



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

October 14, 2020

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

Location:  
Virtually via Zoom  
Boston, MA 02201

Meeting time: 10:10 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 14, 2020 meeting:

**VOTE 1: James Smith, Senior Environmental Compliance Manager, Real Estate Management & Sales Division**

**Conveyance to Fresh Start Program LLC:** Land with building thereon located at 83 Emerson Street, South Boston.

**Purchase Price: \$39,000**

Ward: 06  
Parcel Number: 03198001  
Square Feet: 646  
Future Use: Rehabilitation – Housing  
Estimated Total Development Cost: \$464,802  
Assessed Value Fiscal Year 2020: \$400,200  
Appraised Value June 20, 2019: \$500,000  
DND Program: Neighborhood Housing  
RFP Issuance Date: November 12, 2019

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CITY CLERK'S OFFICE  
2020 OCT -9 A 9:11  
BOSTON, MA



That, having duly advertised its intent to sell to James W. O'Donoghue, an individual, with an address of 35 H Street, South Boston, MA 02127, the land with building thereon located at 83 Emerson Street (Ward: 06, Parcel: 03198001) in the South Boston District of the City of Boston containing approximately 646 square feet of land, for two consecutive weeks (March 30, 2020 and April 6, 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 March 11, 2020 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Fresh Start Program LLC<sup>1</sup>, a Massachusetts limited liability company, with an address of 35 H Street, South Boston, MA 02127; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Fresh Start Program LLC, in consideration of Thirty-Nine Thousand Dollars (\$39,000).

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

**Amendment to the vote of June 12, 2019 to reduce the purchase price from \$205,000 to \$200 and to extend the Tentative Designation and Intent to Sell period from 12 to 18 months to Norfolk Design & Construction LLC:** Land with building thereon located at an unnumbered parcel on Rosebery Road and 25 Rosebery Road, Hyde Park.

**Amended Purchase Price: \$200**

**Time Extension**

- 1) TD – 06/12/19 through 06/12/20 = 12 months
- 2) TD extension for an additional six (6) months 06/12/20 through 12/12/20 = 18 months  
TD total time is 18 months

Ward: 18  
Parcel Numbers: 03718000 and 03719000  
Square Feet: 9,200 (total)  
Future Use: New Construction – Housing  
Estimated Total Development Cost: \$883,339  
Assessed Value Fiscal Year 2020: \$132,200 (total)  
Appraised Value July 16, 2018: \$202,000 (total)  
DND Program: REMS – Building Sales  
RFP Issuance Date: January 28, 2019

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<sup>1</sup> Fresh Start Program LLC is a Massachusetts limited liability company, formed on September 4, 2020, pursuant to M.G. L. Chapter 156C Section 12, to manage affordable housing projects and engage in lawful business. Fresh Start Program LLC provided a current certificate of good standing from the Massachusetts Secretary of State to DND. Additionally, Fresh Start Program LLC completed a property affidavit (i.e. LOOPS form) and provided such to DND.

That the vote of this Commission at its meeting of June 12, 2019, regarding the tentative designation and intent to sell the land with building thereon located at:

Unnumbered parcel on Rosebery Road, Ward: 18, Parcel: 03718000, Square feet: 4,600

25 Rosebery Road, Ward: 18, Parcel: 03719000, Square feet: 4,600

in the Hyde Park District of the City of Boston containing approximately 9,200 total square feet, to Norfolk Design & Construction LLC, a Massachusetts limited liability company, with an address of 1600 Boston-Providence Highway, Suite 287, Walpole, MA 02081;

be, and hereby is amended as follows:

By deleting the figure and word: “12 months” and substituting in place thereof the following figure and word: “18 months” wherever such may appear.

Sincerely,

Sheila A. Dillon  
Chief and Director