



CITY OF BOSTON • MASSACHUSETTS

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
MARTIN J. WALSH, MAYOR

March 10, 2021

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

Location:
Virtually via Zoom
Boston, MA 02201

Meeting time: 10:05 a.m.

RECEIVED
By City Clerk at 8:34 am, Mar 08, 2021

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 March 10, 2021 meeting:

VOTE 1: Shani Fletcher, Development Officer, Neighborhood Housing Development Division

Conveyance to Eastie Farm, Inc.: Vacant land located at 6 Chelsea Terrace, East Boston.

Purchase Price: \$100

Ward: 01
Parcel Number: 06284000
Square Feet: 4,453
Future Use: Garden
Estimated Total Development Cost: \$170,100
Assessed Value Fiscal Year 2021: \$73,700
Appraised Value July 10, 2020: \$525,000
DND Program: Grassroots
RFP Issuance Date: August 24, 2020

That, having duly advertised its intent to sell to Eastie Farm, Inc., a Massachusetts non-profit corporation, with an address of 213 Webster Street #2, East Boston, MA 02128, the vacant land



located at 6 Chelsea Terrace (Ward: 01, Parcel: 06284000) in the East Boston District of the City of Boston containing approximately 4,453 square feet of land, for two consecutive weeks (February 22, 2021 and March 1, 2021) 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 13, 2021 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Eastie Farm, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Eastie Farm, Inc. in consideration of One Hundred Dollars (\$100).

VOTE 2: Shani Fletcher, Development Officer, Neighborhood Housing Development Division

Conveyance to Boston Food Forest Coalition, Inc.: Vacant land located at two (2) unnumbered parcels on River Street, Mattapan.

Purchase Price: \$200

Ward: 18
Parcel Numbers: 01202000 and 01203000
Square Feet: 11,816 (total)
Future Use: Garden
Estimated Total Development Cost: \$184,480
Assessed Value Fiscal Year 2021: \$225,300 (total)
Appraised Value July 15, 2020: \$118,000 (total)
DND Program: Grassroots
RFP Issuance Date: August 31, 2020

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 River Street, Ward: 18, Parcel: 01202000, Square Feet: 1,072

An unnumbered parcel on River Street, Ward: 18, Parcel: 01203000, Square Feet: 10,744

in the Mattapan District of the City of Boston containing approximately 11,816 total square feet of land, for two consecutive weeks (February 22, 2021 and March 1, 2021) 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 13, 2021 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Boston Food Forest Coalition, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Boston Food Forest Coalition, Inc., in consideration of Two Hundred Dollars (\$200).

VOTE 3: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division

Conveyance to Pedro Miguel Ribeiro Goncalves Morais: Vacant land located at 6 Lawson Place, East Boston.

Purchase Price: \$23,000

Ward: 01
Parcel Number: 00114000
Square Feet: 1,120
Future Use: Side Yard
Assessed Value Fiscal Year 2021: \$25,300
Appraised Value July 10, 2020: \$11,000
DND Program: REMS – Land Disposition
RFP Issuance Date: September 21, 2020

That, having duly advertised its intent to sell to Pedro Miguel Ribeiro Goncalves Morais, an individual, with an address of 456 Saratoga Street #1, East Boston, MA 02128, the vacant land located at 6 Lawson Terrace (Ward: 01, Parcel: 00114000) in the East Boston District of the City of Boston containing approximately 1,120 square feet of land, for two consecutive weeks (February 15, 2021 and February 22, 2021) 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 13, 2021 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Pedro Miguel Ribeiro Goncalves Morais; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Pedro Miguel Ribeiro Goncalves Morais, in consideration of Twenty Three Thousand Dollars (\$23,000).

VOTE 4: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division

Conveyance to Alex Kosmadakis: Land with building thereon located at 431 Belgrade Avenue, West Roxbury.

Purchase Price: \$10,595

Ward: 20
Parcel Number: 01613000
Square Feet: 1,042
Future Use: Commercial
Assessed Value Fiscal Year 2021: \$44,700
Appraised Value June 30, 2020: \$8,000
DND Program: REMS – Land Disposition
RFP Issuance Date: September 21, 2020

That, having duly advertised its intent to sell to Alex Kosmadakis, an individual with an address of 6 Mattakesett Circle, Sharon, MA 02067, the land with building thereon located at 431 Belgrade Avenue (Ward: 20, Parcel: 01613000) in the West Roxbury District of the City of Boston containing approximately 1,042 square feet, for two consecutive weeks (February 15, 2021 and February 22, 2021) 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 13, 2021 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Alex Kosmadakis; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Alex Kosmadakis, in consideration of Ten Thousand Five Hundred Ninety-Five Dollars (\$10,595).

Sincerely,

Sheila A. Dillon
Chief and Director