



CITY OF BOSTON • MASSACHUSETTS

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
KIM JANEY, MAYOR

September 15, 2021

Public Facilities Commission
Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
JocCole Burton, Commissioner

Location:
Virtually via Zoom
Boston, MA 02201

Meeting time: 10:00 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 September 15, 2021 meeting:

RECEIVED
CITY CLERK'S OFFICE
2021 SEP 13 A 8:47
BOSTON, MA

VOTE 1: Bernard Mayo, Project Manager, Real Estate Management & Sales Division

Conveyance to Codman Square Health Center, Inc.: Vacant land located at an unnumbered parcel on Epping Street, Dorchester.

Purchase Price: \$100

Ward: 17
Parcel Number: 01287010
Square Feet: 1,316
Future Use: Walkway
Assessed Value Fiscal Year 2021: \$18,400
Appraised Value November 7, 2020: \$20,000
DND Program: REMS – Land Disposition
RFP Issuance Date: February 22, 2021

That, having duly advertised its intent to sell to Codman Square Health Center, Inc., a Massachusetts non-profit corporation, with an address of 637 Washington Street, Dorchester, MA 02124, the vacant land located at an unnumbered parcel on Epping Street (Ward: 17, Parcel: 01287010) in the



Dorchester District of the City of Boston containing approximately 1,316 square feet of land, for two consecutive weeks (August 23, 2021 and August 30, 2021) 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 June 25, 2021 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Codman Square Health Center, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Codman Square Health Center, Inc. in consideration of One Hundred Dollars (\$100).

VOTE 2: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division

To Accept and Expend a Grant from the New Commonwealth Racial Equity and Social Justice Fund and The Boston Foundation: To implement development consulting services and technical assistance.

Grant Amount: \$50,000

WHEREAS, the New Commonwealth Racial Equity and Social Justice Fund and The Boston Foundation has awarded a grant to the City of Boston's Department of Neighborhood Development, acting by and through the Public Facilities Commission, in an amount not to exceed Fifty Thousand Dollars (\$50,000) to help implement development consulting services and technical assistance associated with the Blue Hill Avenue Action Plan; and

WHEREAS, the duration of services will be from July 1, 2021 through June 30, 2022; and

WHEREAS, the Public Facilities Commission, by virtue of the authority contained in Section (3)(f)(i) of Chapter 642 of the Acts of 1966 has the power and authority to accept grants, gifts and other aid from the Federal Government or any agency thereof, the Commonwealth or any agency or authority thereof, or any charitable foundation, private corporation or individual, and to expend the same without appropriation; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(ii) of Chapter 642 of the Acts of 1966 has the authority to delegate any of its powers or functions to any other department or officer of the City of Boston and such officer or department is authorized and directed to accept such delegation and exercise the power and perform the function so delegated; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts and instruments necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

NOW, THEREFORE, BE IT VOTED: That the Director of the Department of Neighborhood Development be, and hereby is, authorized to accept the above referenced grant and expend such funds, without further appropriation for the aforementioned purposes.

VOTE 3: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division

Conveyance to 405 Washington Street LLC: Vacant land located at 405 Washington Street, Dorchester.

Purchase Price: \$100

Ward: 17
Parcel Number: 00102000
Square Feet: 8,850
Future Use: New Construction - Housing
Estimated Total Development Cost: \$6,139,053
Assessed Value Fiscal Year 2021: \$71,000
Appraised Value August 25, 2019: \$299,000
DND Program: Neighborhood Housing
RFP Issuance Date: July 22, 2019

That, having duly advertised its intent to sell to a nominee comprised of principals of Urbanica, Inc., a Massachusetts corporation, with an address of 429 Melnea Cass Boulevard, Boston, MA 02119, the vacant land located at 405 Washington Street (Ward: 17, Parcel: 00102000) in the Dorchester District of the City of Boston containing approximately 8,850 square feet of land, for two consecutive weeks (June 8, 2020 and June 15, 2020) 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 May 13, 2020, as amended June 25, 2021, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to 405 Washington Street LLC, a Massachusetts limited liability company, with an address of 429 Melnea Cass Boulevard, Boston, MA 02119; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to 405 Washington Street LLC in consideration of One Hundred Dollars (\$100).

VOTE 4: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division

Conveyance to 120 Hancock Street LLC: Vacant land located at 120 and 122 Hancock Street, Dorchester.

Purchase Price: \$200

Ward: 13
Parcel Numbers: 01632000 and 01631000
Square Feet: 13,609 (total)
Future Use: New Construction - Housing
Estimated Total Development Cost: \$6,735,050
Assessed Value Fiscal Year 2021: \$363,100 (total)
Appraised Value August 25, 2019: \$585,000 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: January 25, 2019

That, having duly advertised its intent to sell to a nominee comprised of principals of Urbanica, Inc., a Massachusetts corporation, with an address of 429 Melnea Cass Boulevard, Boston, MA 02119, the vacant land located at:

120 Hancock Street, Ward: 13, Parcel: 01632000, Square Feet: 5,884

122 Hancock Street, Ward: 13, Parcel: 01631000, Square Feet: 7,725

(Ward: 13, Parcels: 01632000 and 01631000) in the Dorchester District of the City of Boston containing approximately 13,609 square feet of land, for two consecutive weeks (September 6, 2021 and September 13, 2021) 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 June 10, 2020, as amended June 25, 2021, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to 120 Hancock Street LLC, a Massachusetts limited liability company, with an address of 429 Melnea Cass Boulevard, Boston, MA 02119; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to 120 Hancock Street LLC in consideration of Two Hundred Dollars (\$200).

VOTE 5: Jay A. Lee, Assistant Director of Construction and Design, Neighborhood Housing Development Division

Amendment to the Accept and Expend vote of September 16, 2020 to increase the grant amount from the Enterprise Community Partners, Inc. and to extend the grant period from 24 to 27 months: The grant will be utilized to hire an architectural fellow as a full-time employee for the duration of the grant period. The fellow will work as a member of the Design Staff within the Neighborhood Housing Development Division.

Amended Grant Amount: \$151,640

That the vote of this Commission at its meeting of September 16, 2020, regarding a grant award to the City of Boston's Department of Neighborhood Development from Enterprise Community Partners, Inc.;

be, and hereby is amended as follows:

By deleting the words and figures: "One Hundred Thirty-Six Thousand Dollars (\$136,000)" and substituting in place thereof the following words and figures: "One Hundred Fifty-One Thousand Six Hundred Forty Dollars (\$151,640)" wherever such may appear; and

Also, by deleting the word and figures: "October 1, 2022" and substituting in place thereof the following word and figures: "December 31, 2022" wherever such may appear.

VOTE 6: Anne Conway, Housing Development Officer, Neighborhood Housing Development Division

Conveyance to Norfolk Design & Construction LLC: Vacant land located at 14-14A, 15-15A and 17 Holborn Street, Roxbury/Dorchester.

Purchase Price: \$300

Ward: 12

Parcel Numbers: 02844000, 02810000, and 02811000

Square Feet: 16,627 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$2,500,917

Assessed Value Fiscal Year 2021: \$223,100 (total)

Appraised Value July 10, 2020: \$1,200,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: March 9, 2020

That, having duly advertised its intent to sell to Norfolk Design & Construction LLC, a Massachusetts limited liability company, with an address of 1600 Boston-Providence Highway, Suite 287, Walpole, MA 02081, the vacant land located at:

14-14A Holborn Street, Ward: 12, Parcel: 02844000, Square Feet: 4,905

15-15A Holborn Street, Ward: 12, Parcel: 02810000, Square Feet: 7,346

17 Holborn Street, Ward: 12, Parcel: 02811000, Square Feet: 4,376

in the Roxbury/Dorchester District of the City of Boston containing approximately 16,627 total square feet of land, for two consecutive weeks (October 12, 2020 and October 19, 2020) 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 September 16, 2020 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Norfolk Design & Construction LLC; and

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

VOTE 7: Anne Conway, Housing Development Officer, Neighborhood Housing Development Division

Conveyance to BPCR – Mt. Bowdoin, LLC: Vacant land located at 81 Bowdoin Avenue, 27 Mallon Road, 20, 24 and 39-41 Mt. Bowdoin Terrace, 29 and 154 Rosseter Street, Dorchester.

Purchase Price: \$700

Ward: 14

Parcel Numbers: 01165000, 01230000, 01285000, 01283000, 01250000, 01261000, and 01424000

Square Feet: 39,504 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$5,221,513

Assessed Value Fiscal Year 2021: \$705,500 (total)

Appraised Value February 2, 2020: \$1,570,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: September 3, 2019

That, having duly advertised its intent to sell to The Boston Partnership for Community Reinvestment, LLC, a Massachusetts limited liability company, with an address of 55 Bent Street, Cambridge, MA 02141, the vacant land located at:

81 Bowdoin Avenue, Ward: 14, Parcel: 01165000, Square Feet: 4,808

27 Mallon Road, Ward: 14, Parcel: 01230000, Square Feet: 5,334

20 Mt. Bowdoin Terrace, Ward: 14, Parcel: 01285000, Square Feet: 8,477

24 Mt. Bowdoin Terrace, Ward: 14, Parcel: 01283000, Square Feet: 6,722

39-41 Mt. Bowdoin Terrace, Ward: 14, Parcel: 01250000, Square Feet: 4,946

29 Rosseter Street, Ward: 14, Parcel: 01261000, Square Feet: 4,897

154 Rosseter Street, Ward: 14, Parcel: 01424000, Square Feet: 4,320

in the Dorchester District of the City of Boston containing approximately 39,504 total square feet of land, for two consecutive weeks (July 6, 2020 and July 13, 2020) 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 June 10, 2020, as amended May 12, 2021, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to BPCR – Mt. Bowdoin, LLC¹; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to BPCR – Mt. Bowdoin, LLC in consideration of Seven Hundred Dollars (\$700).

VOTE 8: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division

Conveyance to Margaret Gosman: Vacant land located at 1 Wakullah Street, Roxbury.

Purchase Price: \$26,000

¹ BPCR – Mt. Bowdoin, LLC is a Massachusetts limited liability company formed on April 8, 2020, pursuant to G.L. Chapter 156C Section 12, by The Boston Partnership for Community Reinvestment, LLC which was tentatively designated by the PFC at its meeting on June 10, 2020.

Ward: 12
Parcel Number: 00656000
Square Feet: 2,618
Future Use: Side Yard
Assessed Value Fiscal Year 2021: \$29,500
Appraised Value September 20, 2020: \$26,000
DND Program: REMS – Land Disposition
RFP Issuance Date: February 16, 2021

That, having duly advertised its intent to sell to Margaret Gosman, an individual, with an address of 3-5 Wakullah Street, Roxbury, MA 02119, the vacant land located at 1 Wakullah Street (Ward: 12, Parcel: 00656000) in the Roxbury District of the City of Boston containing approximately 2,618 square feet of land, for two consecutive weeks (August 9, 2021 and August 16, 2021) 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 June 25, 2021 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Margaret Gosman; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Margaret Gosman in consideration of Twenty-Six Thousand Dollars (\$26,000).

VOTE 9: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division

Tentative Developer Designation and Intent to Sell to Joao P. DaSilva: Vacant land located at an unnumbered parcel on Clifton Street, Roxbury.

Purchase Price: \$5,000

Ward: 08
Parcel Number: 00300000
Square Feet: 500
Future Use: Side Yard
Assessed Value Fiscal Year 2021: \$4,200
Appraised Value November 21, 2020: \$5,000
DND Program: REMS – Land disposition
RFP Issuance Date: June 22, 2021

That, having duly advertised a Request for Proposals to develop said property, Joao P. DaSilva, an individual, with an address of 12 Mount Cushing Terrace, Dorchester, MA 02125, be tentatively designated as developer of the vacant land located at an unnumbered parcel on Clifton Street (Ward: 08, Parcel Number: 00300000) in the Roxbury District of the City of Boston containing approximately 500 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 Joao P. DaSilva;

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.

Sincerely,

Sheila A. Dillon
Chief and Director