

MEMORANDUM

JULY 16, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
DAVID CARLSON, SENIOR ARCHITECT, URBAN DESIGN
TYLER NOROD, SENIOR PROJECT MANAGER

SUBJECT: 368 CONGRESS STREET, SOUTH BOSTON
CERTIFICATE OF COMPLETION

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (the “Authority”) authorize the Director to issue a Certificate of Completion for the recently completed hotel and related improvements located at 368 Congress Street, South Boston (the “Project”), which has been constructed by Norwich Partners of Boston, LLC (the “Developer”).

PROJECT DESCRIPTION

The Project includes the development and construction of an innovative and environmentally sustainable one hundred twenty (120) room extended-stay hotel project located in a restored historic structure in Boston’s Fort Point Channel landmark district. The ca. 1901 Stillings Building (the “Building”) suits the needs of the city’s convention and innovation economies and will continue to transform the Fort Point district into a vibrant, mixed-use neighborhood characterized by architecturally significant structures and mixed-use projects that blend residential, hotel, office, retail, restaurant and arts-related uses. The Project responds directly to the recognized need for extended-stay hotel rooms in close proximity to the Boston Convention and Exhibition Center, the emerging Innovation District, and the traditional downtown core. The Project directly reflects the objectives of Mayor Menino’s Innovation District initiative by providing flexible and architecturally unique lodging options for researchers, businesspeople, visiting academics and other contributors to the city’s innovation economy.

The construction of the Project has been completed in accordance with the requirements of Section c.4 of the Amended and Restated Cooperation Agreement by and between the Authority and Norwich Partners of Boston LLC, dated as of July 27, 2011 (“Cooperation Agreement”) and is ready for occupancy.

The Authority received a request from the Developer for the issuance of a Certificate of Completion for the 368 Congress Street Project. Pursuant to the Cooperation Agreement, the Authority is required to respond to such request within forty (40) days of its receipt thereof. On June 11, 2013, BRA staff performed a site/building inspection of 368 Congress Street and hereby recommends the issuance of a Certificate of Completion.

RECOMMENDATION

In response to the Developer's request for a Certificate of Completion, it is the recommendation of the staff that the Authority find that the 368 Congress Street Project has been completed in accordance with the requirements of Section c.4 of the Cooperation Agreement and that the Authority authorize the Director to issue a Certificate of Completion for the Project.

An appropriate vote follows:

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion certifying in accordance with the provisions of Section c.4 of the Amended and Restated Cooperation Agreement for 368 Congress Street by and between the Authority and Norwich Partners of Boston LLC dated as of July 27, 2011 (the "Cooperation Agreement") that the construction of the hotel building with street level retail, has been completed in compliance with all the terms and conditions of the Cooperation Agreement.