



**Massachusetts Bay
Transportation Authority**

**Riverside Amended and Restated
Lease**

Fiscal and Management Control Board

November 9, 2020

Richard Henderson, Chief Real Estate Officer

Lease Term

Overview:

- On June 22, 2020, the FMCB authorized amending and restating the 85-year lease at Riverside Station.
- This vote seeks approval for the term of the new lease to be set to 99 years.

Market Conditions:

- Real Estate Capital Markets have become more conservative as a result of Covid-19
- 99 Year Term is more consistent with market requirements for financing
- 99 Year Term is also consistent with other MBTA, MassDOT, City of Boston and MassPort transactions

MBTA Examples:

- North Quincy TOD (99 Years)
- South Station Headhouse (99 Years)
- Back Bay Station (99 Years)
- Beverly Depot (99 Years)
- Mattapan (99 Years)

MassDOT Examples:

- Parcel 12 (99 Years)
- Haymarket/Parcel 9 (99 years)
- Fenway Center/Parcel 7 (99 Years)



Financial Update

- The new Base Rent amount represents the Present Value of Base Rent due under the existing lease, extended for 99 years.
- The calculation was done in the same manner as the calculation of Base Rent for the approved 85-year deal.
- The MBTA will receive an additional \$1,007,924, increasing the total Base Rent due at lease closing to a minimum of \$25,584,106.



Request of the Fiscal and Management Control Board

- **WHEREAS:** On June 20, 2020, the Fiscal and Management Control Board voted to authorize the General Manager, in the name of and on behalf of the Massachusetts Bay Transportation Authority (“MBTA”), to negotiate and execute a lease for land at the Newton Riverside MBTA Station by and between the MBTA, as landlord, and a joint venture to be formed between Senlac Ridge Partners (successor to Normandy Real Estate Partners) and Mark Development, LLC, or their approved designees, as lessees (the “Lease”); and
- **WHEREAS:** Sound reasons in the public interest require that the term of the Lease originally authorized by the Fiscal and Management Control Board be extended from 85 years to a term not to exceed 99 years; it is hereby
- **VOTED:** That the General Manager be, and hereby is, authorized in the name of and on behalf of the MBTA, to negotiate and execute the Lease, in a form approved by the General Counsel, for a term not to exceed 99 years; and further that the General Manager be, and hereby is, authorized in the name of and on behalf of the MBTA to enter into any other necessary documents, in forms approved by the General Counsel; and to take any and all actions necessary and advisable to effectuate the foregoing.

