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By City Clerk at 8:34 am, Oct 18, 2021



CITY OF BOSTON • MASSACHUSETTS

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
KIM JANEY, MAYOR

October 20, 2021

Public Facilities Commission  
Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner  
JocCole Burton, 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 20, 2021 meeting:

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

**To Accept and Expend a Grant from the Metropolitan Area Planning Council:** To fund a community leadership development project facilitated by Boston Food Forest Coalition, Inc. (“BFFC”).

**Grant Amount: \$50,000**

WHEREAS, the Metropolitan Area Planning Council has awarded a grant from the Accelerating Climate Resiliency Grant program to the City of Boston’s Department of Neighborhood Development, acting by and through the Public Facilities Commission, in an amount not to exceed Fifty Thousand Dollars (\$50,000) to fund a community leadership development project facilitated by Boston Food Forest Coalition, Inc. (“BFFC”); and

WHEREAS, the duration of services will be from May 5, 2021 through May 6, 2022; and



WHEREAS, the Public Facilities Commission, by virtue of the authority contained in Section (3)(f)(i) of Chapter 642 of the Acts of 1966 has the power and authority to accept grants, gifts and other aid from the Federal Government or any agency thereof, the Commonwealth or any agency or authority thereof, or any charitable foundation, private corporation or individual, and to expend the same without appropriation; and

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 Director of the Department of Neighborhood Development be, and hereby is, authorized to accept the above referenced grant and expend such funds, without further appropriation for the aforementioned purposes.

**VOTE 2: James Smith, Senior Environmental Compliance Manager, Neighborhood Housing Development Division**

**Transfer of the care, custody, management and control from the Department of Neighborhood Development to the Boston Parks & Recreation Department:** Vacant land located at 540R Sumner Street, East Boston.

**Property Transfer**

Ward: 01  
Parcel Number: 04418000  
Square Feet: 5,833  
Assessed Value Fiscal Year 2021: \$70,200  
DND Program: REMS – Land Disposition

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 540R Sumner Street (Ward: 01, Parcel: 04418000) in the East Boston District of the City of Boston containing approximately 5,833 square feet of land, be and the same hereby is, transferred from the care, custody, management and control of the Department of Neighborhood Development to the care, custody, management and control of the Boston Parks & Recreation Department.

**VOTE 3: James Smith, Senior Environmental Compliance Manager, Neighborhood Housing Development Division**

**Transfer of the care, custody, management and control from the Department of Neighborhood Development to the Boston Conservation Commission:** Vacant land located at an unnumbered parcel on Cookson Terrace, Mattapan.

**Property Transfer**

Ward: 18  
Parcel Numbers: 00532000  
Square Feet: 109,675  
Assessed Value Fiscal Year 2021: \$710,300  
DND Program: REMS - Land Disposition

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 Cookson Terrace (Ward: 18, Parcel: 00532000) in the Mattapan District of the City of Boston containing approximately 109,675 square feet of land, be and the same hereby is, transferred from the care, custody, management and control of the Department of Neighborhood Development to the care, custody, management and control of the Boston Conservation Commission.

**VOTE 4: Kirsten Studlien, Project Manager, Neighborhood Housing Development Division**

**Conveyance to Dudley Economic Empowerment Partners, Inc.:** Vacant land located at 20 Centre Street, Roxbury.

**Purchase Price: \$100**

Ward: 09  
Parcel Number: 03525000  
Square Feet: 6,440  
Future Use: Commercial Space  
Estimated Total Development Cost: \$2,800,100  
Assessed Value Fiscal Year 2021: \$121,600  
Appraised Value August 30, 2018: \$129,000  
DND Program: REMS – Land Disposition  
RFP Issuance Date: November 5, 2018

That, having duly advertised its intent to sell to Dudley Economic Empowerment Partners, Inc., a Massachusetts non-profit corporation, with an address of 27 Centre Street, Roxbury, MA 02119, the vacant land located at 20 Centre Street (Ward: 09, Parcel: 03525000) in the Roxbury District of the City of Boston containing approximately 6,400 square feet of land, for two consecutive weeks (April 1, 2019 and April 8, 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 March 13, 2019,

as amended April 14, 2021, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Dudley Economic Empowerment Partners, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Dudley Economic Empowerment Partners, Inc., in consideration of One Hundred Dollars (\$100).

**VOTE 5: Kirsten Studlien, Project Manager, Neighborhood Housing Development Division**

**Amendment to the vote of October 30, 2019 to extend the Tentative Designation and Intent to Sell period from 36 to 48 months to Rees-Larkin Development LLC:** Vacant land located at 273, 275, 277, 279, 281-281A, 283 and 287 Highland Street, Roxbury.

**Time Extension**

- 1) TD – 10/24/2018 through 10/24/2019 = 12 months
  - 2) TD extension for an additional twenty-four (24) months 10/24/2018 through 10/24/2021 = 36 months
  - 3) TD extension for an additional twelve (12) months 10/24/2018 through 10/24/2022 = 48 months
- TD total time is 48 months

Ward: 11

Parcel Numbers: 00840000, 00841000, 00842000, 00843000, 00844000, 00845000, and 00846000

Square Feet: 16,354 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$13,126,044

Assessed Value Fiscal Year 2021: \$274,800 (total)

Appraised Value August 16, 2017: \$690,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: November 13, 2017

That the vote of this Commission at its meeting on October 24, 2018 and thereafter amended on October 30, 2019 regarding the tentative designation and intent to sell the vacant land located at:

273 Highland Street, Ward: 11, Parcel: 00840000, Square Feet: 3,747

275 Highland Street, Ward: 11, Parcel: 00841000, Square Feet: 1,592

277 Highland Street, Ward: 11, Parcel: 00842000, Square Feet: 1,592

279 Highland Street, Ward: 11, Parcel: 00843000, Square Feet: 1,708

281-281A Highland Street, Ward: 11, Parcel: 00844000, Square Feet: 1,629

283 Highland Street, Ward: 11, Parcel: 00845000, Square Feet: 1,640

287 Highland Street, Ward: 11, Parcel: 00846000, Square Feet: 4,446

in the Roxbury District of the City of Boston containing approximately 16,354 total square feet of land, to Rees-Larkin Development LLC, a Massachusetts limited liability company, with an address of 179 Boylston Street, Building P, Boston, MA 02130;

be, and hereby is amended as follows:

By deleting the figure and word: “36 months” and substituting in place thereof the following figure and word: “48 months” wherever such may appear.

**VOTE 6: Joseph Backer, Development Officer, Neighborhood Housing Development Division**

**Rescission of the Tentative Developer Designation vote of November 7, 2013 and Amendment votes of November 5, 2014, November 19, 2015, October 5, 2016 and October 26, 2017 and Conveyance vote of October 24, 2018 to Sebastian Mariscal Studio, Inc.:**  
Vacant land located at 77 Terrace Street and 778, 780, 782, 784, 786, 788, 790, 792, 794, and 796 Parker Street, Roxbury/Mission Hill.

**Purchase Price: \$670,000**

Ward: 10  
Parcel Numbers: 00396000, 00437000, 00436000, 00435000, 00434000, 00433000, 00432000, 00431000, 00430000, 00429000, and 00428000  
Square Feet: 57,757 (total)  
Future Use: New Construction - Housing  
Estimated Total Development Cost: \$25,055,948  
Assessed Value Fiscal Year 2021: \$2,096,300 (total)  
Appraised Value May 30, 2018: \$1,340,000 (total)  
DND Program: Neighborhood Housing  
RFP Issuance Date: June 27, 2013

That the votes of this Commission at its meetings of November 7, 2013 and, thereafter, amended on November 5, 2014, November 19, 2015, October 5, 2016, October 26, 2017 and conveyed on October 24, 2018, the latter of which provides as follows:

That having duly advertised its intent to sell to Sebastian Mariscal Studio, Inc., a Massachusetts corporation, with an address of 202 River Street, Cambridge, MA 02139, the vacant land located at:

77 Terrace Street, Ward: 10, Parcel: 00396000, Square Feet: 28,300

778 Parker Street, Ward: 10, Parcel: 00437000, Square Feet: 2,174

780 Parker Street, Ward: 10, Parcel: 00436000, Square Feet: 2,200

782 Parker Street, Ward: 10, Parcel: 00435000, Square Feet: 2,204

784 Parker Street, Ward: 10, Parcel: 00434000, Square Feet: 2,394

786 Parker Street, Ward: 10, Parcel: 00433000, Square Feet: 2,577

788 Parker Street, Ward: 10, Parcel: 00432000, Square Feet: 2,901

790 Parker Street, Ward: 10, Parcel: 00431000, Square Feet: 2,926

792 Parker Street, Ward: 10, Parcel: 00430000, Square Feet: 3,817

794 Parker Street, Ward: 10, Parcel: 00429000, Square Feet: 5,526

796 Parker Street, Ward: 10, Parcel: 00428000, Square Feet: 2,738

in the Roxbury District of the City of Boston containing approximately 57,757 total square feet of land, for two consecutive weeks (December 2, 2013 and December 9, 2013) 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 November 7, 2013 and, thereafter, amended on November 5, 2014, November 19, 2015, October 5, 2016 and October 26, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Sebastian Mariscal Studio, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Sebastian Mariscal Studio, Inc., in consideration of Six Hundred and Seventy Thousand Dollars (\$670,000);

be, and hereby is rescinded.

Sincerely,

Sheila A. Dillon  
Chief and Director