

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
CASEY HINES, PROJECT MANAGER

SUBJECT: 1025-1065 TRUMAN HIGHWAY, HYDE PARK
CERTIFICATE OF COMPLETION

SUMMARY: This Memorandum requests that the Director be authorized to issue a Certificate of Completion pursuant to the Cooperation Agreement dated February 26, 2010, evidencing the successful completion of the Hyde Park Shopping Center Redevelopment Project by the Stop & Shop Supermarket Company, LLC (“Stop & Shop”) on the property located at 1025-1065 Truman Highway, Hyde Park, Massachusetts.

PROJECT DESCRIPTION

On July 17, 2008, the Boston Redevelopment Authority (“BRA”) Board voted to approve the proposed Hyde Park Shopping Center Redevelopment Project by The Stop & Shop Supermarket Company, LLC (the “Proponent”) on the property located at 1025-1065 Truman Highway in Hyde Park (the “Proposed Project”) and to issue a Certification of Compliance upon the successful completion of all Article 80 processes. The Proposed Project was to include approximately 68,818 SF of renovations and new construction and approximately 213-229 parking spaces to be completed in two (2) or more phases. The first phase consisted of constructing new replacement buildings for the existing bank and retail (liquor) store with associated parking, access, signage, lighting and landscaping improvements. Once the buildings were constructed, the bank and retail (liquor) store will be relocated from their existing location to these new buildings (collectively, the “First Phase”). The second phase was to include demolishing the existing buildings on the site and constructing new buildings to contain a replacement drugstore and Stop & Shop supermarket as well as associated parking, access, signage, lighting, and landscaping improvements (collectively, the “Second Phase”).

The BRA and Stop and Shop entered into a Cooperation Agreement as of February 26, 2010 in connection with the Proposed Project.

The Proposed Project has been completed in accordance with the requirements of the Cooperation Agreement, and is ready for occupancy. There are no outstanding material defaults under the Cooperation Agreement or the Transportation Access Plan Agreement for the Proposed Project.

The BRA received a request from the Proponent for the issuance of a Certificate of Completion for the Hyde Park Shopping Center Redevelopment Project. Pursuant to the Cooperation Agreement, the BRA is required to respond to such request within forty (40) days of its receipt thereof. On July 31, 2013, BRA staff performed a site/building inspection of the Proposed Project and hereby recommend the issuance of a Certificate of Completion.

RECOMMENDATION

In response to the Proponent's request for a Certificate of Completion, it is the recommendation of BRA staff that the BRA find that the Hyde Park Shopping Center Redevelopment Project has been completed in accordance with the requirements of the Cooperation Agreement and that the BRA authorize the Director to issue a Certificate of Completion for the Proposed Project.

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 Cooperation Agreement for the Hyde Park Shopping Center Redevelopment Project by and between the Boston Redevelopment Authority ("BRA") and The Stop & Shop Supermarket Company, LLC dated as of February 26, 2010 (the "Cooperation Agreement") that approximately 68,818 SF of renovations and new construction and approximately 213-229 parking spaces, have been completed in compliance with all the terms and conditions of the Cooperation Agreement and the Article 80 Submissions and all obligations of The Stop & Shop Supermarket Company, LLC set forth in the Cooperation Agreement and the Article 80B Submissions as defined in the Cooperation Agreement that are presently required/ due have been fulfilled.