

MEMORANDUM

MAY 16, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
CASEY HINES, PROJECT MANAGER

SUBJECT: AMENDED AND RESTATED LAND DISPOSITION AGREEMENT FOR
PARCEL R-48-1C IN THE CHARLESTOWN URBAN RENEWAL AREA,
PROJECT NO. MASS. R-55

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (the "BRA") authorize the Director to enter into an Amended and Restated Land Disposition Agreement ("LDA") for Parcel R-48-1C in the Charlestown Urban Renewal Area, Project No. Mass. R-55 ("Parcel R-48-1C") located at 45 Sullivan Street/17-25 Wesley Street. Parcel R-48-1C, which contains approximately 5,999 square feet, was originally sold by the BRA to Thomas Whelton and Anne Marie Whelton on February 22, 1980 for use as a single family home. Joseph M. Wrenn (the "Redeveloper") is proposing to build five (5) townhouses on Parcel R-48-1C.

INTRODUCTION

Parcel R-48-1C in the Charlestown Urban Renewal Area, Project No. Mass. R-55 (the "Parcel") consists of 5,999 square feet of land and is located at 45 Sullivan Street/17-25 Wesley Street in Charlestown (the "Project Site"). Joseph M. Wrenn (the "Redeveloper") has reached an agreement to purchase the Project Site from Thomas Whelton and Anne Marie Whelton. Thomas Whelton and Anne Marie Whelton purchased the Parcel from the Boston Redevelopment Authority ("BRA") on February 22, 1980. A Land Disposition Agreement by and between the BRA and Thomas Whelton and Anne Marie Whelton was entered into on February 22, 1980 ("LDA"). A single-family house, owned and occupied by the Wheltons, is currently on the Project Site.

TRANSFER AND REQUEST FOR ADDITIONAL UNITS

The Redeveloper is proposing to demolish the single-family house and construct five (5) townhouses on the Project Site.

The BRA has established an incremental price of \$15,000 for each additional housing unit on Parcel R-48-1C, for a total of \$60,000, after the change in use from a single family home to five (5) townhouses (the “Additional Units”). In addition, the BRA requires that for any initial sale of the Additional Units to be constructed on Parcel R-48-1C, four percent (4%) of the initial gross sales price would be due to the BRA, and thereafter, in the future, any subsequent re-sale would require a fee equal to two percent (2%) of the gross sales price payable to the BRA.

In order to accommodate this request for additional units, approval of the transfer from Thomas Whelton and Anne Marie Whelton to the Redeveloper is requested herein. An Amended and Restated Land Disposition Agreement would need to be executed for Parcel R-48-1C to increase the number of units and recognize the new owner of Parcel R-48-1C.

RECOMMENDATION

Staff recommends that the Director be authorized to approve the transfer of Parcel R-48-1C from Thomas Whelton and Anne Marie Whelton to the Redeveloper and to enter into an Amended and Restated Land Disposition Agreement for Parcel R-48-1C in the Charlestown Urban Renewal Area Project No. Mass R-55 to allow for the construction of five (5) townhouses.

An appropriate vote follows:

VOTED: That the Director be, and hereby is, authorized to enter into an Amended and Restated Land Disposition Agreement for Parcel R-48-1C in the Charlestown Urban Renewal Area, Project No. Mass. R-55 (“Parcel R-48-1C”), located at 45 Sullivan Street/17-25 Welsey Street, allowing the construction of five (5) townhouses, subject to the terms and conditions deemed necessary and appropriate by the Director and in the best interests of the Boston Redevelopment Authority.