



CITY OF BOSTON • MASSACHUSETTS
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
MARTIN J. WALSH, MAYOR

December 18, 2019

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner

Location:
Winter Chambers
26 Court Street, 1st Floor
Boston, MA 02108

Meeting time: 9:35 a.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the Department of Neighborhood Development agenda, be approved by the Commission at its December 18, 2019 meeting:

VOTE 1: Shani Fletcher, Development Officer, Real Estate Management & Sales Division

Tentative Developer Designation and Intent to Sell to Barnard Place Park Corporation:
Vacant land located at 603R East Second Street, South Boston, Massachusetts.

Purchase Price: \$100

Ward: 06
Parcel Number: 03337010
Square Feet: 2,042
Future Use: Landscape Space
Estimated Total Development Cost: \$276,376
Assessed Value Fiscal Year 2019: \$180,500
Appraised Value November 15, 2019: \$30,600
DND Program: GrassRoots
RFP Issuance Date: August 26, 2019

That, having duly advertised a Request for Proposals to develop said property, Barnard Place Park Corporation, a Massachusetts non-profit corporation, with an address of 14 Barnard Place,

RECEIVED
CITY OF BOSTON OFFICE
2019 DEC 13 P 4:49
BOSTON, MA



South Boston, MA 02127, be tentatively designated as developer of the vacant land located at 603R East Second Street (Ward: 06, Parcel: 03337010) in the South Boston District of the City of Boston containing approximately 2,042 square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper development of this property; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned property to Barnard Place Park Corporation;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

VOTE 2: Shani Fletcher, Development Officer, Real Estate Management & Sales Division

Tentative Developer Designation and Intent to Sell to DNI 4, Inc.: Vacant land located at 26 and 28 Magnolia Street, 23 and 25 Alexander Street, Roxbury, Massachusetts.

Purchase Price: \$400

Ward: 13

Parcel Numbers: 01051000, 01050000, 01072000, and 01073000

Square Feet: 5,691 (total)

Future Use: Garden

Estimated Total Development Cost: \$320,733

Assessed Value Fiscal Year 2019: \$53,200 (total)

Appraised Value June 23, 2019: \$85,500 (total)

DND Program: GrassRoots

RFP Issuance Date: April 17, 2018

That, having duly advertised a Request for Proposals to develop said properties, DNI 4, Inc., a Massachusetts non-profit corporation, with an address of 504 Dudley Street, Roxbury, MA 02119, be tentatively designated as developer of the vacant land located at:

26 Magnolia Street, Ward:13, Parcel: 01051000, Square Feet: 1,380

28 Magnolia Street, Ward:13, Parcel: 01050000, Square Feet: 1,380

23 Alexander Street, Ward:13, Parcel: 01072000, Square Feet: 1,457

25 Alexander Street, Ward:13, Parcel: 01073000, Square Feet: 1,474

in the Roxbury District of the City of Boston containing approximately 5,691 total square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper development of these properties; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned properties to DNI 4, Inc.;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

VOTE 3: Jonathan Spillane, Development Officer, Neighborhood Housing & Development Division

Tentative Developer Designation and Intent to Sell to The Boston Partnership for Community Reinvestment, LLC: Vacant land located at 21 Angell Street, 22 Angell Street, 28 Angell Street, 37 Angell Street, 12 Lorne Street, 14 Lorne Street, 17 Helen Street, 19 Helen Street, 242-244 Norwell Street, an unnumbered parcel on Norwell Street, 78 Spencer Street and 115 Wheatland Avenue, Dorchester, Massachusetts.

Purchase Price: \$1,200

Ward: 14

Parcel Numbers: 04224000, 04259000, 04256000, 04229000, 04296000, 04295000, 02219000, and 02220000

Ward: 17

Parcel Numbers: 00345000, 00347000, 00418000, and 00330000

Square Feet: 55,917 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$6,716,849

Assessed Value Fiscal Year 2019: \$952,400 (total)

Appraised Value November 8, 2019 and November 15, 2019: \$2,945,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: July 1, 2019

That, having duly advertised a Request for Proposals to develop said property, The Boston Partnership for Community Reinvestment, LLC, a Massachusetts limited liability company, with an address of 55 Bent Street, Cambridge, MA 02141, be tentatively designated as developer of the vacant land located at:

21 Angell Street, Ward: 14, Parcel: 04224000, Square Feet: 10,000

22 Angell Street, Ward: 14, Parcel: 04259000, Square Feet: 5,398

28 Angell Street, Ward: 14, Parcel: 04256000, Square Feet: 5,420

37 Angell Street, Ward: 14, Parcel: 04229000, Square Feet: 6,625

12 Lorne Street, Ward: 14, Parcel: 04296000, Square Feet: 3,214

14 Lorne Street, Ward: 14, Parcel: 04295000, Square Feet: 3,214

17 Helen Street, Ward: 14, Parcel: 02219000 , Square Feet: 3,770

19 Helen Street, Ward: 14, Parcel: 02220000, Square Feet: 3,765

242-244 Norwell Street, Ward: 17, Parcel: 00345000 , Square Feet: 2,211

Unnumbered Norwell Street, Ward: 17, Parcel: 00347000, Square Feet: 2,188

78 Spencer Street, Ward: 17, Parcel: 00418000, Square Feet: 4,612

115 Wheatland Avenue, Ward: 17, Parcel: 00330000, Square Feet: 5,500

in the Dorchester District of the City of Boston containing approximately 55,917 total square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper development of these properties; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned properties to The Boston Partnership for Community Reinvestment, LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

VOTE 4: Anne Conway, Housing Development Officer, Neighborhood Housing Development Division

Conveyance to Aileron Homeownership LLC: Vacant land located at three (3) unnumbered parcels on Condor Street, East Boston, Massachusetts.

Purchase Price: \$300

Ward: 01

Parcel Number: 03364000, 03365000, and 03366000

Square Feet: 26,250 (total)

Future Use: New Construction - Housing
Estimated Total Development Cost: \$19,992,918
Assessed Value Fiscal Year 2019: \$586,800 (total)
Appraised Value May 1, 2017: \$720,000 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: May 8, 2017

That having duly advertised its intent to sell to Neighborhood of Affordable Housing, Inc., a Massachusetts non-profit corporation, with an address of 143 Border Street, East Boston, MA 02128, the vacant land located:

Unnumbered Condor Street, Ward: 01, Parcel: 03364000, Square Feet: 8,750

Unnumbered Condor Street, Ward: 01, Parcel: 03365000, Square Feet: 8,750

Unnumbered Condor Street, Ward: 01, Parcel: 03366000, Square Feet: 8,750

in the East Boston District of the City of Boston containing approximately 26,250 total square feet of land, for two consecutive weeks (April 16, 2018 and April 23, 2018) in accordance with the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities Commission, pursuant to its vote of March 14, 2018 as amended on March 13, 2019 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Aileron Homeownership LLC¹, a Massachusetts limited liability company, with an address of 143 Border Street, East Boston, MA 02128; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Aileron Homeownership LLC, in consideration of Three Hundred Dollars (\$300).

VOTE 5: John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division

Amendment to the Tentative Designation and Intent to Sell vote of October 24, 2018 to increase the purchase price from \$137,500 to \$170,000 and Conveyance to Marcella 120 LLC: Vacant land located at 118 and 120 Marcella Street, Roxbury, Massachusetts.

Purchase Price: \$170,000

¹ Aileron Homeownership LLC is a Massachusetts limited liability company formed on August 20, 2019, pursuant to M.G.L. c.156C, section 12, the manager of which is Neighborhood of Affordable Housing, Inc. The resident agent for Aileron Homeownership LLC is Philip Giffie. Also, Mr. Giffie is the director for Neighborhood of Affordable Housing, Inc. Of importance, Neighborhood of Affordable Housing, Inc. formed Aileron Homeownership LLC for the purpose of acquisition, ownership and development of real estate in Massachusetts. Moreover, Aileron Homeownership LLC provided a current certificate of good standing from the Massachusetts Secretary of State to DND. Lastly, Aileron Homeownership LLC completed a property affidavit (i.e. LOOPS form) and provided such to DND.

Ward: 11
Parcel Numbers: 00814000 and 00813000
Square Feet: 5,281 (total)
Future Use: New Construction - Housing
Estimated Total Development Cost: \$1,662,387
Assessed Value Fiscal Year 2019: \$65,400 (total)
Appraised Value August 25, 2019: \$200,000 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: November 13, 2017

That having duly advertised its intent to sell to Marcella 120 LLC, a Massachusetts limited liability company, with an address of 429 Melnea Cass Boulevard, Roxbury, MA 02119, the vacant land located at:

118 Marcella Street, Ward:11, Parcel: 00814000, Square Feet: 1,848

120 Marcella Street, Ward:11, Parcel: 00813000, Square Feet: 3,433

in the Roxbury District of the City of Boston containing approximately 5,281 total square feet of land, for two consecutive weeks (January 7, 2019 and January 14, 2019) in accordance with the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities Commission, pursuant to its vote of October 24, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Marcella 120 LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Marcella 120 LLC in consideration of One Hundred Seventy Thousand Dollars (\$170,000).

Sincerely,

Sheila A. Dillon
Chief and Director