



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

RECEIVED  
CITY CLERK'S OFFICE

2019 MAY 13 A 8:54

BOSTON, MA  
May 13, 2019

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

Location:  
Winter Chambers  
26 Court Street, 1<sup>st</sup> 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 May 15, 2019 meeting:

**VOTE 1: Christine McCrorey, Senior Program Manager, Boston Home Center Division**

**To Accept and Expend a Grant from the Commonwealth of Massachusetts:** To implement foreclosure prevention counseling services.

**Grant Amount: \$191,357.79**

WHEREAS, the Commonwealth of Massachusetts Division of Banks has awarded a grant to the City of Boston's Department of Neighborhood Development, acting by and through the Public Facilities Commission, in an amount not to exceed One Hundred Ninety One Thousand Three Hundred Fifty Seven Dollars and Seventy Nine Cents (\$191,357.79) to implement foreclosure prevention counseling services; and

WHEREAS, the duration of services will be through December 31, 2019; 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: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development Division**

**Conveyance to Hearth, Inc.:** Vacant land located at 16 Ronald Street, Roxbury, Massachusetts.

**Purchase Price: \$100**

Ward: 14

Parcel Number: 01103000

Square Feet: 34,415

Future Use: New Construction – Housing

Estimated Total Development Cost: \$16,375,792

Assessed Value Fiscal Year 2019: \$709,300

Appraised Value October 31, 2015: \$520,000

DND Program: Neighborhood Housing

RFP Issuance Date: November 23, 2015

That having duly advertised its intent to sell to Hearth, Inc., a Massachusetts non-profit corporation, with an address of 1640 Washington Street, Boston, MA 02118, the vacant land located at 16 Ronald Street (Ward: 14, Parcel: 01103000) in the Roxbury District of the City of Boston containing approximately 34,415 square feet of land, for two consecutive weeks (August 8, 2016 and August 15, 2016) 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 June 15, 2016, and, thereafter, as amended on May 17, 2017 and May 16, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Hearth, Inc.; and

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

**VOTE 3: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development Division**

**Conveyance to Indigo Block Apartments, LLC:** Vacant land located at 65 East Cottage Street, Dorchester, Massachusetts.

**Purchase Price: \$100**

Ward: 07  
Parcel Number: 03644000  
Square Feet: 120,238  
Future Use: Mixed Use  
Estimated Total Development Cost: \$48,952,833  
Assessed Value Fiscal Year 2017: \$3,025,500  
Appraised Value April 8, 2014: \$2,170,000  
DND Program: Neighborhood Housing  
RFP Issuance Date: July 21, 2014

That having duly advertised its intent to sell to Indigo Block Apartments, LLC, a Massachusetts limited liability company, with an address of 594 Columbia Road, Suite 302, Dorchester, MA 02125, the vacant land located at 65 East Cottage Street (Ward: 07, Parcel: 03644000) in the Dorchester District of the City of Boston containing approximately 120,238 square feet of land, for two consecutive weeks (June 15, 2015 and June 22, 2015) 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 May 21, 2015, and, thereafter, as amended on July 20, 2016 and December 13, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Indigo Block Apartments, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Indigo Block Apartments, LLC, in consideration of One Hundred Dollars (\$100).

**VOTE 4: David Cotter, Housing Development Officer, Neighborhood Housing Development Division**

**Conveyance to Four Corners Plaza LLC:** Vacant land located at 10-20 and 22 Bowdoin Street, Dorchester, Massachusetts.

**Purchase Price: \$200**

Ward: 14  
Parcel Numbers: 01419000 and 01418000  
Square Feet: 25,642 (total)  
Future Use: Mixed Use

Estimated Total Development Cost: \$15,320,035  
Assessed Value Fiscal Year 2019: \$365,400 (total)  
Appraised Value March 28, 2014: \$770,000 (total)  
DND Program: Neighborhood Housing  
RFP Issuance Date: April 22, 2014

That having duly advertised its intent to sell to Codman Square Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 587 Washington Street, Dorchester, MA 02124, the vacant land located at:

10-20 Bowdoin Street, Ward: 14, Parcel: 01419000, Square feet: 6,871

22 Bowdoin Street, Ward: 14, Parcel: 01418000, Square feet: 18,771

in the Dorchester District of the City of Boston containing approximately 25,642 total square feet of land, for two consecutive weeks (March 11, 2019 and March 18, 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 October 1, 2014 and, thereafter, as amended on October 21, 2015, September 14, 2016, November 15, 2017 and April 10, 2019 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Four Corners Plaza LLC<sup>1</sup>; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Four Corners Plaza LLC, in consideration of Two Hundred Dollars (\$200).

**VOTE 5: Neriliz Llenas, Project Manager, Real Estate Management and Sales Division**

**Tentative Developer Designation and Intent to Sell to 24 WC Property Management, LLC:**  
Vacant land located at 26 West Cottage Street, Roxbury, Massachusetts.

**Purchase Price: \$35,100**

Ward: 13  
Parcel Number: 00003000  
Square Feet: 2,000  
Future Use: Parking  
Assessed Value Fiscal Year 2019: \$13,800  
Appraised Value December 7, 2018: \$32,500  
DND Program: REMS – Land Disposition  
RFP Issuance Date: February 11, 2019

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<sup>1</sup> Four Corners Plaza LLC is a Massachusetts limited liability company formed on June 21, 2004, pursuant to G. L. Chapter 156C Section 12, to manage affordable housing projects and engage in lawful business. Four Corners Plaza LLC provided a current certificate of good standing from the Massachusetts Secretary of State to DND. Additionally, Four Corners Plaza LLC completed a property affidavit (i.e. LOOPS form) and provided such to DND.

That, having duly advertised a Request for Proposals to develop said property, 24 WC Property Management, LLC, a Massachusetts limited liability company, with an address of 800 Boylston Street, P.O. Box 990528, Boston, MA 02119, be tentatively designated as developer of the vacant land located at 26 West Cottage Street, (Ward: 13, Parcel: 00003000) in the Roxbury District of the City of Boston containing approximately 2,000 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 24 WC Property Management, LLC;

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 6: Neriliz Llenas, Project Manager, Real Estate Management and Sales Division**

**Tentative Developer Designation and Intent to Sell to Claudino B. Correia:** Vacant land located at an unnumbered parcel on Homes Avenue, Dorchester, Massachusetts.

#### **Purchase Price: \$16,500**

Ward: 15

Parcel Number: 01204001

Square Feet: 1,023

Future Use: Garage

Assessed Value Fiscal Year 2019: \$3,400

Appraised Value September 16, 2018: \$16,500

DND Program: REMS – Land Disposition

RFP Issuance Date: February 11, 2019

That, having duly advertised a Request for Proposals to develop said property, Claudino B. Correia, an individual, with an address of 18 Longfellow Street, Dorchester, MA 02122, be tentatively designated as developer of the vacant land located at an unnumbered parcel on Homes Avenue, (Ward: 15, Parcel: 01204001) in the Dorchester District of the City of Boston containing approximately 1,023 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 Claudino B. Correia;

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 7: Winnie Zhang, Project Manager, Real Estate Management & Sales Division**

**Conveyance to Paige Company, Inc.:** Vacant land located at an unnumbered parcel on Centre Street, Roxbury, Massachusetts.

**Purchase Price: \$100**

Ward: 09  
Parcel Number: 03470000  
Square Feet: 6,033  
Future Use: Landscaped Space  
Estimated Total Development Cost: \$153,803  
Assessed Value Fiscal Year 2019: \$182,300  
Appraised Value September 7, 2018: \$90,500  
DND Program: GrassRoots  
RFP Issuance Date: November 5, 2018

That having duly advertised its intent to sell to Paige Company, Inc., a Massachusetts non-profit corporation, with an address of 28 Highland Avenue, Roxbury, MA 02119, the vacant land located at an unnumbered parcel on Centre Street, (Ward: 09, Parcel: 03470000), in the Roxbury District of the City of Boston containing approximately 6,033 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 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Paige Company, Inc.; and

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

**VOTE 8: Winnie Zhang, Project Manager, Real Estate Management and Sales**

**Transfer of the care, custody, management and control from the Boston Public Schools (BPS) to the Department of Neighborhood Development (DND):** Land and building located at 15 Everett Street, Hyde Park.

**Property Transfer**

Ward: 18  
Parcel Number: 08963000  
Square Feet: 73,586  
Assessed Value Fiscal Year 2019: \$13,974,000  
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 land and building located at 15 Everett Street (Ward: 18, Parcel: 08963000) containing approximately 73,586 square feet, in the Hyde Park district of the City of Boston, be and the same hereby is, transferred from the care, custody, management and control of the Boston Public Schools to the care, custody, management and control of the Department of Neighborhood Development.

The aforementioned transfer of land is authorized in the name and on behalf of the Commission, upon receipt of written authority from the Mayor.

**VOTE 9: Shani Fletcher, Project Manager, Real Estate Management and Sales Division**

**Tentative Developer Designation and Intent to Sell to Boston Food Forest Coalition, Inc.:**  
Vacant land located at 11A Everett Avenue, Dorchester, Massachusetts.

**Purchase Price: \$100**

Ward: 13  
Parcel Number: 01372000  
Square Feet: 8,156  
Future Use: Garden  
Assessed Value Fiscal Year 2019: \$115,600  
Appraised Value February 2, 2019: \$122,500  
DND Program: GrassRoots  
RFP Issuance Date: February 11, 2019

That, having duly advertised a Request for Proposals to develop said property, Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of 23 Egleston Street, Jamaica Plain, MA 02130, be tentatively designated as developer of the vacant land located at 11A Everett Avenue, (Ward: 13, Parcel: 01372000) in the Dorchester District of the City of Boston containing approximately 8,156 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 Boston Food Forest Coalition, 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 10: Christopher Rooney, Development Officer, Real Estate Management & Sales Division**

**Conveyance to Dudley Economic Empowerment Partners, Inc.:** Vacant land located at 24 Trull Street, Dorchester, Massachusetts.

**Purchase Price: \$100**

Ward: 15  
Parcel Number: 02771000  
Square Feet: 5,552  
Future Use: New Construction - Housing  
Estimated Total Development Cost: N/A  
Assessed Value Fiscal Year 2018: \$141,100  
Appraised Value July 12, 2018: \$90,000  
DND Program: REMS – Land Disposition  
RFP Issuance Date: January 29, 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 24 Trull Street , (Ward: 15, Parcel: 02771000), in the Dorchester District of the City of Boston containing approximately 5,552 square feet of land, for two consecutive weeks (September 3, 2018 and September 10, 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 August 15, 2018 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).

Sincerely,

Sheila A. Dillon  
Chief and Director