



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

October 26, 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 Department of Neighborhood Development agenda, be approved by the Commission at its October 26, 2017 meeting:

RECEIVED  
CITY CLERK'S OFFICE  
2017 OCT 23 P 3:34  
BOSTON, MA

**VOTE 1: John Feuerbach, Senior Development Officer, Neighborhood Housing Development**

**Amendment to the vote of October 5, 2016 to Extend the Tentative Designation and Intent to Sell period from 48 to 60 months to Sebastian Mariscal Studio, Inc.:** Vacant land located at 778, 780, 782, 784, 786, 788, 790, 792, 794, 796 Parker Street and 77 Terrace Street, Roxbury, Massachusetts.

**Time Extension**

- 1) TD – 11/07/2013 through 11/07/2014 = 12 months
- 2) TD for an additional 12 months 11/07/2014 through 11/07/2015 = 24 months
- 3) TD for an additional 12 months 11/07/2015 through 11/07/2016 = 36 months
- 4) TD for an additional 12 months 11/07/2016 through 11/07/2017 = 48 months
- 5) TD for an additional 12 months 11/07/2017 through 11/07/2018 = 60 months

Ward: 10

Parcel Numbers: 00437000, 00436000, 00435000, 00434000, 00433000, 00432000, 00431000, 00430000, 00429000, 00428000, and 00396000



Square Feet: 57,757 (total)  
Future Use: New Construction - Housing  
Estimated Total Development Cost: \$20,562,000  
Assessed Value Fiscal Year 2017: \$1,713,300 (total)  
Appraised Value October 10, 2012: \$990,000 (total)  
DND Program: Neighborhood Housing  
RFP Issuance Date: March 13, 2013

That the vote of this Commission at its meeting on November 7, 2013 and, thereafter, amended on November 5, 2014, November 19, 2015 and October 5, 2016 regarding the tentative designation and intent to sell the vacant land located at:

Address: 778 Parker Street, Ward: Parker Street, Parcel: 00437000, Square Feet: 2,174

Address: 780 Parker Street, Ward: 10, Parcel: 00436000, Square Feet: 2,200

Address: 782 Parker Street, Ward: 10, Parcel: 00435000, Square Feet: 2,204

Address: 784 Parker Street, Ward: 10, Parcel: 00434000, Square Feet: 2,394

Address: 786 Parker Street, Ward: 10, Parcel: 00433000, Square Feet: 2,577

Address: 788 Parker Street, Ward: 10, Parcel: 00432000, Square Feet: 2,901

Address: 790 Parker Street, Ward: 10, Parcel: 00431000, Square Feet: 2,926

Address: 792 Parker Street, Ward: 10, Parcel: 00430000, Square Feet: 3,817

Address: 794 Parker Street, Ward: 10, Parcel: 00429000, Square Feet: 5,526

Address: 796 Parker Street, Ward: 10, Parcel: 00428000, Square Feet: 2,738

Address: 77 Terrace Street, Ward: 10, Parcel: 00396000, Square Feet: 28,3000

in the Roxbury District of the City of Boston containing approximately 57,757 total square feet of land, to Sebastian Mariscal Studio, Inc., a Massachusetts corporation, with an address of 35 Medford Street, Suite 211, Somerville, MA 02143;

be, and hereby is amended as follows:

By deleting the figure and word: "48 months" and substituting in place thereof the following figure and word: "60 months" wherever such may appear.

**VOTE 2: Juan Morales, Project Manager, Real Estate Management and Sales**

**Conveyance to Carlos Castillo:** Land with building located at 29-31 Mt. Everett Street, Dorchester, Massachusetts.

**Purchase Price: \$45,000**

Ward: 15  
Parcel Number: 01974000  
Square Feet: 6,618  
Future Use: Rehabilitation - Housing  
Estimated Total Development Cost: \$310,500  
Assessed Value Fiscal Year 2017: \$182,300  
Appraised Value December 21, 2015: \$255,000  
DND Program: REMS Land Disposition  
RFP Issuance Date: March 28, 2016

That having duly advertised its intent to sell to Carlos Castillo, an individual with an address of 197 Hamilton Street, Dorchester, MA 02125, the land with building located at 29-31 Mt. Everett Street (Ward 15, Parcel Number 01974000) in the Dorchester District of the City of Boston containing approximately 6,618 square feet of land, for two consecutive weeks (September 26, 2016 and October 3, 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 August 18, 2016 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Carlos Castillo; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Carlos Castillo in consideration of Forty Five Thousand Dollars (\$45,000).

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

**Conveyance to Dudley Economic Empowerment Partners, Inc.:** Vacant land located at Ruskindale Road, Hyde Park, Massachusetts.

**Purchase Price: \$200**

Ward: 18  
Parcel Numbers: 03998000 and 03999000  
Square Feet: 7,200 (total)  
Future Use: New Construction - Housing  
Estimated Total Development Cost: \$423,835  
Assessed Value Fiscal Year 2017: \$37,900  
Appraised Value August 2, 2016: \$125,000  
DND Program: REMS Land Disposition  
RFP Issuance Date: August 15, 2016

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 Ruskindale Road (Ward 18, Parcel Numbers 03998000 and 03999000) in the Hyde Park District of the City of Boston containing approximately 7,200 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 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 Two Hundred Dollars (\$200).

Sincerely,

Sheila A. Dillon  
Chief and Director