



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

December 15, 2016

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

Location:
Public Facilities Commission
26 Court Street, 11th Floor, Conf. Rm. 11A
Boston, MA 02108

Meeting Time: 12:00 p.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its December 15, 2016 meeting:

RECEIVED
CITY CLERK'S OFFICE
2016 DEC 12 P 4:25
BOSTON, MA

VOTE 1	AMENDMENT TO THE VOTE OF DECEMBER 16, 2015 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 24 TO 36 MONTHS TO CARITAS COMMUNITIES, INC., AND SOUTH BOSTON NEIGHBORHOOD DEVELOPMENT CORPORATION: Land located at 206-208 and 210-212 West Broadway, South Boston, Massachusetts.	Time Extension
Tom Gannon		

- 1) TD – 12/3/2014 through 12/3/2015 = 12 months
 - 2) TD extension for an additional 12 months 12/3/2015 through 12/3/2016 = 24 months
 - 3) TD extension for an additional 12 months 12/16/2016 through 12/16/2017 = 36 months
- TD Total time is 36 months

Ward: 06
Parcel Numbers: 00288000 and 00287000
Square Feet: 3,983 (total)
Use: Mixed Use
Estimated Total Development Cost: \$4,737,363.00
Assessed Value Fiscal Year 2014: \$107,900.00 (total)
Appraised Value October 22, 2016: \$598,000 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: 06/30/2014



VOTE 2
James Smith **DELEGATION OF AUTHORITY TO THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT:** To act as the awarding authority to perform demolition work located at 175 West First Street and 174 West Second Street, South Boston, Massachusetts. **Delegation of Authority**

VOTE 3
William Epperson **AMENDMENT TO THE VOTE OF AUGUST 18, 2016: TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO A NOMINEE COMPRISED OF PRINCIPALS¹ FROM THE EAST BOSTON COMMUNITY DEVELOPMENT CORPORATION AND EAST BOSTON ECUMENICAL COMMUNITY COUNCIL:** Land with building thereon located at 280-282 Meridian Street, East Boston, Massachusetts. **Name Change**

Ward: 01
Parcel Number: 05935000
Square Feet: 10,486
Use: Non-profit community programming center
Estimated Total Development Cost: \$2,681,250
Assessed Value Fiscal Year 2015: \$4,401,500
Appraised Value December 15, 2014: \$1,225,000
DND Program: REMS-Building Sales
RFP Issuance Date: 02/09/2015

VOTE 4
William Epperson **CONVEYANCE TO EBEC LIBRARY, INC.:** Land with building thereon located at 280-282 Meridian Street, East Boston, Massachusetts. **Purchase Price \$500,000.00**

Ward: 01
Parcel Number: 05935000
Square Feet: 10,486
Use: Non-profit community programming center
Estimated Total Development Cost: \$2,681,250
Assessed Value Fiscal Year 2015: \$4,401,500
Appraised Value December 15, 2014: \$1,225,000
DND Program: REMS-Building Sales
RFP Issuance Date: 02/09/2015

Presentation: **Update to DND’s Neighborhood Homes Initiative (“NHI”) Program, Including Tax-foreclosed Rehabilitative Projects.**
William Epperson

¹ Upon approval of the tentative developer designation, East Boston Community Development Corporation and East Boston Ecumenical Community Council formed a new business entity known as EBEC Library, Inc., a Massachusetts non-profit corporation, as developer for the above referenced properties and registered such with the Massachusetts Secretary of State. EBEC Library, Inc. provided a certificate of good standing from the Massachusetts Secretary of State to DND. Additionally, EBEC Library, Inc. completed a property affidavit (i.e. LOOPS) form and provided such to DND.

**Michele
Lewkowitz**

Proposed Changes to LOOPS Policy (i.e. property affidavit forms and process).

Sincerely,

Sheila A. Dillon
Chief and Director

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION**

December 15, 2016

VOTE 1: That the vote of this Commission at its meeting on December 3, 2014 was further amended by a vote on December 16, 2015 regarding the tentative designation and intent to sell the vacant land located at 206-208 and 210-212 West Broadway (Ward 06, Parcel Numbers 00288000 and 00287000) in the South Boston District of the City of Boston containing approximately 3,983 total square feet of land to Caritas Communities, Inc. and South Boston Neighborhood Development Corporation;

be, and hereby is, amended as follows:

By deleting the figure and word: “24 months” and substituting in place thereof the following figure and word: “36 months” wherever such may appear.

VOTE 2: 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

WHEREAS, the Department of Neighborhood Development has acted in the past as the awarding authority for demolition work on buildings in its inventory; and has the capacity and staff to continue to do the same;

NOW, THEREFORE, BE IT VOTED: that the Public Facilities Commission does hereby delegate to the Director of the Department of Neighborhood Development, the power and authority to act as the awarding authority to perform demolition work located at 175 West First Street and 174 West Second Street (Ward 06 Parcel Numbers 01258000 and 01265000) in the South Boston District of the City of Boston containing approximately 16,500 total square feet of land and building; and do so in compliance with all applicable public bid laws, and City ordinances and requirements.

VOTE 3: That the vote of this Commission at its meeting on August 8, 2015 was further amended by a vote on August 18, 2016, which provides as follows:

A nominee comprised of principals from the East Boston Community Development Corporation, a Massachusetts corporation, with an address of 72 Marginal Street, East Boston, MA 02128 and East Boston Ecumenical Community Council, a Religious Entity, with an address of 50 Meridian Street, Suite B1, East Boston, MA 02128 be tentatively designated as developer of the land with building thereon located at 280-282 Meridian Street (Ward 01 Parcel 05935000) in the East Boston District of the City of Boston containing approximately 10,486 square feet of land, for the period of 18 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of this parcel; 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 a nominee comprised of principals from East Boston Community Development Corporation and East Boston Ecumenical Community Council, which shall require the approval of the Commission for a vote of conveyance;

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;

be, and hereby is amended as follows:

By deleting the words and figures: "A nominee comprised of principals from the East Boston Community Development Corporation, a Massachusetts corporation, with an address of 72 Marginal Street, East Boston, MA 02128 and East Boston Ecumenical Community Council, a Religious Entity, with an address of 50 Meridian Street, Suite B1, East Boston, MA 02128" and substituting in place thereof the following words and figures "EBECC Library, Inc. a Massachusetts non-profit corporation with an address of 72 Marginal Street, East Boston, MA 02128" wherever such may appear."

VOTE 4: That having duly advertised its intent to sell to EBECC Library, Inc. a Massachusetts non-profit corporation with an address of 72 Marginal Street, East Boston, MA 02128, the land with building thereon located at 280-282 Meridian Street (Ward 01, Parcel Number 05935000) in the East Boston District of the City of Boston containing approximately 10,486 square feet of land, for two consecutive weeks (September 12, 2016 and September 19, 2016) 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 August 5, 2015, and, thereafter, amended on August 18, 2016 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to EBEC Library, Inc., and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to EBEC Library, Inc. in consideration of FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00).