jeannette Boone-Smith on August 13, 1997 for use as open space. The Redeveloper is proposing to build two (2) two-unit residential condominium buildings on Parcel RR-20.

INTRODUCTION

Parcel RR-20 in the South End Urban Renewal Area, Project No. Mass. R-56 ("Parcel RR-20") consists of approximately 3,051 square feet of land and is located at 517-519 Shawmut Avenue in the South End. James E. Keliher (the "Redeveloper") has entered into a Purchase and Sale Agreement with Perry C. Smith and the Estate of Jeannette Boone-Smith in connection with the purchase of Parcel RR-20. Perry C. Smith and Jeannette Boone-Smith purchased Parcel RR-20 from the Boston Redevelopment Authority ("BRA") on August 13, 1997 for use as open space. A Land Disposition Agreement by and between the BRA and Perry C. Smith and Jeannette Boone-Smith as entered into on August 13, 1997 ("LDA").

TRANSFER AND REQUEST FOR CHANGE OF USE

The Redeveloper is proposing to construct two (2) two-unit residential condominium buildings on Parcel RR-20.

The BRA has established an incremental price of fifteen thousand dollars (\$15,000.00) per market-rate residential condominium unit for the change of use of Parcel RR-20 from open space to a buildable lot for a total of \$60,000.00. In addition, the BRA requires that for the initial sale of each market-rate residential condominium unit on Parcel RR-20 an amount equal to four percent (4%) of the initial gross sales price will be due to the BRA at the time of said sale, and thereafter, in the future, upon any subsequent re-sale of said market-rate residential condominium units an amount equal to two percent (2%) of the gross sales price will be required to be paid to the BRA.

In order to accommodate this change of use, approval of the transfer from Perry C. Smith and the Estate of Jeannette Boone-Smith to James E. Keliher is requested herein. An Amended and Restated Land Disposition Agreement will need to be executed for Parcel RR-20 to change the use and recognize the new owner of Parcel RR-20.

RECOMMENDATION

Staff recommends that the Director be authorized to approve the transfer of Parcel RR-20 from Perry C. Smith and the Estate of Jeannette Boone-Smith to James E. Keliher and to enter into an Amended and Restated Land Disposition Agreement for Parcel RR-20 to allow for the development of two (2) two-unit residential condominium buildings on Parcel RR-20.

Appropriate votes follow:

VOTED: That the Boston Redevelopment Authority approve the sale of Parcel RR-20 in the South End Urban Renewal Area, Project No. Mass. R-56 located at 517-519 Shawmut Avenue ("Parcel RR-20") from Perry C. Smith and the Estate of Jeannette Boone-Smith to James E. Keliher; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an Amended and Restated Land Disposition Agreement for Parcel RR-20 allowing the development of two (2) two-unit residential condominium buildings on Parcel RR-20, subject to the terms and conditions deemed necessary and appropriate by the Director and in the best interests of the Boston Redevelopment Authority.