



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

RECEIVED  
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BOSTON, MA

February 17, 2017

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: 11:00 a.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its February 17, 2017 meeting:

**VOTE 1: Bernard Mayo, Project Manager, Real Estate Management and Sales**

**Property Transfer**

**TRANSFER OF VACANT LAND FROM THE PUBLIC WORKS DEPARTMENT TO THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT:** Vacant land located at Ritchie Street, Roxbury, Massachusetts.

Ward: 11  
Parcel Number: 00867010  
Square Feet: 5,970  
Use: Recreational Purposes  
Assessed Value Fiscal Year 2017: \$67,879 (i.e. interpolated by project manager for newly formed parcel see project background memorandum to the vote)  
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) a certain parcel of land (Ward 11, Parcel Number 00867010) in the Roxbury district of the City of Boston containing approximately 5,970 ± square feet of land situated near the northeasterly corner of Ritchie Street and Columbus Avenue in the City of Boston, County of Suffolk, Commonwealth of Massachusetts. This certain parcel of land is



shown on Plan entitled, "Conveyance Plan, Jackson Square, Roxbury, Massachusetts, Sheet EX1 dated December 13, 2016," and prepared by Nitsch Engineering and recorded with the Suffolk County Registry of Deeds in Book 2016 at Page 569;" and, further, be and the same hereby is, transferred from the care, custody, management and control of the Public Works Department to the care, custody, management and control of the Department of Neighborhood Development.

**VOTE 2: William Epperson, Senior Project Manager, Real Estate Management and Sales**

**Property Transfer**

**TRANSFER OF VACANT LAND FROM THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT TO THE BOSTON PARKS AND RECREATION DEPARTMENT:**

Vacant land located at various parcels in Dorchester, Roxbury, South End, West Roxbury, Hyde Park, and Mattapan, Massachusetts.

Wards: 09, 11, 12, 13, 14, 15, 17, 18, 20  
 Parcel Numbers: Various Parcels  
 Square Feet: 115,553 (total)  
 Use: Recreation and Preservation  
 Assessed Value Fiscal Year 2017: \$2,222,100 (total)  
 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:

<b>ADDRESS</b>	<b>WARD</b>	<b>PARCEL</b>	<b>SQUARE FEET</b>
151 Bowdoin Street	15	00951000	2,111
Tebroc Street	15	00952010	958
Glenburne	12	02854000	790
97 West Concord Street	09	00427000	1,886
90 Newland	09	00428000	1,824
88 Newland	09	00429000	1,633
Columbus Avenue	11	01013000	3,242
2 Atherton	11	01279000	1,786
461-465 Blue Hill Avenue	12	02528000	4,105
Amory Street	11	01140000	3,210
Amory Street	11	01139000	2,420
71-75 Intervale Street	14	00372000	4,274
77-79 Intervale Street	14	00372020	2,026
Pleasantdale	20	10812000	5,142
Dedham Line	18	12262000	65,000
Brockton	18	02159003	11,310
Springdale Street	13	02237000	2,710
Washington Street	17	01746000	1,826

in the Dorchester, Roxbury, South End, West Roxbury, Hyde Park, and Mattapan districts of the City of Boston, containing approximately 116,253 total square feet of land and, further, 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 and Recreation Department for park, playground and recreational purposes. The Boston Parks and Recreation Department shall present a vote to the Boston Parks and Recreation Commission seeking approval to accept the vacant land for park, playground and recreational purposes.

**VOTE 3: Christopher Rooney, Project Manager, Real Estate Management and Sales**

**Purchase Price: \$350,000**

**TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO A NOMINEE COMPRISED OF PRINCIPALS FROM THE CARIBBEAN INTEGRATION COMMUNITY DEVELOPMENT, INC., AND PLANNING OFFICE FOR URBAN AFFAIRS, INC.:** Vacant land located at 872 Morton Street and Hopkins Street, Mattapan, Massachusetts.

Ward: 17  
 Parcel Numbers: 02190000 and 02184000  
 Square Feet: 34,103 (total)  
 DND Program: REMS Land Disposition  
 Use: Mixed Use  
 Estimated Total Development Cost: \$16,655,307  
 Assessed Value Fiscal Year 2016: \$498,800 (total)  
 Appraised Value: March 13, 2016: \$500,000 (total)  
 RFP Issuance Date: 07/5/16

A nominee comprised of principals<sup>1</sup> from the Caribbean Integration Community Development, Inc., a Massachusetts non-profit corporation with an address of 1601 Blue Hill Avenue, Mattapan, MA 02126 and Planning Office for Urban Affairs, Inc., a Massachusetts non-profit corporation, with an address of 84 State Street, Suite 600, Boston, MA 02109 and, be tentatively designated as developer of property located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
872 Morton Street	17	02190000	16,238
Hopkins Street	17	02184000	17,865

in the Mattapan district of the City of Boston containing approximately 34,103 total square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions

<sup>1</sup> The nominee is to be a newly formed Massachusetts limited liability company. 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 restrictions as the Chief and Director of the Department of Neighborhood Development deems appropriate for proper redevelopment of this parcel; 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 a nominee comprised of principals from the Caribbean Integration Community Development, Inc. and Planning Office for Urban Affairs, Inc., which shall require the approval of the Commission for a vote of conveyance;

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.

Sincerely,  
Sheila A. Dillon  
Chief and Director