

**MEMORANDUM**

**FEBRUARY 14, 2013**

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

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

**SUBJECT:** CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS.  
R-55, CERTIFICATE OF COMPLETION FOR PARCEL R-59C AND  
PARCEL R-59-C-1 LOCATED AT 50 RUTHERFORD AVENUE IN  
CHARLESTOWN

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority (“BRA”) authorize the Director to issue a Certificate of Completion and/or one or more Partial Certificates of Completion for Parcel R-59C and Parcel R-59-C-1 in the Charlestown Urban Renewal Area, Project No. Mass. R-55 (“Parcel R-59C” and “Parcel R-59-C-1”) located at 50 Rutherford Avenue, evidencing the successful completion of the improvements to Parcel R-59C and Parcel R-59-C-1.

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**INTRODUCTION**

On January 5, 1989, the Boston Redevelopment Authority (“BRA”) transferred R-59C in the Charlestown Urban Renewal Area (“Parcel R-59C”) to James J. Cushman who constructed a two-family house on Parcel R-59C. On January 26, 2006, the BRA designated James J. Cushman as the Redeveloper of Parcel R-59-C-1 in the Charlestown Urban Renewal Area (“Parcel R-59-C-1”), which was to be maintained as landscaped open space. On April 6, 2006, the BRA transferred Parcel R-59-C-1 to James J. Cushman. Parcel R-59C and Parcel R-59-C-1 are collectively known as the “Parcels”. The BRA issued a Certificate of Completion for Parcel R-59C on January 17, 1992 and a Certificate of Completion for Parcel R-59-C-1 on October 6, 2006.

On October 20, 2011 the BRA authorized the Director to enter into an Amended and Restated Land Disposition Agreement to allow the construction of eight (8) residential units on the Parcels (the “Improvements”). By Quitclaim Deed dated November 29, 2011, the Parcels were conveyed to 46 Rutherford Ave, LLC (the “Redeveloper”) with Bruce B. Daniel as Manager. The Amended and Restated Land Disposition Agreement

and associated Promissory Note and Mortgage were executed by Bruce B. Daniel on behalf of 46 Rutherford Ave, LLC on December 13, 2012.

The Redeveloper has completed the Improvements. BRA staff has inspected the improvements and found them to be consistent with the LDA and the plans approved by the BRA on June 12, 2012.

**RECOMMENDATION**

Therefore, it is recommended that a Certificate of Completion and/or one or more Partial Certificates of Completion be issued for Parcel R-59C and Parcel R-59-C-1, evidencing the successful completion of the improvements to Parcel R-59C and Parcel R-59-C-1.

An appropriate vote follows:

**VOTED:** That the Director be, and hereby is, authorized to issue a Certificate of Completion and/or one or more partial Certificate(s) of Completion pursuant to Section 304 of the Land Disposition Agreement by and between the Boston Redevelopment Authority and 46 Rutherford Ave, LLC dated as of December 13, 2012, for the successful completion of the improvements to Parcel R-59C and Parcel R-59-C-1 in the Charlestown Urban Renewal Area, Project No. Mass. R-55 located at 50 Rutherford Avenue, subject to the receipt of the appropriate Certificate(s) of Occupancy issued by the City of Boston Inspectional Services Department, and conditioned upon the resolution of design issues.