



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

September 25, 2019

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

Location:  
Winter Chambers  
26 Court Street, 1<sup>st</sup> Floor  
Boston, MA 02108

Meeting time: 1:05 p.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 25, 2019 meeting:

RECEIVED  
CITY CLERK'S OFFICE  
2019 SEP 23 P 12:43  
BOSTON, MA

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

**Conveyance to Boston Food Forest Coalition, Inc.:** Vacant land located at 11A Everett Avenue, Dorchester, Massachusetts.

**Purchase Price: \$100**

Ward: 13  
Parcel Number: 01372000  
Square Feet: 8,156  
Future Use: Garden  
Estimated Total Development Cost: \$128,356  
Assessed Value Fiscal Year 2019: \$115,600  
Appraised Value February 1, 2019: \$122,500  
DND Program: Grass Roots  
RFP Issuance Date: February 11, 2019

That having duly advertised its intent to sell to Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of 23 Egleston Street, Jamaica Plain, MA



02130, the vacant land located at 11A Everett Street (Ward: 13, Parcel: 01372000) in the Dorchester District of the City of Boston containing approximately 8,156 square feet of land, for two consecutive weeks (June 24, 2019 and July 1, 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 May 15, 2019 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Boston Food Forest Coalition, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Boston Food Forest Coalition, Inc., in consideration of One Hundred Dollars (\$100).

**VOTE 2: John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to Seth Andrea McCoy and Miguel Chavez:** Land with building located at 22 Kenilworth Street, Roxbury, Massachusetts.

**Purchase Price: \$150,000**

Ward: 09  
Parcel Number: 03213000  
Square Feet: 4,050  
Future Use: Primary residence  
Estimated Total Development Cost: \$865,821  
Assessed Value Fiscal Year 2019: \$308,500  
Appraised Value February 21, 2019: \$500,000  
DND Program: REMS – Building Sales  
RFP Issuance Date: March 18, 2019

That, having duly advertised a Request for Proposals to develop said property, Seth Andrea McCoy and Miguel Charvez, individuals, with an address of 955 River Street, Hyde Park, MA 02136, be tentatively designated as developer of the land with building thereon located at 22 Kenilworth Street (Ward: 09, Parcel: 03213000) in the Roxbury District of the City of Boston containing approximately 4,050 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 Seth Andrea McCoy and Miguel Chavez;

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 3: Christopher Rooney, Development Officer, Real Estate Management and Sales Division**

**Conveyance to Castle Rock Norfolk LLC:** Vacant land located at two (2) unnumbered parcels on Violet Street, 523 Norfolk Street, 36 Goodale Road, 11 Hosmer Street, an unnumbered parcel on Hosmer Street and 9 Leston Street, Mattapan, Massachusetts.

**Purchase Price: \$5,554**

Ward: 18

Parcel Numbers: 00567000, 00566000

Ward: 14

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

Square Feet: 34,577 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$4,128,118

Assessed Value Fiscal Year 2018: \$332,500 (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 its intent to sell to a nominee comprised of principals from Castle Rock Properties, Inc., a Massachusetts corporation, with an address of 77 Pond Avenue, No. 1508, Brookline, MA 02445, 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

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

in the Mattapan District of the City of Boston containing approximately 34,577 total square feet of land, for two consecutive weeks (January 8, 2018 and January 15, 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 December 13, 2017, and, thereafter, as amended

on December 12, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Castle Rock Norfolk LLC<sup>1</sup>; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Castle Rock Norfolk LLC, in consideration of Five Thousand Five Hundred Fifty-Four Dollars (\$5,554).

Sincerely,

Sheila A. Dillon  
Chief and Director

---

<sup>1</sup> Castle Rock Norfolk LLC is a Massachusetts limited liability company formed on March 12, 2018, pursuant to G.L. Chapter 156C Section 12, to manage affordable housing projects and engage in lawful business. Castle Rock Norfolk LLC provided a current certificate of good standing from the Massachusetts Secretary of State to DND. Additionally, Castle Rock Norfolk LLC completed a property affidavit (i.e. LOOPS form) and provided such to DND.