

MEMORANDUM

DECEMBER 5, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
TYLER NOROD, SENIOR PROJECT MANAGER

SUBJECT: PARCEL R-2A-1 IN THE CHARLESTOWN URBAN RENEWAL AREA,
PROJECT NO. MASS. R-55
75 WEST SCHOOL STREET, CHARLESTOWN
CERTIFICATE OF COMPLETION

SUMMARY: This Memorandum requests that the Director be authorized to issue a Certificate of Completion pursuant to the Amended and Restated Land Disposition Agreement by and between the Boston Redevelopment Authority (BRA) and 75 West School Street LLC dated May 31, 2012 (“LDA”) and the Cooperation Agreement for 75 West School Street, Charlestown by and between the BRA and 75 West School Street LLC dated as of May 31, 2012 (the “Cooperation Agreement”), evidencing the successful completion of the construction of the 75 West School Street project on Parcel R-2A-1 in the Charlestown Urban Renewal Area located at 75 West School Street, Charlestown, Massachusetts.

PROJECT DESCRIPTION

The proponent, 75 West School Street LLC (the “Proponent”) has successfully demolished an existing building and constructed a new five-(5) story building containing ninety-nine (99) residential units, including thirteen (13) affordable units, and one hundred thirty-two (132) parking spaces (the “Project”) on Parcel R-2A-1 in the Charlestown Urban Renewal Area, an approximately 60,801 square foot parcel located at 75 West School Street in the Charlestown neighborhood of Boston (the “Project Site”).

BRA staff visited the Project Site on August 1, 2013, and found the subject property constructed according to the approved plans. Staff toured the building in the company of its architect, Jack French.

RECOMMENDATION

In response to the Proponent's request for a Certificate of Completion, it is the recommendation of BRA staff that the BRA authorize the Director to issue a Certificate of Completion evidencing that the construction of the Project has been completed in accordance with the provisions of the LDA and the provisions of the Cooperation Agreement.

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 the Amended and Restated Land Disposition Agreement by and between the Boston Redevelopment Authority (BRA) and 75 West School Street LLC dated May 31, 2012 ("LDA") and the Cooperation Agreement for 75 West School Street, Charlestown by and between the BRA and 75 West School Street LLC dated as of May 31, 2012 (the "Cooperation Agreement"), that the 75 West School Street project has been completed in compliance with all the terms and conditions of the LDA and the Cooperation Agreement.