

**MEMORANDUM**

**DECEMBER 5, 2013**

**TO:** BOSTON REDEVELOPMENT AUTHORITY AND  
PETER MEADE, DIRECTOR

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

**SUBJECT:** 1-3 NEAREN ROW, CHARLESTOWN  
CERTIFICATE OF COMPLETION

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**SUMMARY:** This Memorandum requests that the Director be authorized to issue a Certificate(s) of Completion pursuant to the Amended and Restated Land Disposition Agreements dated October 25, 2012 by and between the Boston Redevelopment Authority and WMC-Charlestown LLC, evidencing the successful completion of the 1-3 Nearen Row Project, a three unit market rate condominium (the "Project") located on Parcel X-46 in the Charlestown Urban Renewal Area, Project No. Mass. R-55.

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**LOCATION**

1-3 Nearen Row is also known as Parcel X-46 in the Charlestown Urban Renewal Area, Project No. Mass. R-55 ("Parcel X-46"). Parcel X-46 consists of approximately 2,375 square feet of land.

**INTRODUCTION**

Parcel X-46 in the Charlestown Urban Renewal Area, Project No. Mass. R-55 (the "Parcel X-46") consists of 2,375 square feet of land and is located at 3 Nearen Row in Charlestown. Together, Parcel X-46 and the adjacent parcel of land located at 1 Nearen Row, are the "Project Site." Edward Lyons and Ann M. Lyons purchased the Parcel from the Boston Redevelopment Authority ("BRA") on June 27, 1969 for use as a side yard. A Land Disposition Agreement by and between the BRA and Edward Lyons and Ann M. Lyons was entered into on June 27, 1969 ("LDA"). Ann M. Crilley purchased the property from Ann M. Lyons on May 8, 2006. By deed dated April, 2010 Ann M. Crilley transferred Parcel X-46 to Ann M. Crilley and Annmarie McCaffrey, as joint tenants. Ann M. Crilley and Annmarie McCaffrey transferred Parcel X-46 to WMC-Charlestown LLC (the "Redeveloper") on June 20, 2012.

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 X-46 from extended yard space to a buildable lot for a total of \$30,000.00. In addition, the BRA requires that for the initial sale of each market-rate residential condominium unit on Parcel X-46 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 will be required to pay to the BRA an amount equal to two percent (2%) of the gross sales price.

### **RECOMMENDATION**

The improvements to Parcel X-46 have been successfully completed in compliance with the terms and conditions of the LDA. Based on the foregoing, it is recommended that the BRA issue a Certificate(s) of Completion evidencing the successful completion of the improvements on Parcel X-46, that is, the construction of three (3) residential condominium units, upon the issuance of a Certificate(s) of Occupancy therefor by the City of Boston Inspectional Services Department. Said certificate(s) shall be provided in recordable form as required by the Suffolk County Registry of Deeds.

An appropriate vote follows:

**VOTED:** That the Director be, and hereby is, authorized to issue a Certificate(s) of Completion pursuant to the provisions of the Amended and Restated Land Disposition Agreements dated October 25, 2012 by and between the Boston Redevelopment Authority and WMC-Charlestown LLC in connection with the development of Parcel X-46 in the Charlestown Urban Renewal Area, Project Mass. No. R-55, evidencing the successful completion of the construction of a three (3) residential condominium units on Parcel X-46, upon the issuance of a Certificate(s) of Occupancy therefore by the City of Boston Inspectional Services Department.