

MEMORANDUM

JUNE 13, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

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

SUBJECT: PARCEL X-33 IN THE CHARLESTOWN URBAN RENEWAL AREA,
PROJECT NO. MASS. R-55

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority ("BRA") approve the transfer of Parcel X-33 in the Charlestown Urban Renewal Area, Project No. Mass. R-55 located at the rear of 20 Concord Street ("Parcel X-33") from Janet B. Richardson to MC2 Concord, LLC (the "Redeveloper"); and authorize the Director to execute an Amended and Restated Land Disposition Agreement for Parcel X-33 and the adjacent parcel located at 20 Concord Street to be used for the development of two (2) residential condominium units and two (2) parking spaces.

INTRODUCTION

Parcel X-33 in the Charlestown Urban Renewal Area, Project No. Mass. R-55 ("Parcel X-33") consists of approximately 1,441 square feet of land and is located at the rear of 20 Concord Street in Charlestown. Parcel X-33 has an address of 25 Jefferson Avenue.

The Boston Redevelopment Authority ("BRA") conveyed Parcel X-33 to John Callahan by Deed dated June 24, 1969 for the purpose of off-street parking and extended yard space for John Callahan's home on 20 Concord Street which directly abuts Parcel X-33. A Land Disposition Agreement dated June 24, 1969 was entered into between the BRA and John Callahan in connection with the transfer of Parcel X-33 (the "LDA"). A Certificate of Completion was never issued by the BRA.

John Callahan sold Parcel X-33 to Charles S. Richardson Jr. and Janet B. Richardson on September 14, 1983. On March 28, 1997 Charles S. Richardson, Jr. and Janet B. Richardson transferred Parcel X-33 to Janet B. Richardson.

TRANSFER AND REQUEST FOR CHANGE OF USE

Janet B. Richardson is proposing to transfer Parcel X-33 to MC2 Concord, LLC (the “Redeveloper”), a Massachusetts limited liability company with John G. MacLetchie and Michael T. Frawley as Managers. The Redeveloper proposes to build two (2) residential condominium units with two (2) parking spaces on Parcel X-33 and the adjacent parcel located at 20 Concord Street. Since a Certificate of Completion was never issued, the BRA must approve the transfer from Janet B. Richardson to MC2 Concord, LLC. In addition, an Amended and Restated Land Disposition Agreement will need to be executed with the Redeveloper to allow the development of the two (2) residential condominium units and two (2) parking spaces on Parcel X-33 and the adjacent parcel located at 20 Concord Street.

The BRA has established an incremental price of \$15,000.00 for the change of use of Parcel X-33 from off-street parking and extended yard space to construction of two (2) residential condominium units and two (2) parking spaces on Parcel X-33 and the adjacent parcel located at 20 Concord Street. In addition, the BRA requires that for the initial sale of the market-rate residential condominium unit on Parcel X-33 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 resale of said market-rate residential condominium unit an amount equal to two percent (2%) of the gross sales price will be required to be paid to the BRA.

On May 16, 2013 the BRA approved the sale of Parcel X-33 and authorized the Director to execute an Amended and Restated Land Disposition Agreement regarding Parcel X-33 in order to change the use of the parcel from off-street parking and extended yard space for 20 Concord Street to an allowable buildable lot for a semi-attached single family residence at 25 Jefferson Avenue. This memorandum corrects the new use for Parcel X-33 and the adjacent parcel located at 20 Concord Street to two (2) residential condominium units and two (2) parking spaces.

RECOMMENDATION

Staff recommends that the BRA approve the transfer of Parcel X-33 from Janet B. Richardson to MC2 Concord, LLC and authorize the Director to enter into an Amended and Restated Land Disposition Agreement for Parcel X-33 in the Charlestown Urban Renewal Area Project No. Mass R-55 and the adjacent parcel located at 20 Concord Street to allow for the construction of the two (2) residential condominium units and two (2) parking spaces.

Appropriate votes follow:

VOTED: That the Boston Redevelopment Authority rescinds its votes taken on May 16, 2013 in connection with Parcel X-33 in the Charlestown Urban Renewal Area, Project No. Mass. R-55; and

FURTHER

VOTED: That the Boston Redevelopment Authority approve the sale of Parcel X-33 in the Charlestown Urban Renewal Area, Project No. Mass. R-55 located at 25 Jefferson Avenue ("Parcel X-33") from Janet R. Richardson to MC2 Concord, LLC; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an Amended and Restated Land Disposition Agreement for Parcel X-33 and the adjacent parcel located at 20 Concord Street allowing the development of two (2) residential condominium units and two (2) parking spaces, subject to the terms and conditions deemed necessary and appropriate by the Director and in the best interests of the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute and deliver any and all agreements, amendments or documents, that he deems necessary and appropriate in connection with the transfer and change of use of Parcel X-33.