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

2018 NOV -9 A 8:40
BOSTON, MA

November 14, 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: 9:35 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 November 14, 2018 meeting:

VOTE 1: Neriliz Llenas, Project Manager, Real Estate Management and Sales Division

Conveyance to Cambridge Street Realty, LLC: Vacant land located at Humphreys Place, Dorchester, Massachusetts.

Purchase Price: \$2,500

Ward: 07
Parcel Number: 03670000
Square Feet: 330
Future Use: Side Yard
Assessed Value Fiscal Year 2018: \$1,300
Appraised Value March 12, 2018: \$2,500
DND Program: REMS – Land Disposition
RFP Issuance Date: June 11, 2018

That having duly advertised its intent to sell to Cambridge Street Realty, LLC, a Massachusetts limited liability company, with an address of 572 Freeport Street, Unit A, Dorchester, MA 02122, the vacant land located at Humphreys Place (Ward: 07, Parcel: 03670000), in the Dorchester District of the City of Boston containing approximately 330 square feet of land, for two



consecutive weeks (October 8, 2018 and October 15, 2018) 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 September 19, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Cambridge Street Realty, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Cambridge Street Realty, LLC, in consideration of Two Thousand Five Hundred Dollars (\$2,500).

VOTE 2: Neriliz Llenas, Project Manager, Real Estate Management and Sales Division

Conveyance to Michelle Fornabai: Vacant land located at 310 Warren Street, Roxbury, Massachusetts.

Purchase Price: \$30,000

Ward: 12
Parcel Number: 00777000
Square Feet: 1,923
Future Use: Landscape Space
Assessed Value Fiscal Year 2018: \$14,700
Appraised Value March 12, 2018: \$15,000
DND Program: REMS - Land Disposition
RFP Issuance Date: June 11, 2018

That having duly advertised its intent to sell to Michelle Fornabai, an individual, with an address of 324 Warren Street, Roxbury, MA 02119, the vacant land located at 310 Warren Street (Ward: 12, Parcel: 00777000), in the Roxbury District of the City of Boston containing approximately 1,923 square feet of land, for two consecutive weeks (October 8, 2018 and October 15, 2018) 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 September 19, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Michelle Fornabai; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Michelle Fornabai, in consideration of Thirty Thousand Dollars (\$30,000).

VOTE 3: Neriliz Llenas, Project Manager, Real Estate Management and Sales Division

Tentative Developer Designation and Intent to Sell to C. Pizzano & Son, Inc.: Vacant land located at 6 and 8 Fairbury Street, Dorchester, Massachusetts.

Purchase Price: \$27,050

Ward: 13
Parcel Numbers: 00404000 and 00403000
Square Feet: 2,116 (total)
Future Use: Commercial
Assessed Value Fiscal Year 2018: \$20,900 (total)
Appraised Value March 12, 2018: \$21,000 (total)
DND Program: REMS – Land Disposition
RFP Issuance Date: June 11, 2018

That, having duly advertised a Request for Proposals to develop said properties C. Pizzano & Son, Inc., a Massachusetts corporation, with an address of 286 Columbus Avenue, Boston, MA 02116 be tentatively designated as developer of the vacant land located at 6 and 8 Fairbury Street (Ward: 13, Parcels: 00404000 and 00403000), in the Dorchester District of the City of Boston containing approximately 2,116 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 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 properties to C. Pizzano & Son, Inc.;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties 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: Jonathan Spillane, Housing Development Officer, Neighborhood Housing Development Division

Amendment to the Vote of December 13, 2017 to extend the Tentative Designation and Intent to Sell period from 12 to 16 months to Terrace Bravo, LLC: Vacant land located at 40-42 Terrace Street and 132 Terrace Street, Roxbury, Massachusetts.

Time Extension

- 1) TD – 12/13/2017 through 12/13/2018 = 12 months
 - 2) TD extension for an additional 4 months 12/13/2018 through 04/13/2019 = 16 months
- TD total time is 16 months

Ward: 10
Parcel Numbers: 00387000 and 00367000
Square Feet: 4,090 (total)
Future Use: New Construction - Housing
Estimated Total Development Cost: \$4,960,292
Assessed Value Fiscal Year 2017: \$81,700 (total)
Appraised Value February 6, 2017: \$81,820 (total)

DND Program: Neighborhood Housing
RFP Issuance Date: March 17, 2017

That the vote of this Commission at its meeting on December 13, 2017 regarding the tentative designation and intent to sell the vacant land located at 40-42 Terrace Street and 132 Terrace Street (Ward: 10, Parcels: 00387000 and 00367000), in the Roxbury District of the City of Boston containing approximately 4,090 total square feet of land, to Terrace Bravo, LLC, a Massachusetts limited liability company, with an address of 1683 Cambridge Street, Cambridge, MA 02138;

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: “16 months”;

And, also, by deleting the figures and words “1683 Cambridge Street, Cambridge, MA 02138” and substituting in place thereof the following figures and words: “14 Arrow Street, Unit 22, Cambridge, MA 02138” wherever such may appear.

Sincerely,

Sheila A. Dillon
Chief and Director