



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

THOMAS M. MENINO, MAYOR
EVELYN FRIEDMAN, CHIEF AND DIRECTOR

Patrick Harrington, Chairman
Michael Hatfield, Commissioner
John Walsh, Commissioner

March 24, 2011

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2011 MAR 22 P 1:31
BOSTON, MA

Public Facilities Commission
26 Court Street
Boston, MA 02108

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its March 24, 2011 meeting:

VOTE 1
Bernard
Mayo

AMENDMENT TO THE VOTE OF SEPTEMBER 24, 2009 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 18 TO 24 MONTHS TO FRANK W. GAZZOLA: Vacant land at various parcels located on Yeoman Street and Hamden Street, Roxbury.

Time
Extension
Purchase
Price
\$31,000.00

- 1) TD – 9.24.09 through 9.24.10 = 12 months
- 2) TD extension for an additional 6 months – 9.24.10 through 3.24.11 (expires) = 18 months
- 3) TD extension for an additional 6 months – 3.24.11 through 9.24.11 (expires) = 24 months

TD total time 24 months

Ward: 08
Parcel Numbers: Various
Square Feet: 10,429 (total)

Use: Commercial
Estimated Total Development Cost: \$194,955.00
Assessed Value: \$62,300.00 (total)
Appraisal Value: N/A
DND Program: REMS-Land Disposition
RFP Date: 2/2/2009

VOTE 2
Bernard
Mayo

TENTATIVE DESIGNATION AND INTENT TO SELL TO LOUIS RANELLI II, TRUSTEE OF RANELLI FAMILY IRREVOCABLE TRUST: Vacant land located at Chapel Place, Boston.

Purchase
Price
\$35,100.00



Ward: 03
Parcel Number: 01616000
Square Feet: 400

Use: Off Street Parking
Estimated Total Development Cost: N/A
Assessed Value: \$138,300.00
Appraisal Value: \$70,000.00
DND Program: REMS Land Disposition
RFP Date: 09/27/2010

VOTE 3
Chris
Rooney

CONVEYANCE TO ASHMONT COUNSELING ASSOCIATES, LLC:
Land with building thereon located at 567 Talbot Avenue, Unit 20, Dorchester.

Purchase
Price
\$33,000.00

Ward: 17
Parcel Number: 04947038
Square Feet: 975

Use: Commercial
Estimated Total Development Cost: \$77,866.00
Assessed Value: \$139,500.00
Appraisal Value: \$130,000.00
DND Program: REMS-Building Sales
RFP Date: 04/05/2010

VOTE 4
Muammar
Hermanstyne

TENTATIVE DESIGNATION AND INTENT TO SELL TO DANIEL A. MORIARTY: Land with building thereon located at 4-6 Wellesley Park, Dorchester.

Purchase
Price
\$380,000.00

Ward: 17
Parcel Number: 02475000
Square Feet: 5,700

Use: Primary Residence
Estimated Total Development Cost: \$ 443,963.00
Assessed Value: \$687,000.00
Appraisal Value: \$390,000.00
DND Program: Foreclosed Home Sales
RFP Date: 11/22/2010

VOTE 5
Muammar
Hermanstyne

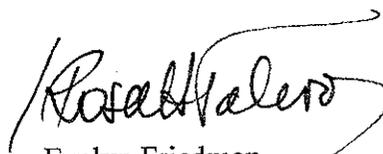
TENTATIVE DESIGNATION AND INTENT TO SELL TO MARGARET R. KORNEGAY: Land with building thereon located at 6 Selden Street, Dorchester.

Purchase
Price
\$170,970.00

Ward: 17
Parcel Number: 02662001
Square Feet: 3,315

Use: Primary Residence
Estimated Total Development Cost: \$ 222,473.00
Assessed Value: \$209,400.00
Appraisal Value: \$180,000.00
DND Program: Foreclosed Home Sales
RFP Date: 11/22/2010

Sincerely,



Evelyn Friedman
Chief and Director

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION
MARCH 24, 2011**

VOTE 1: That the vote of this Commission at its meeting on September 24, 2009 and, thereafter, amended on September 9, 2010 regarding the tentative designation and intent to sell the vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL ID</u>	<u>LOT SIZE</u>
58 Yeoman Street	08	02150000	1,706
60 Yeoman Street	08	02149000	1,706
64 Yeoman Street	08	02148000	1,711
66-68 Yeoman Street	08	02147000	1,700
109-115 Hampden Street	08	02181000	3,606

in the Roxbury District of the City of Boston containing approximately 10,429 square feet of land to Frank W. Gazzola with an address of 200 Plympton Road, Plymouth, MA 02360 (or nominee)

be, and hereby is amended as follows:

by deleting the word and figure: "18 months" and substituting in place thereof the following word and figure: "24 months" wherever such may appear.

VOTE 2: That Louis Ranelli II, Trustee of Ranelli Family Irrevocable Trust, under Declaration of Trust, dated December 28, 1989 and recorded with Suffolk County Registry of Deeds in Book 16028, Page 318, with an address of 1 Hickory Lane, Saugus, MA 01906 be tentatively designated as developer of the vacant land located at Chapel Place (Ward 03, Parcel Number 01616000) in the City of Boston containing approximately 400 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 and staff deem appropriate for proper redevelopment of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12) that it is the intent of this Commission to sell the aforementioned property to Louis Ranelli II, Trustee of Ranelli Family Irrevocable Trust, or a nominee to be approved by the Director;

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.

VOTE 3: That having duly advertised its intent to sell to Ashmont Counseling Associates, LLC, a Massachusetts limited liability company, with an address of 172 Ashmont Street, Dorchester, MA 02124, the land with building thereon located at 567 Talbot Avenue, Unit 20 (Ward 17, Parcel Number 04947038) in the Dorchester District of the City of Boston containing approximately 975 square feet of land, for two consecutive weeks (February 7, 2011 and February 14, 2011) in accordance with the provisions of St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, § 12), the Public Facilities Commission, pursuant to its vote of August 12, 2010 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Ashmont Counseling Associates, LLC; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Ashmont Counseling Associates, LLC, or a nominee to be approved by the Director in consideration of THIRTY THREE THOUSAND DOLLARS (\$33,000.00).

VOTE 4: That Daniel A. Moriarty, an individual, with an address of 7 Sawyer Avenue, Dorchester, MA 02125 be tentatively designated as developer of the land with building thereon located at 4-6 Wellesley Park (Ward 17, Parcel Number 02475000) in the Dorchester District of the City of Boston containing approximately 5,700 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 and staff deem appropriate for proper redevelopment of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12) that it is the intent of this Commission to sell the aforementioned property to Daniel A. Moriarty, or a nominee to be approved by the Director;

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.

VOTE 5: That Margaret R. Kornegay, an individual, with an address of 110 Waumbeck Street, Apartment No. 1, Dorchester MA 02121 be tentatively designated as developer of the land with building thereon located at 6 Selden Street (Ward 17, Parcel Number 02662001) in the Dorchester District of the City of Boston containing approximately 3,315 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 and staff deem appropriate for proper redevelopment of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12) that it is the intent of this

Commission to sell the aforementioned property to Margaret R. Kornegay or a nominee to be approved by the Director;

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.