

EMORANDUM

JANUARY 17, 2013

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

**FROM:** HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW  
GEOFFREY LEWIS, SENIOR PROJECT MANAGER

**SUBJECT:** AMENDED AND RESTATED LAND DISPOSITION AGREEMENT FOR  
PARCEL R-21B IN THE CHARLESTOWN URBAN RENEWAL AREA,  
PROJECT NO. MASS. R-55

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority (the "BRA") authorize the Director to enter into an Amended and Restated Land Disposition Agreement ("LDA") for Parcel R-21B in the Charlestown Urban Renewal Area, Project No. Mass. R-55 ("Parcel R-21B") located at 7-11 Woods Place. Kendricks, LLC (the "Redeveloper") is proposing to build three single family homes on Parcel R-21B.

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**INTRODUCTION**

Parcel R-21B in the Charlestown Urban Renewal Area, Project No. Mass. R-55 (the "Parcel") consists of 3,825 square feet of land and is located at 7 to 11 Woods Place in Charlestown (the "Project Site"). A Land Disposition Agreement by and between the BRA and Earle F. Davis and Evelyn R. Davis was entered into on July 29, 1969 ("LDA"). Kathryn Duggan acquired the Parcel by deed from Earl F. Davis on January 8, 1987 and then conveyed the Parcel to Premiere Properties, LLC on July 29, 2011. Premier Properties conveyed the Parcel to Evergreen LP, LLC on August 11, 2011. Kendrick, LLC (the "Redeveloper") purchased the Parcel from Evergreen LP, LLC on April 24, 2012. Until recently, a single-family house stood on the Project Site. A Certificate of Completion evidencing the successful completion of the improvements on the Parcel was issued by the BRA on July 13, 1971.

The principal of Kendrick LLC is George Georges. The Architect is John W. French, AIA of Neshamkin French Architects Inc. and Kevin Joyce of Doherty Law Offices is the attorney for the project.

## **PROPOSED TERMS FOR AMENDED AND RESTATE LDA**

The Redeveloper has demolished the single-family house and is constructing three single family attached homes on the Project Site. The BRA has established an incremental price of fifteen thousand dollars (\$15,000.00) per incremental housing unit for the change of use of Parcel R-21B from a single family home to three single family homes for a total of thirty thousand dollars (\$30,000.00). In addition, the BRA requires that for two 9 and 11 Woods Place, for any initial sale of Parcel R-21B, four percent (4%) of the initial gross sales price would be due to the BRA, and thereafter, in the future, any subsequent re-sale would require a fee equal to two percent (2%) of the gross sales price payable to the BRA.

In order to accommodate this change of use, approval is required under Section 502 of the LDA. An Amended and Restated Land Disposition Agreement would need to be executed for Parcel R-21B to change the use.

## **RECOMMENDATION**

Staff recommends that the Director be authorized to enter into an Amended and Restated Land Disposition Agreement for Parcel R-21B in the Charlestown Urban Renewal Area Project No. Mass R-55 to allow for the construction of three single family attached residential buildings.

An appropriate vote follows:

**VOTED:** That the Director be, and hereby is, authorized to enter into an Amended and Restated Land Disposition Agreement for Parcel R-21B in the Charlestown Urban Renewal Area, Project No. Mass. R-55 ("Parcel R-21B"), located at 7 to 11 Woods Place, allowing the construction of a three single family attached residential buildings, subject to the terms and conditions deemed necessary and appropriate by the Director and in the best interests of the Boston Redevelopment Authority.