



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

June 13, 2018

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 June 13, 2018 meeting:

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

**Amendment to the vote of November 16, 2016 to extend the Tentative Designation and Intent to Sell period from 24 to 37 months to Historic Boston Incorporated:** Land with building thereon located at 611 Columbia Road, Dorchester, Massachusetts.

**Time Extension**

- 1) TD – 05/21/2015 through 05/21/2016 = 12 months
  - 2) TD extension for an additional six (6) months 05/21/2016 through 11/21/2016 = 18 months
  - 3) TD extension for an additional six (6) months 11/16/2016 through 05/21/2017 = 24 months
  - 4) TD extension for an additional 13 months 05/21/2017 through 06/21/2018 = 37 months
- TD total time is 37 months

Ward: 07  
Parcel Number: 03999010  
Square Feet: 2,317  
Future Use: Bike shop/cafe  
Estimated Total Development Cost: \$1,452,050

RECEIVED  
CITY OF BOSTON OFFICE  
2018 JUN 11 A 8:41  
BOSTON, MA



Assessed Value Fiscal Year 2018: \$109,400  
Appraised Value May 16, 2016: \$50,000  
DND Program: REMS – Building Sales  
RFP Issuance Date: September 8, 2014

That the vote of this Commission at its meeting on May 21, 2015 and, thereafter, amended on June 15, 2016 and November 16, 2016 regarding the tentative designation and intent to sell the land with building thereon located at 611 Columbia Road (Ward: 07, Parcel: 03999010), in the Dorchester District of the City of Boston containing approximately 2,317 square feet of land, to Historic Boston Incorporated, a Massachusetts non-profit corporation, with an address of 20 Eustis Street, Roxbury, MA 02119;

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: “37 months” wherever such may appear.

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

**Conveyance to Historic Boston Incorporated:** Land with building located at 611 Columbia Road, Dorchester, Massachusetts.

**Purchase Price: \$100**

Ward: 07  
Parcel Number: 03999010  
Square Feet: 2,317  
Future Use: Bike shop/café  
Estimated Total Development Cost: \$1,452,050  
Assessed Value Fiscal Year 2018: \$109,400  
Appraised Value May 16, 2016: \$50,000  
DND Program: REMS - Building Sales  
RFP Issuance Date: September 8, 2014

That having duly advertised its intent to sell to Historic Boston Incorporated, a Massachusetts non-profit corporation, with an address of 20 Eustis Street, Roxbury, MA 02119, the land with building located at 611 Columbia Road (Ward: 07, Parcel: 03999010), in the Dorchester District of the City of Boston containing approximately 2,317 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 June 15, 2016 and November 16, 2016 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Historic Boston Incorporated; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Historic Boston Incorporated, in consideration of One Hundred Dollars (\$100).

**VOTE 3: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development Division**

**Amendment to the vote of June 21, 2017 to extend the Tentative Designation and Intent to Sell period from 12 to 18 months to Dream Development, LLC:** Vacant land located at 24 Westminister Avenue, Roxbury, Massachusetts.

- 1) TD – 06/21/2017 through 06/21/2018 = 12 months
- 2) TD extension for an additional six (6) months 06/21/2018 through 12/21/2018 = 18 months  
TD total time is 18 months

Ward: 11

Parcel Number: 01703000

Square Feet: 10,077

Future Use: New Construction - Housing

Estimated Total Development Cost: \$2,550,313

Assessed Value Fiscal Year 2018: \$177,500

Appraised Value June 27, 2016: \$115,000

DND Program: Neighborhood Housing

RFP Issuance Date: November 2, 2016

That the vote of this Commission at its meeting on June 21, 2017 regarding the tentative designation and intent to sell the vacant land located at 24 Westminister Avenue (Ward: 11, Parcel: 01703000), in the Roxbury District of the City of Boston containing approximately 10,077 square feet of land, to Dream Development, LLC, a Massachusetts limited liability company, with an address of 236 Huntington Avenue, Suite 303, Boston, MA 02115;

be, and hereby is amended as follows:

By deleting the figure and word: “12 months” and substituting in place thereof the following figure and word: “18 months” wherever such may appear.

**VOTE 4: Jonathan Spillane, Housing Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to Mission Hill Health Movement, Inc.:** Vacant land located at 6-8 Gore Street, Roxbury, Massachusetts.

**Purchase Price: \$100**

Ward: 10  
Parcel Number: 00468000  
Square Feet: 2,548  
Future Use: Garden  
Estimated Total Development Cost: \$76,491  
Assessed Value Fiscal Year 2018: \$178,700  
Appraised Value February 6, 2017: \$115,000  
DND Program: Neighborhood Housing  
RFP Issuance Date: March 13, 2017

That having duly advertised a Request for Proposals to develop said property, Mission Hill Health Movement Inc., a Massachusetts non-profit corporation, with an address of 1582 Tremont Street, Roxbury, MA 02119 be tentatively designated as developer of the vacant land located at 6-8 Gore Street (Ward: 10, Parcel: 00468000), in the Roxbury District of the City of Boston containing approximately 2,548 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 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 Mission Hill Health Movement, 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.

Sincerely,

Sheila A. Dillon  
Chief and Director