

JULY 16, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: LINDA KOWALCKY, DEPUTY DIRECTOR FOR INSTITUTIONAL
SECTOR MANAGEMENT
SONAL GANDHI, SENIOR PROJECT MANAGER

SUBJECT: PARTIAL CERTIFICATE OF COMPLETION FOR BIOSQUARE II:
PLANNED DEVELOPMENT AREA NO. 41A

SUMMARY: This Memorandum requests that the Director be authorized to issue a Partial Certificate of Completion pursuant to the Cooperation Agreement dated November 14, 2005 by and between University Associates Limited Partnership and the Boston Redevelopment Authority and the Land Disposition Agreement dated December 12, 1991 by and between University Associates Limited Partnership and the Boston Redevelopment Authority, as amended, evidencing the successful completion of the Parcels F and H.

BACKGROUND AND PROJECT

On December 14, 2004, the Boston Redevelopment Authority (“BRA” or “Authority”) voted to approve the BioSquare II Project subject to the BioSquare II Planned Development Area Master Plan No. 41A. The Authority issued an Adequacy Determination on October 12, 2005

PROJECT AND PROJECT AREA

The BioSquare II Planned Development Area Master Plan No. 41A consists of the development of three (3) project components: Parcel F: a research building containing approximately 195,000 square feet known as the National Emerging Infectious Diseases Laboratories; Parcel G: a research building containing approximately 215,000 square feet; and Parcel H: an 8-level, 1,400 car parking garage, all on a parcel of land containing approximately 403,310 square feet located on Albany Street in the South End neighborhood of Boston.

The BioSquare II Planned Development Area Master Plan No. 41A is also subject to that certain Cooperation Agreement for Planned Development Area No. 41A (BioSquare II

Project), dated November 14, 2005 (“2005 Cooperation Agreement”) by and between the Authority and University Associates Limited Partnership (“UALP”), predecessor to The BioSquare Realty Trust. Additionally, the project is subject to the provision of the Land Disposition Agreement, as amended, by and between UALP and the Authority, dated December 12, 1991. As successor to UALP, The BioSquare Realty Trust, under Declaration Trust dated June 26, 2007 and recorded with Suffolk County Registry Deeds in Book 42051, Page 141 has acquired all of the property of UALP. Furthermore, as successor to UALP, The BioSquare Realty Trust has complied with all of the provisions of the 2005 Cooperation Agreement including the required payments thereunder.

The Authority requested that the Authority staff inspect the status of the NEIDL Project on Parcel F and the BioSquare II Garage Project on Parcel H. Staff has concurred that both projects have been completed in accordance with the provision of the Cooperation Agreement and all Article 80 requirements. Therefore, it is appropriate for the Authority to issue a Certificate of Completion for both projects.

RECOMMENDATION

On January 11, 2013, Authority staff inspected the NEIDL Project on Parcel F and the BioSquare II Garage Project on Parcel H. Pursuant to the Cooperation Agreement by and between UALP and the Authority dated November 14, 2005 and the Land Disposition Agreement by and between UALP and the Authority dated December 12, 1991, as amended, it is recommended that the Authority issue a Partial Certificate of Completion to University Associates Limited Partnership evidencing the successful completion of such projects.

An appropriate vote follows:

VOTED: That the Director be, and hereby is, authorized to issue a Partial Certificate of Completion to UALP pursuant to the Cooperation Agreement dated November 14, 2005 by and between the Boston Redevelopment Authority and University Associates Limited Partnership and the Land Disposition Agreement dated December 12, 1991, by and between the Boston Redevelopment Authority and University Associates Limited Partnership, as amended, evidencing the successful completion of the National Emerging Infectious Disease Laboratories Project on Parcel F and the BioSquare II Garage Project on Parcel H.