



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

January 16, 2019

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

Location:
Winter Chambers
26 Court Street, 1st Floor
Boston, MA 02108

Meeting time: 9:35 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 January 16, 2019 meeting:

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

Conveyance to We Grow Microgreens, LLC: Vacant land located at seven (7) unnumbered parcels on Manila Avenue, Hyde Park, Massachusetts.

Purchase Price: \$700

Ward: 18

Parcel Numbers: 12628000, 12629000, 12630000, 12631000, 12632000, 12633000, and 12634000

Square Feet: 35,190 (total)

Future Use: Urban Farm

Estimated Total Development Cost: \$583,938

Assessed Value Fiscal Year 2019: \$195,800 (total)

Appraised Value May 20, 2017: \$98,000 (total)

DND Program: REMS – Grass Roots

RFP Issuance Date: September 11, 2017

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BOSTON, MA



That having duly advertised its intent to sell to We Grow Microgreens, LLC, a Massachusetts limited liability company, with an address of 10 Weld Street, Roslindale, MA 02131, the vacant land located at:

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12628000, Square Feet: 4,975

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12629000, Square Feet: 4,925

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12630000, Square Feet: 5,500

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12631000, Square Feet: 4,500

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12632000, Square Feet: 4,800

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12633000, Square Feet: 5,740

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12634000, Square Feet: 4,750

in the Hyde Park District of the City of Boston containing approximately 35,190 total square feet of land, for two consecutive weeks (April 2, 2018 and April 9, 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 March 14, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to We Grow Microgreens, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to We Grow Microgreens, LLC, in consideration of Seven Hundred Dollars (\$700).

VOTE 2: Neriliz Llenas, Project Manager, Real Estate Management and Sales Division

Conveyance to C. Pizzano & Son, Inc.: Vacant land located at 6 and 8 Fairbury Street, Dorchester, Massachusetts.

Purchase Price: \$27,050

Ward: 13
Parcel Numbers: 00404000 and 00403000
Square Feet: 2,116 (total)
Future Use: Commercial
Assessed Value Fiscal Year 2019: \$21,600 (total)
Appraised Value March 12, 2018: \$21,000 (total)
DND Program: REMS - Land Disposition
RFP Issuance Date: June 11, 2018

That having duly advertised its intent to sell to C. Pizzano & Son, Inc., a Massachusetts corporation, with an address of 286 Columbus Avenue, Boston, MA 02116, the vacant land located at:

6 Fairbury Street, Ward: 13, Parcel: 00404000, Square Feet: 1,116

8 Fairbury Street, Ward: 13, Parcel: 00403000, Square Feet: 1,000

in the Dorchester District of the City of Boston containing approximately 2,116 total square feet of land, for two consecutive weeks (December 10, 2018 and December 17, 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 November 14, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to C. Pizzano & Son, Inc. and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to C. Pizzano & Son, Inc., in consideration of Twenty Seven Thousand and Fifty Dollars (\$27,050).

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

Tentative Developer Designation and Intent to Sell to Floaters Realty, LLC: Vacant land located at 9 and 11-15A Milton Avenue, Mattapan, Massachusetts.

Purchase Price: \$125,000

Ward: 17

Parcel Numbers: 01606000 and 01607000

Square Feet: 8,258 (total)

Future Use: Commercial

Assessed Value Fiscal Year 2019: \$69,400 (total)

Appraised Value April 6, 2018: \$125,000 (total)

DND Program: REMS – Land Disposition

RFP Issuance Date: August 13, 2018

That, having duly advertised a Request for Proposals to develop said property, Floaters Realty, LLC, a Massachusetts limited liability company, with an address of 1001 Marina Drive, No. 701, Quincy, MA 02171, be tentatively designated as developer of the vacant land located at:

9 Milton Avenue, Ward: 17, Parcel: 01606000, Square Feet: 5,822

11-15A Milton Avenue, Ward: 17, Parcel: 01607000, Square Feet: 2,436

in the Mattapan District of the City of Boston containing approximately 8,258 total 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 these properties; 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 properties to Floaters Realty, LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties 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: Neriliz Llenas, Project Manager, Real Estate Management and Sales Division

Tentative Developer Designation and Intent to Sell to Boguslaw Milos: Vacant land located at two (2) unnumbered parcels on Washburn Street, Dorchester, Massachusetts.

Purchase Price: \$6,000

Ward: 07
Parcel Numbers: 03308000 and 03309000
Square Feet: 589 (total)
Future Use: Landscaped Space
Assessed Value Fiscal Year 2019: \$3,600 (total)
Appraised Value August 30, 2018: \$6,000 (total)
DND Program: REMS – Land Disposition
RFP Issuance Date: October 1, 2018

That, having duly advertised a Request for Proposals to develop said property, Boguslaw Milos, an individual, with an address of 11 Washburn Street, Dorchester, MA 02125, be tentatively designated as developer of the vacant land located at:

Unnumbered parcel on Washburn Street, Ward: 07, Parcel: 03308000, Square Feet: 54

Unnumbered parcel on Washburn Street, Ward: 07, Parcel: 03309000, Square Feet: 535

in the Dorchester District of the City of Boston containing approximately 589 total 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 these properties; 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 properties to Boguslaw Milos;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties 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: Christopher Rooney, Development Officer, Real Estate Management and Sales Division

Tentative Developer Designation and Intent to Sell to a nominee comprised of principals of Codman Square Neighborhood Development Corporation and TLee Development, LLC: Land with building thereon located at 270 Talbot Avenue and an unnumbered parcel on Spencer Street, Dorchester, Massachusetts.

Purchase Price: \$200

Ward: 17
Parcel Numbers: 00593000 and 00592000
Square Feet: 24,683 (total)
Future Use: Mixed Use
Estimated Total Development Cost: \$13,088,070
Assessed Value Fiscal Year 2019: \$516,600 (total)
Appraised Value January 15, 2018: \$900,000 (total)
DND Program: REMS – Building Sales
RFP Issuance Date: January 29, 2018

That, having duly advertised a Request for Proposals to develop said properties, a nominee comprised of principals¹ of Codman Square Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 587 Washington Street, Dorchester, MA 02124, and TLee Development, LLC, a Massachusetts limited liability corporation, with an address of 1452 Dorchester Avenue, Dorchester, MA 02122, be tentatively designated as developers of the land with building thereon located at:

270 Talbot Avenue, Ward: 17, Parcel: 00593000, Square Feet: 15,753

Unnumbered parcel on Spencer Street, Ward: 17, Parcel: 00592000, Square Feet: 8,930

in the Dorchester District of the City of Boston containing approximately 24,683 total square feet, for the period of 24 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper development of these parcels; 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 properties to a nominee comprised of principals from Codman Square Neighborhood Development Corporation and TLee Development, LLC;

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.

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties 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.

Sincerely,

Sheila A. Dillon
Chief and Director