

# REVISED AGENDA

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2017 APR 12 AM 9:06  
BOSTON, MA

April 14, 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: 9:45 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 April 14, 2017 meeting:

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

**Conveyance to The Trust for Public Land:** Vacant land located at 11-15 and 19-21 Flint Street, Dorchester, Massachusetts.

### **Purchase Price: \$200**

Ward: 14  
Parcel Number: 03901000, 03902000  
Square Feet: 13,821  
DND Program: REMS Land Disposition  
Use: Urban Farm  
Estimated Total Development Cost: \$231,600  
Assessed Value Fiscal Year 2017: \$258,100  
Appraised Value: January 27, 2016: \$35,000  
RFP Issuance Date: July 27, 2015

That having duly advertised its intent to sell to The Trust for Public Land, a California corporation, with an address of 10 Milk Street, Suite 810, Boston, MA 02108, the vacant land located at 11-15 and 19-21 Flint Street (Ward 14, Parcel Numbers 03901000 and 03902000) in the Dorchester District of the City of Boston containing approximately 13,821 square feet of

land, for two consecutive weeks (April 11, 2016 and April 18, 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 March 16, 2016 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to The Trust for Public Land; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to The Trust for Public Land in consideration of Two Hundred Dollars (\$200.00).

**VOTE 2: Bernard Mayo, Project Manager, Real Estate Management and Sales**

**Conveyance to The Trust for Public Land:** Vacant land located at 131 Glenway Street, Dorchester, Massachusetts.

**Purchase Price: \$100**

Ward: 14  
Parcel Number: 02640000  
Square Feet: 11,443  
DND Program: REMS Land Disposition  
Use: Urban Farm  
Estimated Total Development Cost: \$101,300  
Assessed Value Fiscal Year 2017: \$160,400  
Appraised Value: January 27, 2016: \$30,000  
RFP Issuance Date: July 27, 2015

That having duly advertised its intent to sell to The Trust for Public Land, a California corporation, with an address of 10 Milk Street, Suite 810, Boston, MA 02108, the vacant land located at 131 Glenway Street (Ward 14, Parcel Number 02640000) in the Dorchester District of the City of Boston containing approximately 11,443 square feet of land, for two consecutive weeks (April 4, 2016 and April 11, 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 March 16, 2016 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to The Trust for Public Land; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to The Trust for Public Land in consideration of One Hundred Dollars (\$100.00).

**VOTE 3: James Smith, Senior Project Manager, Real Estate Management and Sales**

**Tentative Developer Designation and Intent to Sell to KCON Realty Trust:** Vacant land located at Tenean Street, Dorchester, Massachusetts.

**Purchase Price: \$71,150**

Ward: 16

Parcel Number: 02570000

Square Feet: 3,190

Use: Vacant Land Non-buildable

Assessed Value Fiscal Year 2017: \$33,500

Appraised Values: May 24, 2016 (\$64,000) and March 7, 2017 (\$67,000)

DND Program: REMS Land Disposition

RFP Issuance Date: December 19, 2016

That KCON Realty Trust, a realty trust, with an address at 15 Banton Street, Dorchester, MA 02124 to be tentatively designated as developer of the vacant land located at Tenean Street (Ward 16, Parcel Number 02570000) in the Dorchester District of the City of Boston containing approximately 3,190 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 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 KCON Realty Trust;

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 4: Jordan Deasy, Project Manager, Real Estate Management and Sales**

**Conveyance to The Trustees of Reservations:** Vacant land located at Windermere Road, Dorchester, Massachusetts.

**Purchase Price: \$100**

Ward: 13

Parcel Number: 01415000

Square Feet: 4,095

Use: Garden

Estimated Total Development Cost: \$315,652

Assessed Value Fiscal Year 2017: \$45,600

Appraised Value July 10, 2016: \$70,000  
DND Program: GrassRoots  
RFP Issuance Date: July 18, 2016

That having duly advertised its intent to sell to The Trustees of Reservations a Massachusetts non-profit corporation located at 572 Essex Street, Beverly, MA 01915, the vacant land located at Windermere Road (Ward 13, Parcel Number 01415000) in the Dorchester District of the City of Boston containing approximately 4,095 square feet of land, for two consecutive weeks (February 6, 2017 and February 13, 2017) 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 19, 2017, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to The Trustees of Reservations; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Trustees of Reservations in consideration of One Hundred Dollars (\$100.00).

**VOTE 5: Jordan Deasy, Project Manager, Real Estate and Management Sales**

**To Accept and Expend a grant from the Commonwealth of Massachusetts Department of Agricultural Resources:** To transform five (5) vacant parcels in Boston's Mattapan and Dorchester neighborhoods into safe and productive compact urban farms and honeybee sanctuaries that will bring new urban agricultural uses to underserved populations of the City.

**Grant Amount: \$40,000**

WHEREAS, the Commonwealth of Massachusetts Department of Agricultural Resources 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 \$40,000 to transform five (5) vacant parcels in Boston's Mattapan and Dorchester neighborhoods into safe and productive compact urban farms and honeybee sanctuaries that will bring new urban agricultural uses to underserved populations of the City; and

WHEREAS, the duration will be from the date of execution through June 30, 2017; 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 6: John Feuerbach, Senior Development Officer, Neighborhood Housing Development**

**Acceptance of a deed from the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency ("BPDA") to the City of Boston:** Various parcels located in Roxbury, Dorchester, and Mattapan, Massachusetts.

**Purchase Price: \$1.00**

Wards: 11, 12, 13, 14, 15, 17, and 18

Parcel Numbers: 00564000, 00565000, 00566000, 00567000, 00568000, 00569000, 00570000, 02831000, 00003000, 02393000, 01401000, 02526000, 00796000, 02828000, 03933000, and 00808000

Square Feet: 68,521 (total)

Use: Disposition and Development of Housing

DND Program: Neighborhood Housing

Pursuant to a vote of the Boston Redevelopment Authority on March 2, 2017, the Chief and Director of the Department of Neighborhood Development, acting by and through the authority of the Public Facilities Commission, be and hereby is authorized to accept from the Director of the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency ("BPDA"), a deed to the City of Boston in consideration of ONE DOLLAR (\$1.00), and all other documents deemed necessary, appropriate and approved as to form by the Corporation Counsel for the City of Boston, regarding vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
93-95 Marcella Street	11	00564000	3,450
97 Marcella Street	11	00565000	2,004
101 Marcella Street	11	00566000	2,132
105 Marcella Street	11	00567000	2,202
109 Marcella Street	11	00568000	2,172
113 Marcella Street	11	00569000	2,101
115 Marcella Street	11	00570000	3,000
436 Warren Street	12	02831000	11,060

26 West Cottage Street	13	00003000	2,000
52 Elmont Street	14	02393000	3,900
11 Chipman Street	17	01401000	2,470
85 Selden Street	17	02526000	6,078
30 Westville Street	15	00796000	11,407
0 Tucker Street	14	02828000	7,815
24 Leston Street	14	03933000	3,188
30 Mildred Avenue	18	00808000	3,542

in the Dorchester, Mattapan, and Roxbury Districts of the City of Boston containing approximately 68,521 total square feet of land; 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 and do all things necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

WHEREAS, the provisions of St.1909, C.486, s.31A (as appearing in St.1966, C.642, s.12) authorizes the Public Facilities Commission, without obtaining the consent of any other board or officer or further authority, in the name of the City, to acquire for any municipal purpose a fee simple absolute or any lesser interest in any land, public or private, within the limits of the City;

NOW, THEREFORE, BE IT VOTED: That the Chief and Director of the Department of Neighborhood Development be, and hereby is, authorized to accept, on behalf of the City of Boston, the aforementioned deed from the Boston Redevelopment Authority d/b/a BPDA, and record the same with the Suffolk County Registry of Deeds and place such property in its care, custody, management and control until further notice.

**VOTE 7: Christopher Rooney, Project Manager, Real Estate Management and Sales**

**Conveyance to Blue Hill Missionary Baptist Church, Inc.:** Vacant land located at 1260 Blue Hill Avenue, Mattapan, Massachusetts.

**Purchase Price: \$17,000**

Ward: 14  
Parcel Number: 04127000  
Square Feet: 6,000  
DND Program: REMS Land Disposition

Use: Off-Street Parking  
Estimated Total Development Cost: \$64,175  
Assessed Value Fiscal Year 2017: \$45,000  
Appraised Value: December 31, 2013: \$17,000  
RFP Issuance Date: June 23, 2014

That having duly advertised its intent to sell to Blue Hill Missionary Baptist Church, Inc., a Massachusetts non-profit corporation, with an address of 1258 Blue Hill Avenue, Mattapan, MA 02126, the vacant land located at 1260 Blue Hill Avenue (Ward 14, Parcel Number 04127000) in the Mattapan District of the City of Boston containing approximately 6,000 square feet of land, for two consecutive weeks (October 27, 2014 and November 3, 2014) 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, amended on September 17, 2015 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Blue Hill Missionary Baptist Church, Inc., and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Blue Hill Missionary Baptist Church, Inc. in consideration of Seventeen Thousand Dollars (\$17,000.00).

**VOTE 8: Thomas McKay, Housing Development Officer, Neighborhood Housing Development**

**Conveyance to CFHM Properties LLC:** Vacant land located at 15 Callender Street, 17 Callender Street, 21-23 Callender Street, 25-27 Callender Street, 29 Callender Street, 10-12 Tucker Street, and 14 Tucker Street, Dorchester, Massachusetts.

**Purchase Price: \$700**

Ward: 14  
Parcel Number: 02835000, 02836000, 02836001, 02837000, 02838000, 02949000, 02948000  
Square Feet: 30,735 (total)  
Use: New Construction – Housing  
Estimated Total Development Cost: \$2,259,407  
Assessed Value Fiscal Year 2017: \$205,600 (total)  
Appraised Value June 20, 2016: \$660,000 (total)  
DND Program: Neighborhood Housing  
RFP Issuance Date: June 20, 2016

That having duly advertised its intent to sell to CFHM Properties LLC, a Massachusetts limited liability company, with an address of 16 Rustlewood Road, West Roxbury, MA 02132, the vacant land located at 15 Callender Street, 17 Callender Street, 21-23 Callender Street, 25-27 Callender Street, 29 Callender Street, 10-12 Tucker Street, and 14 Tucker Street. (Ward 14, Parcel Numbers 02835000, 02836000, 02836001, 02837000, 02838000, 02949000, 02948000) in the Dorchester District of the City of Boston containing approximately 30,735 square feet of

land, for two consecutive weeks (November 7, 2016 and November 14, 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 October 5, 2016, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to CFHM Properties LLC; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to CFHM Properties LLC in consideration of Seven Hundred Dollars (\$700.00).

**VOTE 9: David West, Housing Development Officer, Neighborhood Housing Development**

**Amendment to the vote of May 6, 2015 to Extend the Tentative Designation and Intent to Sell period from 24 to 36 months to Jamaica Plain Neighborhood Development**

**Corporation:** Vacant land located at 9-11 Bromley Street, 13-17 Bromley Street, 19 Bromley Street, 21 Bromley Street, 58 New Heath Street, 60 New Heath Street, 62 New Heath Street, New Heath Street, 894-900 Parker Street and 908 Parker Street, Jamaica Plain, Massachusetts.

**Time Extension**

- 1) TD – 05/06/2015 through 05/06/2016 = 12 months
  - 2) TD extension for an additional 12 months 05/06/2016 through 05/06/2017 = 24 months
  - 3) TD extension for an additional 12 months 05/06/2017 through 05/06/2018 = 36 months
- TD total time is 36 months

Ward: 10

Parcel Numbers: 02458000, 02459000, 02460000, 02461000, 02471000, 02470000, 02469000, 02457000, 02468000, 02467000

Square Feet: 28,872 (total)

Use: Mixed use

Estimated Total Development Cost: \$17,219,937

Assessed Value Fiscal Year 2017: \$500,100

Appraised Value May 2016: \$2,750,000

DND Program: Neighborhood Housing

RFP Issuance Date: December 22, 2014

That the vote of this Commission at its meeting on May 6, 2015 and, thereafter, amended on July 20, 2016 regarding the tentative designation and intent to sell the vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
9-11 Bromley Street	10	02458000	2,515
13-17 Bromley Street	10	02459000	2,560
19 Bromley Street	10	02460000	2,400
21 Bromley Street	10	02461000	1,411
58 New Heath Street	10	02471000	1,763
60 New Heath Street	10	02470000	1,352



62 New Heath Street	10	02469000	3,092
New Heath Street	10	02457000	2,958
894-900 Parker Street	10	02468000	3,834
908 Parker Street	10	02467000	6,987

in the Jamaica Plain District of the City of Boston containing approximately 28,872 total square feet of land, to Jamaica Plain Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 31 Germania Street, Jamaica Plain, MA 02130; and

be, and hereby is amended as follows:

By deleting the figure and word: “24 months” and substituting in place thereof the following figure and word: “36 months” wherever such may appear.

Sincerely,

Sheila A. Dillon  
Chief and Director