

MEMORANDUM

JULY 16, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

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

SUBJECT: PARCEL 4 IN THE SOUTH END URBAN RENEWAL AREA, PROJECT
NO. MASS. R-56

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA”) authorize the Director to execute an Amended and Restated Land Disposition Agreement for Parcel 4 in the South End Urban Renewal Area, Project No. Mass. R-56 (“Parcel 4”) located at 120 Shawmut Avenue to allow Parcel 4 to be used for educational, community and office purposes.

INTRODUCTION

Parcel 4 in the South End Urban Renewal Area consists of approximately 21,268 square feet of land and the building located thereon. Parcel 4 has an address of 120 Shawmut Avenue.

The BRA conveyed Parcel 4 to South Cove Realty Company Limited Partnership by Deed dated April 23, 1984 for the purpose of constructing a 3-story building for a 100-bed care facility. A Land Disposition Agreement dated April 23, 1984 was entered into by and between the BRA and South Cove Realty Company Limited Partnership in connection with the transfer of Parcel 4 (the “LDA”). A Certificate of Completion dated September 11, 1986 was issued by the BRA. South Cove Realty Company Limited Partnership leased Parcel 4 to South Cove Manor, Inc. by Lease dated April 12, 1984.

TRANSFER AND REQUEST FOR CHANGE OF USE

The Boston Chinese Evangelical Church (“BCEC”) has entered into an agreement to purchase Parcel 4. BCEC intends to use Parcel 4 for educational, community and office purposes. BCEC will invest approximately \$4-6 Million Dollars into renovating the existing building so that it will meet BCEC’s intended use. The renovations will be internal only and should not affect the existing building footprint. Planned upgrades include updates to comply with the current building code, including updates to the

central air conditioning to accommodate air flow and upgrading the existing electrical system to support the air conditioning, and other internal repairs and renovations. In order to allow for the changed uses and the renovations to the building on Parcel 4, an Amended and Restated Land Disposition Agreement will need to be executed with BCEC.

RECOMMENDATION

Staff recommends that the BRA enter into an Amended and Restated Land Disposition Agreement for Parcel 4 in the South End Urban Renewal Area Project No. Mass R-56 to allow Parcel 4 to be used for educational, community and office purposes.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to enter into an Amended and Restated Land Disposition Agreement for Parcel 4 in the South End Urban Renewal Area, Project No. Mass. R-56 ("Parcel 4"), located at 120 Shawmut Avenue allowing Parcel 4 to be used for educational, community and office purposes, 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 of Parcel 4 to the Boston Chinese Evangelical Church and the change of use of Parcel 4 to educational, community and office uses.