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By City Clerk at 6:57 am, May 11, 2020

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

May 13, 2020

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Dion S. Irish, 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 May 13, 2020 meeting:

VOTE 1: Neriliz Llenas, Project Manager, Real Estate Management and Sales Division

Tentative Developer Designation and Intent to Sell to a nominee comprised of principals of Urbanica, Inc.: 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: \$5,125,551
Assessed Value Fiscal Year 2020: \$73,800
Appraised Value June 23, 2019: \$299,000
DND Program: REMS – Land Disposition
RFP Issuance Date: July 22, 2019



That, having duly advertised a Request for Proposals to develop said property, a nominee comprised of principals¹ of Urbanica, Inc., a Massachusetts corporation, with an address of 429 Melnea Cass Blvd., Roxbury, MA 02119, be tentatively designated as developer of 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 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 a nominee comprised of principals of Urbanica, 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 2: Shani Fletcher, Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Codman Academy Foundation, Inc.:
Vacant land located at 45 Norfolk Street, Dorchester.

Purchase Price: \$100

Ward: 17
Parcel Number: 01419000
Square Feet: 4,855
Future Use: Landscaped Space
Estimated Total Development Cost: \$60,100
Assessed Value Fiscal Year 2020: \$44,300
Appraised Value January 19, 2020: \$73,000
DND Program: GrassRoots
RFP Issuance Date: December 30, 2019

That, having duly advertised a Request for Proposals to develop said property, Codman Academy Foundation, Inc., a Massachusetts non-profit corporation, with an address of 637 Washington Street, Dorchester, MA 02124, be tentatively designated as developer of the vacant land located at 45 Norfolk Street (Ward: 17, Parcel: 01419000) in the Dorchester District of the City of Boston containing approximately 4,855 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

¹ The nominee is to be a newly formed Massachusetts 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.

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 Codman Academy Foundation, 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 3: Shani Fletcher, Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Sonoma, Maple & Schuyler (SMS) Tenants Association, Inc.: Vacant land located at 84 Maple Street, Roxbury.

Purchase Price: \$100

Ward: 12

Parcel Number: 02423000

Square Feet: 10,800

Future Use: Landscaped Space

Assessed Value Fiscal Year 2020: \$114,400

Appraised Value February 17, 2020: \$140,000

DND Program: GrassRoots

RFP Issuance Date: January 13, 2020

That, having duly advertised a Request for Proposals to develop said property, Sonoma, Maple & Schuyler (SMS) Tenants Association, Inc., a Massachusetts non-profit corporation, with an address of 1 Maple Court, Suite 1A, Dorchester MA 02121, be tentatively designated as developer of the vacant land located at 84 Maple Street (Ward: 12, Parcel: 02423000) in the Roxbury District of the City of Boston containing approximately 10,800 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 Sonoma, Maple & Schuyler (SMS) Tenants Association, 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 4: Shani Fletcher, Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Urban Farming Institute Community Land Trust, Inc.: Vacant land located at an unnumbered parcel on Akron Street, Roxbury.

Purchase Price: \$100

Ward: 12
Parcel Number: 01382002
Square Feet: 4,836
Future Use: Garden
Assessed Value Fiscal Year 2020: \$38,500
Appraised Value January 17, 2020: \$72,500
DND Program: GrassRoots
RFP Issuance Date: December 16, 2019

That, having duly advertised a Request for Proposals to develop said properties, Urban Farming Institute Community Land Trust, Inc., a Massachusetts non-profit corporation, with an address of 487 Norfolk Street, Mattapan, MA 02126, be tentatively designated as developer of the vacant land located at an unnumbered parcel on Akron Street (Ward: 12, Parcel: 01382002) in the Roxbury District of the City of Boston containing approximately 4,836 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 Urban Farming Institute Community Land Trust, 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 5: Shani Fletcher, Development Officer, Neighborhood Housing Development Division

Conveyance to Boston Food Forest Coalition, Inc.: Vacant land located at an unnumbered parcel on Savin Hill Avenue, Dorchester.

Purchase Price: \$100

Ward: 13
Parcel Number: 02555000
Square Feet: 21,638
Future Use: Garden
Estimated Total Development Cost: \$129,209

Assessed Value Fiscal Year 2020: \$315,700
Appraised Value October 20, 2019: \$108,000
DND Program: GrassRoots
RFP Issuance Date: September 16, 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 an unnumbered parcel on Savin Hill Avenue (Ward: 13, Parcel: 02555000) in the Dorchester District of the City of Boston containing approximately 21,638 square feet of land, for two consecutive weeks (February 3, 2020 and February 10, 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 January 15, 2020, 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 6: Shani Fletcher, Development Officer, Neighborhood Housing Development Division

Conveyance to Barnard Place Park Corporation: Vacant land located at 603R East Second Street, South Boston.

Purchase Price: \$100

Ward: 06
Parcel Number: 03337010
Square Feet: 2,042
Future Use: Landscaped Space
Estimated Total Development Cost: \$150,100
Assessed Value Fiscal Year 2020: \$180,500
Appraised Value November 15, 2019: \$30,600
DND Program: GrassRoots
RFP Issuance Date: August 26, 2019

That having duly advertised its intent to sell to Barnard Place Park Corporation, a Massachusetts non-profit corporation, with an address of 14 Barnard Place, South Boston MA 02127, 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 two consecutive weeks (January 6, 2020 and January 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 December 18, 2019, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Barnard Place Park Corporation; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Barnard Place Park Corporation, in consideration of One Hundred Dollars (\$100).

VOTE 7: Shani Fletcher, Development Officer, Neighborhood Housing Development Division

Transfer of the care, custody, management and control from the Public Works Department (PWD) to the Department of Neighborhood Development (DND): Vacant land located at an unnumbered parcel on Windsor Street, South End.

Property Transfer

Ward: 09
Parcel Number: 02025020
Square Feet: 5,000
Assessed Value Fiscal Year 2020: \$142,600
DND Program: GrassRoots

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31A (as appearing in St. 1966, c. 642, § 12), the vacant land located at an unnumbered parcel on Windsor Street (Ward: 09, Parcel: 02025020) containing approximately 5,000 square feet of land, in the South End District of the City of Boston, be and the same hereby is, transferred from the care, custody, management and control of the Public Works Department to the care, custody, management and control of the Department of Neighborhood Development.

Sincerely,

Sheila A. Dillon
Chief and Director