



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

RECEIVED
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BOSTON, MA

December 13, 2017

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: 9:45 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 October 26, 2017 meeting:

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

Tentative Developer Designation and Intent to Sell to Oxbow Urban LLC: Vacant land located at 21, 22, 28, 37 Angell Street and 12, 14 Lorne Street, Mattapan, Massachusetts.

Purchase Price: \$600

Ward: 14
Parcel Numbers: 04224000, 04259000, 04256000, 04229000, 04296000 and 04295000
Square Feet: 33,871 (total)
Future Use: New Construction - Housing
Estimated Total Development Cost: \$3,194,648
Assessed Value Fiscal Year 2017: \$606,800 (total)
Appraised Value February 17, 2017: \$718,000 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: June 26, 2017

That, having duly advertised a Request for Proposals to develop said properties, Oxbow Urban LLC, a Massachusetts limited liability company, with an address of 75 Arlington Street, Suite 500, Boston, MA 02116 to 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

in the Dorchester District of the City of Boston containing approximately 33,871 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 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 Oxbow Urban LLC;

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: John Feuerbach, Senior Development Officer, Neighborhood Housing Development

Conveyance to Jamaica Plain Neighborhood Development Corporation: Vacant land located at 9-11 Bromley Street, 13-17 Bromley Street, 19 Bromley Street, 21 Bromley Street, 58 New Heath Street, 60 New Heath Street, 62 New Heath Street, New Heath Street, 894-900 Parker Street and 908 Parker Street, Jamaica Plain, Massachusetts.

Purchase Price: \$1,000

Ward: 10

Parcel Numbers: 02458000, 02459000, 02460000, 02461000, 02471000, 02470000, 02469000, 02457000, 02468000 and 02467000

Square Feet: 28,872 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$17,219,937

Assessed Value Fiscal Year 2017: \$500,100 (total)

Appraised Value June 24, 2016: \$2,750,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: October 6, 2014

That having duly advertised its intent to sell to Jamaica Plain Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 31 Germania Street, Jamaica Plain, MA 02130, the vacant land located at:

9-11 Bromley Street, Ward: 10, Parcel: 02458000, Square Feet: 2,515

13-17 Bromley Street, Ward: 10, Parcel: 02459000, Square Feet: 2,560

19 Bromley Street, Ward: 10, Parcel: 02460000, Square Feet: 2,400

21 Bromley Street, Ward: 10, Parcel: 02461000, Square Feet: 1,411

58 New Heath Street, Ward: 10, Parcel: 02471000, Square Feet: 1,763

60 New Heath Street, Ward: 10, Parcel: 02470000, Square Feet: 1,352

62 New Heath Street, Ward: 10, Parcel: 02469000, Square Feet: 3,092

Unnumbered parcel on New Heath Street, Ward: 10, Parcel: 02457000, Square Feet: 2,958

894-900, Ward: 10, Parcel: 024680000, Square Feet: 3,834

908 Parker Street, Ward: 10, Parcel: 02467000, Square Feet: 6,987

in the Jamaica Plain District of the City of Boston containing approximately 28,872 square feet of land, for two consecutive weeks (October 30, 2017 and November 6, 2017) 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 6, 2015 and, thereafter, amended on July 20, 2016 and April 14, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Jamaica Plain Neighborhood Development Corporation; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Jamaica Plain Neighborhood Development Corporation in consideration of One Thousand Dollars (\$1,000).

VOTE 3: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development

Amendment to the vote of July 20, 2016 to extend the Tentative Designation and Intent to Sell period from 24 to 48 months to Indigo Block Apartments, LLC: Vacant land located at 65 East Cottage Street, Roxbury, Massachusetts.

Time Extension

- 1) TD – 05/21/2015 through 05/21/2016 = 12 months
- 2) TD extension for an additional 12 months 05/21/2016 through 05/21/2017 = 24 months
- 3) TD extension for an additional 24 months 05/21/2017 through 05/21/2019 = 48 months
TD total time is 48 months

Ward: 07
Parcel Number: 03644000
Square Feet: 120,238
Future Use: Mixed use
Estimated Total Development Cost: \$34,676,483
Assessed Value Fiscal Year 2017: \$2,863,500
Appraised Value April 8, 2014: \$2,170,000
DND Program: Real Estate Development
RFP Issuance Date: July 21, 2014

That the vote of this Commission at its meeting on May 21, 2015 and, thereafter, amended on July 20, 2016 regarding the tentative designation and intent to sell the vacant land located at 65 East Cottage Street (Ward 07, Parcel Number 03644000) in the Dorchester District of the City of Boston containing approximately 120,238 square feet of land, to Indigo Block Apartments, LLC, a Massachusetts limited liability company, with an address of 594 Columbia Road, Suite 302, Dorchester, MA 02125;

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: "48 months" wherever such may appear.

VOTE 4: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development

Conveyance to Codman Square Neighborhood Development Corporation: Vacant land located at 131 and 133 Southern Avenue, Dorchester, Massachusetts.

Purchase Price: \$200

Ward: 17
Parcel Numbers: 01534000 and 01534001
Square Feet: 9,943 (total)
Future Use: New construction - Housing
Estimated Total Development Cost: \$6,159,997
Assessed Value Fiscal Year 2017: \$81,000 (total)
Appraised Value August 15, 2016: \$153,000 (total)
DND Program: Neighborhood Homes Initiative
RFP Issuance Date: January 19, 2015

That having duly advertised its intent to sell to Codman Square Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 587 Washington Street, Dorchester, MA 02124, the vacant land located at:

131 Southern Avenue, Ward: 17, Parcel: 01534000, Square Feet: 4,000

133 Southern Avenue, Ward: 17, Parcel: 01534001, Square Feet: 5,943

in the Dorchester District of the City of Boston containing approximately 9,943 total square feet of land, for two consecutive weeks (November 27, 2017 and December 4, 2017) 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 December 16, 2015, and, thereafter, amended on January 19, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Codman Square Neighborhood Development Corporation; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Codman Square Neighborhood Development Corporation in consideration of Two Hundred Dollars (\$200).

VOTE 5: Christopher Rooney, Housing Development Officer, Real Estate Management and Sales

Tentative Developer Designation and Intent to Sell to a nominee comprised of principals from Castle Rock Properties, Inc.: Vacant land located at two (2) unnumbered parcels on Violet Street, 523 Norfolk Street, 36 Goodale Road, 11 Hosmer Street, Unnumbered parcel on Hosmer Street and 9 Leston Street, Mattapan, Massachusetts.

Purchase Price: \$5,554

Wards: 14 and 18

Parcel Numbers: 00567000, 00566000, 04152000, 04961000, 04131000, 04132000 and 03949000

Square Feet: 34,577 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$3,990,523

Assessed Value Fiscal Year 2017: \$296,800 (total)

Appraised Value June 20, 2016 and February 10, 2017: \$535,000 (total)

DND Program: Neighborhood Homes Initiative

RFP Issuance Date: July 10, 2017

That, having duly advertised a Request for Proposals to develop said properties, a nominee comprised of principals¹ from Castle Rock Properties, Inc., a Massachusetts corporation, with an address of 77 Pond Avenue, No. 1508, Brookline, MA 02445 to be tentatively designated as developer of the vacant land located at:

Unnumbered parcel on Violet Street, Ward: 18, Parcel: 00567000, Square Feet: 5,175

Unnumbered parcel on Violet Street, Ward: 18, Parcel: 00566000, Square Feet: 5,320

523 Norfolk Street, Ward: 14, Parcel: 04152000, Square Feet: 9,324

36 Goodale Road, Ward: 14, Parcel: 04961000, Square Feet: 4,092

¹ The nominee is to be a newly formed entity. DND shall not bring a future vote for conveyance of the property before the PFC without evidence of the nominee being registered and in good standing with the Massachusetts Secretary of State and, also, providing a complete and current property affidavit (i.e. LOOPS form) for the nominee.

11 Hosmer Street, Ward: 14, Parcel: 04131000, Square Feet: 5,010

Unnumbered parcel on Hosmer Street, Ward: 14, Parcel: 04132000, Square Feet: 620

9 Leston Street, Ward: 14, Parcel: 03949000, Square Feet: 5,036

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 Castle Rock Properties, Inc., 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.

VOTE 6: Jonathan Spillane, Housing Development Officer, Neighborhood Housing Development

Tentative Developer Designation and Intent to Sell to Habitat for Humanity Greater Boston, Inc.: Vacant land located at 725-727 and 729R Parker Street, Roxbury, Massachusetts.

Purchase Price: \$200

Ward: 10

Parcel Numbers: 00495000 and 00496000

Square Feet: 5,680 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$797,204

Assessed Value Fiscal Year 2017: \$164,300 (total)

Appraised Value February 6, 2017: \$115,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: March 17, 2017

That, having duly advertised a Request for Proposals to develop said properties, Habitat for Humanity Greater Boston, Inc., a Massachusetts non-profit corporation, with an address of 240 Commercial Street, Boston, MA 02109 to be tentatively designated as developer of the vacant land located at

725-727 Parker Street, Ward: 10, Parcel: 00495000, Square Feet: 3,207

729R Parker Street, Ward: 10, Parcel: 00496000, Square Feet: 2,473

in the Roxbury District of the City of Boston containing approximately 5,680 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 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 Habitat for Humanity Greater Boston, Inc.;

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 7: Jonathan Spillane, Housing Development Officer, Neighborhood Housing Development

Tentative Developer Designation and Intent to Sell to Z Capital Investments, LLC: Vacant land located at 21-23 Wensley Street, 53 Wensley Street and Unnumbered parcel on Fisher Avenue, Roxbury, Massachusetts.

Purchase Price: \$207,000

Ward: 10
Parcel Numbers: 01298000, 01299000 and 01321000
Square Feet: 8,783 (total)
Future Use: New Construction - Housing
Estimated Total Development Cost: \$4,200,266
Assessed Value Fiscal Year 2017: \$119,300 (total)
Appraised Value November 11, 2017: \$207,000 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: March 17, 2017

That, having duly advertised a Request for Proposals to develop said properties, Z Capital Investments, LLC, a Massachusetts limited liability company, with an address of 1089 Commonwealth Avenue, Boston, MA 02215 to be tentatively designated as developer of the vacant land located at:

21-23 Wensley Street, Ward: 10, Parcel: 01298000, Square Feet: 3,070

53 Wensley Street, Ward: 10, Parcel: 01299000, Square Feet: 1,647

Unnumbered parcel on Fisher Avenue, Ward 10, Parcel: 01321000, Square Feet: 4,006

in the Roxbury District of the City of Boston containing approximately 8,783 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 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 Z Capital Investments, LLC;

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 8: Jonathan Spillane, Housing Development Officer, Neighborhood Housing Development

Tentative Developer Designation and Intent to Sell to Terrace Bravo, LLC: Vacant land located at 40-42 Terrace Street and 132 Terrace Street, Roxbury, Massachusetts.

Purchase Price: \$200

Ward: 10

Parcel Numbers: 00387000 and 00367000

Square Feet: 4,090 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$3,862,803

Assessed Value Fiscal Year 2017: \$81,700 (total)

Appraised Value February 6, 2017: \$81,820 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: March 17, 2017

That, having duly advertised a Request for Proposals to develop said properties, Terrace Bravo, LLC, a Massachusetts limited liability company, with an address of 1683 Cambridge Street, Cambridge, MA 02138 to be tentatively designated as developer of the vacant land located at:

40-42 Terrace Street, Ward: 10, Parcel: 00387000, Square Feet: 2,286

132 Terrace Street, Ward: 10, Parcel: 00367000, Square Feet: 1,804

in the Roxbury District of the City of Boston containing approximately 4,090 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 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 Terrace Bravo, LLC;

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 9: William Epperson, Assistant Director, Real Estate Management and Sales

Delegation of authority to the Director of the Department of Neighborhood Development: To continue implementation of the Remnant Program, a sub-program of the Yard Sale Program.

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 Public Facilities Commission does hereby delegate to the Director of the Department of Neighborhood Development, the power to authorize sales of various parcels of tax foreclosed vacant real property provided that such conveyance must fall within the guidelines of the Department of Neighborhood Development's Remnant Program. The delegation is effective from June 15, 2016 until otherwise revoked or amended by the Public Facilities Commission.

Sincerely,

Sheila A. Dillon
Chief and Director