



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

RECEIVED
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2017 JUL 18 A 9:26
BOSTON, MA

July 20, 2017

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: 9:45 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 July 20, 2017 meeting:

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

Conveyance to Cecilia Maya: Vacant land located at Wordsworth Street, East Boston, Massachusetts.

Purchase Price: \$5,700

Ward: 01
Parcel Number: 00557001
Square Feet: 486
DND Program: REMS Land Disposition
Use: Access to parking area
Assessed Value Fiscal Year 2017: \$5,700
Appraised Value: November 25, 2016: \$4,700
RFP Issuance Date: January 30, 2017

That having duly advertised its intent to sell to Cecilia Maya, an individual, with an address of 224 Arborway, Jamaica Plain, MA 02130, the vacant land located at Wordsworth Street (Ward 01, Parcel Number 00557001) in the East Boston District of the City of Boston containing



approximately 486 square feet of land, for two consecutive weeks (June 12, 2017 and June 19, 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 May 17, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Cecilia Maya; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Cecilia Maya in consideration of Five Thousand Seven Hundred Dollars (\$5,700).

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

Conveyance to Willow Ct, LLC: Vacant land located at Willow Court, Dorchester, Massachusetts.

Purchase Price: \$23,000

Ward: 07
Parcel Number: 03510000
Square Feet: 1,140
Future Use: Access to construction site and parking
Assessed Value Fiscal Year 2017: \$8,300
Appraised Value May 12, 2016: \$23,000
DND Program: REMS Land Disposition
RFP Issuance Date: January 30, 2017

That having duly advertised its intent to sell to Willow Ct, LLC, a Massachusetts limited liability company, with an address of 1451 Tremont Street, Boston, MA 02120, the vacant land located at Willow Court (Ward 07, Parcel Number 03510000) in the Dorchester District of the City of Boston containing approximately 1,140 square feet of land, for two consecutive weeks (June 12, 2017 and June 19, 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 May 17, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Willow Ct, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Willow Ct, LLC in consideration of Twenty Three Thousand Dollars (\$23,000).

VOTE 3: James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales

Conveyance to Dotave Ventures LLC: Vacant land located at Alger Street, South Boston, Massachusetts.

Purchase Price: \$147,000

Ward: 07
Parcel Number: 00028001
Square Feet: 5,896
Future Use: Off Street Parking
Assessed Value Fiscal Year 2017: \$64,900

Appraised Values: December 2, 2016 (\$118,000) and March 7, 2017 (\$147,000)
DND Program: REMS Land Disposition
RFP Issuance Date: December 19, 2016

That having duly advertised its intent to sell to Dotave Ventures LLC, a Massachusetts limited liability company, with an address of 699 Boylston Street, 10th Floor, Boston, MA 02116, the vacant land located at Alger Street (Ward 07, Parcel Number 00028001) in the South Boston District of the City of Boston containing approximately 5,896 square feet of land, for two consecutive weeks (July 10, 2017 and July 17, 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 May 17, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Dotave Ventures LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Dotave Ventures LLC in consideration of One Hundred Forty Seven Thousand Dollars (\$147,000).

VOTE 4: Thomas Gannon, Housing Development Officer, Neighborhood Housing Development

Conveyance to 206 WEST LLC¹: Vacant land located at 206-208 and 210-212 West Broadway, South Boston, Massachusetts.

Purchase Price: \$200

Ward: 06
Parcel Numbers: 00288000, 00287000
Square Feet: 3,983
Use: Mixed use
Estimated Total Development Cost: \$4,620,892
Assessed Value Fiscal Year 2017: \$150,000
Appraised Value October 22, 2016: \$598,000
DND Program: Neighborhood Housing
RFP Issuance Date: June 20, 2014

That having duly advertised its intent to sell to South Boston Neighborhood Development Corporation and Caritas Communities, Inc., Massachusetts non-profit corporations, with an address of 365 West Broadway, South Boston, MA 02127, the vacant land located at:

206-208 West Broadway, Ward:06 , Parcel: 00288000, Square Feet: 2,028

¹ South Boston Neighborhood Development Corporation and Caritas Communities, Inc. formed a new business entity on March 28, 2017 known as 206 WEST LLC, a Massachusetts limited liability company. This new entity provided a certificate of good standing from the Massachusetts Secretary of State. Also, the Department of Neighborhood Development (DND) provided a current Massachusetts Secretary of State summary sheet with this information. In addition, DND provided complete and current property affidavits (i.e. LOOPS forms) for Caritas Communities, Inc., South Boston Neighborhood Development Corporation and 206 WEST LLC.

210-212 West Broadway, Ward:06, Parcel: 00287000, Square Feet: 1,955

in the South Boston District of the City of Boston containing approximately 3,983 square feet of land, for two consecutive weeks (April 3, 2017 and April 10, 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 December 3, 2014, and, thereafter, amended on December 16, 2015 and December 15, 2016 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to 206 WEST LLC, a Massachusetts limited liability company, with an address of 356 West Broadway, South Boston, MA 02127; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to 206 WEST LLC in consideration of Two Hundred Dollars (\$200).

VOTE 5: John Feuerbach, Senior Development Officer, Neighborhood Housing Development

Purchase Price: \$2,500

Tentative Developer Designation and Intent to Sell to Boston Common Solutions, Inc.: Vacant land located at various parcels in Dorchester, Massachusetts.

Ward: 14

Parcel Numbers: Various

Square Feet: 128,402

Future Use: New Construction - Housing

Assessed Value Fiscal Year 2017: \$1,329,800 (total)

Appraised Values: June 20, 2016 and July 20, 2016: \$2,370,000 (total)

DND Program: Neighborhood Homes Initiative

RFP Issuance Date: March 20, 2017

That, having duly advertised a Request for Proposals to develop said properties, Boston Common Solutions, Inc., a Massachusetts corporation, with an address of 11 Lantern Lane, West Roxbury, MA 02132 be tentatively designated as developer of the vacant land located at:

105-107 Stratton Street, Ward: 14, Parcel: 03068000, Square Feet: 6,300

123 Stratton Street, Ward: 14, Parcel: 03071001, Square Feet: 2,935

127 Stratton Street, Ward: 14, Parcel: 03072000, Square Feet: 3,096

Stratton Street, Ward: 14, Parcel: 03073000, Square Feet: 856

26 Lyford Street, Ward: 14, Parcel: 03074000, Square Feet: 4,620

124 Callender Street, Ward: 14, Parcel: 03039000, Square Feet: 7,200

126 Callender Street, Ward: 14, Parcel: 03038000, Square Feet: 6,000

114-118 Floyd Street, Ward: 14, Parcel: 03081000, Square Feet: 10,400
133 Callender Street , Ward: 14, Parcel: 03079000, Square Feet: 4,500
137 Callender Street, Ward: 14, Parcel: 0308000, Square Feet: 5,001
17 Stratton Street, Ward: 14, Parcel: 03100000, Square Feet: 4,196
19 Stratton Street, Ward: 14, Parcel: 03101000, Square Feet: 4,197
21 Stratton Street, Ward: 14, Parcel: 03102000, Square Feet: 4,210
49 Stratton Street, Ward: 14, Parcel: 03111000, Square Feet: 4,863
17-19 Ashton Street, Ward: 14, Parcel: 03213000 Square Feet: 5,747
12 Ashton Street, Ward: 14, Parcel: 03188000 Square Feet: 4,900
Lucerne Street, Ward: 14, Parcel: 03509000, Square Feet: 4,435
93-95 Woodrow Avenue, Ward: 14, Parcel: 02999000, Square Feet: 3,750
97 Woodrow Avenue, Ward: 14, Parcel: 03000000, Square Feet: 2,600
82 Woodrow Avenue, Ward: 14, Parcel: 03695000, Square Feet: 6,652
86 Woodrow Avenue, Ward: 14, Parcel: 03694000, Square Feet: 6,628
Jones Avenue, Ward: 14, Parcel: 03709000, Square Feet: 6,346
9 Jones Avenue, Ward: 14, Parcel: 03710000, Square Feet: 6,422
23 Jones Avenue, Ward: 14, Parcel: 03714000, Square Feet: 6,337
27 Jones Avenue, Ward: 14, Parcel: 03715000, Square Feet: 6,211

in the Dorchester District of the City of Boston containing approximately 128,402 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 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 property to Boston Common Solutions, 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 6: Todd Lee, Senior Workforce and Policy Analyst, Mayor's Office of Workforce Development

To authorize the Economic Development and Industrial Corporation of Boston to enter into contracts with various service providers for youth, social services and adult literacy programs.

Grant Amount: \$2,677,399

WHEREAS, the Public Facilities Commission, by virtue of Section (3)(f)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts necessary or convenient for the exercise and fulfillment of the Commission's powers and by virtue of Section (3)(f)(ii) of Chapter 642 of the Acts of 1966, has the power and authority to delegate any of its powers or functions to any other department or officer, or authority of the City of Boston or to any other public body politic and corporate incurring expenses which the City appropriates money to defray and each such officer, authority and public body is hereby authorized and directed to accept such delegation and exercise the power and perform the function so delegated; and

WHEREAS, the Chief of the Economic Development and Industrial Corporation of Boston be, and hereby is, authorized to request from the Mayor, in the name and on behalf of the Public Facilities Commission, written authority to enter into contracts with various service providers for Youth and Social Services and Adult Literacy programs as shown on Exhibit A and attached hereto, which are being funded under the Community Development Block Grant Federal Fiscal Year 2017 in the amount of Two Million Six Hundred Seventy Seven Thousand Three Hundred Ninety Nine Dollars (\$2,677,399) for the period of July 1, 2017 through June 30, 2018; and to execute such contracts, subject to review and approval as to form by the City's Corporation Counsel inclusive of all terms representing final negotiations in the name and on behalf of the Chief of the Economic Development and Industrial Corporation of Boston, upon receipt of said written authority from the Mayor; and

NOW, THEREFORE, BE IT VOTED: That the Chief of the Economic Development and Industrial Corporation of Boston be, and hereby is, authorized to accept and exercise the delegated powers and perform said responsibilities in accordance with all required approvals and applicable laws.

Sincerely,

Sheila A. Dillon
Chief and Director