



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

January 17, 2018

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: 9:30 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 January 17, 2018 meeting:

VOTE 1: Jordan Deasy, Project Manager, Real Estate Management and Sales

Tentative Developer Designation and Intent to Sell to We Grow Microgreens, LLC: Vacant land located at seven (7) unnumbered parcels on Manila Avenue, Hyde Park, Massachusetts.

Purchase Price: \$700

Ward: 18
Parcel Numbers: 12628000, 12629000, 12630000, 12631000, 12632000, 12633000, and 12634000
Square Feet: 35,190 (total)
Future Use: Urban Farm
Estimated Total Development Cost: \$314,104
Assessed Value Fiscal Year 2017: \$176,100 (total)
Appraised Value May 20, 2017: \$98,000 (total)
DND Program: GrassRoots
RFP Issuance Date: September 11, 2017

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That, having duly advertised a Request for Proposals to develop said properties, We Grow Microgreens, LLC, a Massachusetts limited liability corporation, with an address of 10 Weld Street, Roslindale, MA 02131 to be tentatively designated as developer of the vacant land located at:

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12628000, Square Feet: 4,975

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12629000, Square Feet: 4,925

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12630000, Square Feet: 5,500

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12631000, Square Feet: 4,500

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12632000, Square Feet: 4,800

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12633000, Square Feet: 5,740

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12634000, Square Feet: 4,750

in the Hyde Park District of the City of Boston containing approximately 35,190 total 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 We Grow Microgreens, 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 2: Thomas McKay, Housing Development Officer, Neighborhood Housing Development

Conveyance to Cote Village Limited Partnership: Vacant land located 820 Cummins Highway, Unnumbered parcel on Cummins Highway, 30-32 Regis Road and an Unnumbered parcel on Regis Road, Mattapan, Massachusetts.

Purchase Price: \$400

Ward: 18

Parcel Numbers: 01058000, 01091000, 01054000, and 01092000

Square Feet: 113,695 (total)

Future Use: Mixed Use

Estimated Total Development Cost: \$31,225,461
Assessed Value Fiscal Year 2017: \$1,326,400 (total)
Appraised Value April 22, 2016: \$1,700,000 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: June 30, 2014

That having duly advertised its intent to sell to Cote Village Limited Partnership, a Massachusetts limited partnership, with an address of 84 State Street, Suite 600, Boston, MA 02109, the vacant land located at:

820 Cummins Highway, Ward: 18, Parcel: 01058000, Square Feet: 40,166

Unnumbered Cummins Highway, Ward: 18, Parcel: 01091000, Square Feet: 10,366

30-32 Regis Road, Ward: 18, Parcel: 01054000, Square Feet: 56,913

Unnumbered Regis Road, Ward: 18, Parcel: 01092000, Square Feet: 6,250

in the Mattapan District of the City of Boston containing approximately 113,695 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, amended on November 16, 2016 and May 17, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Cote Village Limited Partnership; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Cote Village Limited Partnership in consideration of Four Hundred Dollars (\$400).

Sincerely,

Sheila A. Dillon
Chief and Director