



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

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

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

April 14, 2011

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 April 14, 2011 meeting:

VOTE 1	RESCISSION OF THE VOTE OF JUNE 24, 2010: ACCEPTANCE OF A DEED FROM THE BOSTON REDEVELOPMENT AUTHORITY: Land with building thereon located at 51 Homes Avenue, Dorchester.	Rescission Purchase Price \$276,000.00
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Ward: 15
Parcel Number: 01024000
Square Feet: 3,550

Use: Rehabilitation – Housing
Estimated Total Development Cost: \$366,200.00
Assessed Value: \$203,300.00
Appraisal Value: \$240,000.00
DND Program: Foreclosure Intervention

VOTE 2	TRANSFER OF THE LAND WITH BUILDING THEREON LOCATED AT 374-398 BUNKER HILL STREET, CHARLESTOWN FROM THE PUBLIC FACILITIES COMMISSION TO THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT.	Transfer
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Ward: 02
Parcel Number: 01186000
Square Feet: 47,567

Use: Rehabilitation – Housing
Estimated Total Development Cost: N/A
Assessed Value: \$26,715,500.00
Appraisal Value: N/A
DND Program: REMS – Building Sales



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26 COURT STREET

BOSTON, MA 02108

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Public Facilities Commission Meeting DND Agenda April 14, 2011



EQUAL HOUSING
OPPORTUNITY

VOTE 3
Bernard
Mayo

CONVEYANCE TO ACTION FOR BOSTON COMMUNITY DEVELOPMENT REAL ESTATE CORPORATION: Vacant land located on Rockland Avenue, Roxbury.

Purchase Price
\$100.00

Ward:12
Parcel Number: 00693000
Square Feet: 2,686

Use: Off Street Parking
Estimated Total Development Cost: \$34,574.00
Assessed Value: \$65,900.00
Appraisal Value: None
DND Program: Real Estate Development Initiative
RFP Date: 06/01/2010

VOTE 4
Bernard
Mayo

CONVEYANCE TO LIFE FOCUS CENTER OF CHARLESTOWN, INC.: Vacant land located at City Square, Charlestown.

Purchase Price
\$1,000.00

Ward: 02
Parcel Number: 03627020
Square Feet:1,811

Use: Veterans Memorial Park
Estimated Total Development Cost: \$101,896.00
Assessed Value: \$70,600.00
Appraisal Estimate: N/A
DND Program: REMS-Land Disposition
RFP Date: 4/12/2010

VOTE 5
Sileshi
Mersha

CONVEYANCE TO JOSE C. GOMES: Land with building thereon located at 34 Wayland Street, Dorchester.

Purchase Price
\$199,800.00

Ward: 13
Parcel Number: 00920000
Square Feet: 3,521

Use: Primary Residence
Estimated Total Development Cost: \$233,260.00
Assessed Value: No assessment for a 3 family structure
Appraisal Value: \$300,000.00
DND Program: Foreclosed Home Sales
RFP Date: 6/14/2010

VOTE 6
Sileshi
Mersha

RESCISSION OF THE VOTE OF JANUARY 13, 2011: TENTATIVE DESIGNATION AND INTENT TO SELL TO ANDREA DACOSTA: Land with building thereon located at 30 Ashton Street, Dorchester.

Rescission Purchase Price
\$86,146.00

Ward: 14
Parcel Number: 03236060
Square Feet: 2,120

Use: Primary Residence
Estimated Total Development Cost: \$113,331.00
Assessed Value: \$179,600.00
Appraisal Estimate: \$145,000.00
DND Program: Foreclosed Home Sales
RFP Date: 10/04/2010

VOTE 7
Sileshi
Mersha

TENTATIVE DESIGNATION AND INTENT TO SELL TO ZULMA I. ORTIZ AND VICTOR ORTIZ: Land with building thereon located at 30 Ashton Street, Dorchester.

Purchase Price
\$86,146.00

Ward: 14
Parcel Number: 03236060
Square Feet: 2,120

Use: Primary Residence
Estimated Total Development Cost: \$113,331.00
Assessed Value: \$179,600.00
Appraisal Estimate: \$145,000.00
DND Program: Foreclosed Home Sales
RFP Date: 10/04/2010

VOTE 8
William
Epperson

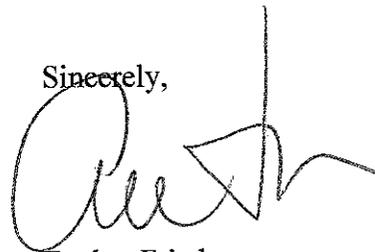
CONVEYANCE TO HMB LLC: Land with building thereon located at 12 Wildwood Street, Dorchester.

Purchase Price
\$200,000.00

Ward: 14
Parcel Number: 03418000
Square Feet: 6,153

Use: Rehabilitation-Housing
Estimated Total Development Cost: \$630,912.00
Assessed Value: \$315,100.00
Appraisal Value: \$250,000.00
DND Program: Foreclosure Intervention
RFP Date: 11/15/2010

Sincerely,



Evelyn Friedman
Chief and Director

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION
APRIL 14, 2011**

VOTE 1: That the vote of this Commission at its meeting on June 24, 2010, which provides as follows:

The Director of the Department of Neighborhood Development, acting by and through the Public Facilities Commission, be and she hereby is, authorized upon and after the adoption of the relevant vote by the Boston Redevelopment Authority, to accept a deed from the Boston Redevelopment Authority to the City of Boston, and all other documents deemed necessary and appropriate, approved by the Legal Director of the Department of Neighborhood Development, and in a form approved by Corporation Counsel for the City of Boston, regarding the land with the building thereon located at 51 Homes Avenue, in the Dorchester District of the City of Boston (Ward 15, Parcel Number 01024000), containing 3,550 square feet of land in consideration of TWO HUNDRED SEVENTY SIX THOUSAND DOLLARS (\$276,000.00).

WHEREAS, the Public Facilities Commission, by virtue of Section (3)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts necessary or convenient for the exercise and fulfillment of the Commission's powers and by virtue of Section 3(ii) of Chapter 642 of the Acts of 1966, has the power and authority to delegate any of its powers or functions to any other department or officer, board, commission or authority of the City of Boston:

NOW THEREFORE BE IT VOTED: That the Director of the Department of Neighborhood Development be, and she hereby is, authorized to accept the aforementioned deed from the Boston Redevelopment Authority;

be, and hereby is rescinded in its entirety.

VOTE 2: WHEREAS, on March 3, 2010 the Boston City Council accepted that the Trustees of the Boston Public Library (Trustees) on November 17, 2009 voted to donate approximately 47,567 square feet of land and building known as the Charlestown Service Building located at 374-398 Bunker Hill Street, (Ward 02, Parcel Number 01186000) Charlestown, MA 02129 because such was no longer needed by the Boston Public Library; and

WHEREAS, on March 3, 2010 the Boston City Council did Order to transfer said property to the care, custody, management and control to the Public Facilities Commission; and

WHEREAS, said Order was approved by the City Clerk, Corporation Counsel and the Mayor; and

WHEREAS, subject to the approval of the Mayor under the provisions of St.1909, C.486, s.31A (as appearing in St.1966, C.642, s.12) that said property, be and the same hereby is, transferred from the care, custody, management and control of the Public Facilities Commission to the care, custody, management and control of the Department of Neighborhood Development; and

NOW, THEREFORE BE IT 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 applicable provisions of Chapter 642 of the Acts of 1966.

VOTE 3: That having duly advertised its intent to sell to Action for Boston Community Development, Inc., a Massachusetts non-profit corporation, with an address of 178 Tremont Street, Boston, MA 02111, the vacant land located at Rockland Avenue (Ward 12, Parcel Number 00693000) in the Roxbury District of the City of Boston containing approximately 2,686 square feet of land, for two consecutive weeks (September 13, 2010 and September 20, 2010) 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 26, 2010 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Action for Boston Community Development Real Estate Corporation, as approved by the Director; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Action for Boston Community Development Real Estate Corporation, or a nominee to be approved by the Director, in consideration of ONE HUNDRED DOLLARS (\$100.00).

VOTE 4: That having duly advertised its intent to sell to Life Focus Center of Charlestown, Inc., a Massachusetts non-profit corporation, with an address of One City Square, Charlestown, MA 02129, the vacant land located at City Square (Ward 02, Parcel Number 03627020) in the Charlestown District of the City of Boston containing approximately 1,811 square feet of land, for two consecutive weeks (September 27, 2010 and October 4, 2010) 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 September 9, 2010 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Life Focus Center of Charlestown, Inc.; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Life Focus Center of Charlestown, Inc., or a nominee to be approved by the Director, in consideration of ONE THOUSAND DOLLARS (\$1,000.00).

VOTE 5: That having duly advertised its intent to sell to Iolanda Depina and Jose C. Gomes, joint tenants, with an address of 429 Old Colony Avenue # 418, South Boston, MA 02127, the land with building thereon located at 34 Wayland Street (Ward 13, Parcel Number 00920000) in the Dorchester District of the City of Boston containing approximately 3,521 square feet of land, for two consecutive weeks (December 13, 2010 and December 20, 2010) 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 September 9, 2010 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Jose C. Gomes, as an individual, with an address of 64 Dix Street, Apartment No. 3, Dorchester, MA 02122, as approved by the Director; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Jose C. Gomes, or a nominee to be approved by the Director, in consideration of ONE HUNDRED NINETY NINE THOUSAND EIGHT HUNDRED DOLLARS (\$199,800.00).

VOTE 6: That the vote of this Commission at its meeting on January 13, 2011, which provides as follows:

That Andrea Dacosta, an individual with an address of 4 Montrose Street, Roxbury, MA 02119 be tentatively designated as developer of the land with building thereon located at 30 Ashton Street (Ward 14, Parcel Number 03236060) in the Dorchester District of the City of Boston containing approximately 2,120 square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions 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 Andrea Dacosta 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;

be, and hereby is rescinded in its entirety.

VOTE 7: That Zulma I. Ortiz and Victor Ortiz, husband and wife, tenants by the entirety, with an address of 26 Quincy Street, No. 2, Dorchester, MA 02121 be tentatively designated as developer of the land with building thereon located at 30 Ashton Street (Ward 14, Parcel Number 03236060) in the Dorchester District of the City of Boston containing approximately 2,120 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 Zulma I. Ortiz and Victor Ortiz, 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 applicable provisions of Chapter 642 of the Acts of 1966.

VOTE 8: That having duly advertised its intent to sell to HMB LLC, a Massachusetts limited liability company, with an address of 195 Ashmont Street, Suite B1, Dorchester, MA 02124, the land with building thereon located at 12 Wildwood Street (Ward 14, Parcel Number 03418000) in the Dorchester District of the City of Boston containing approximately 6,153 square feet of land, for two consecutive weeks (March 14, 2011 and March 21, 2011) in accordance with the provisions of St. 1909, c.486, s.31B (as appearing in St.1966, c.642, s.12), the Public Facilities Commission, pursuant to its vote of February 24, 2011 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to HMB LLC; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to HMB LLC, or a nominee to be approved by the Director, in consideration of TWO HUNDRED THOUSAND DOLLARS (\$200,000.00).