



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

THOMAS M. MENINO, MAYOR

EVELYN FRIEDMAN, CHIEF AND DIRECTOR

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

May 12, 2011

Public Facilities Commission
26 Court Street
Boston, MA 02108

RECEIVED
CITY CLERK'S OFFICE
2011 MAY 10 P 12:58
BOSTON, MA

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its May 12, 2011 meeting:

VOTE 1 Chris Rooney	CONVEYANCE TO MELISSA TYLER: Land with building thereon located at 154 Maverick Street, East Boston.	Purchase Price \$100.00
--	---	--

Ward: 01
Parcel Number: 03868000
Square Feet: 4,121

Use: Mixed Use - Rehabilitation
Estimated Total Development Cost: \$1,228,977.00
Assessed Value: \$662,500.00
Appraisal Value: \$800,000.00
DND Program: REMS – Building Sales
RFP Date: 9/4/2007

VOTE 2 Chris Rooney	TENTATIVE DESIGNATION AND INTENT TO SELL TO JAMES O'DONOGHUE: Vacant land located at 170 Bolton Street, South Boston.	Purchase Price \$27,000.00
--	--	---

Ward: 06
Parcel Number: 01550000
Square Feet: 1,249

Use: New Construction - Housing
Estimated Total Development Cost: \$345,905.00
Assessed Value: \$17,900.00
Appraisal Value: N/A
DND Program: REMS – Land Disposition
RFP Date: 9/27/2010



VOTE 3 **TO ACCEPT AND EXPEND A GRANT FROM THE MASSACHUSETTS** **\$150,000.00**
Elizabeth **INTERAGENCY COUNCIL ON HOUSING AND HOMELESSNESS**
Doyle **THROUGH THE DEPARTMENT OF HOUSING AND COMMUNITY**
DEVELOPMENT OF THE COMMONWEALTH OF MASSACHUSETTS: The
grant enables DND to continue to provide funding to the Home to Stay Program and
the Dudley Diversion Program to prevent homelessness.

VOTE 4 **AMENDMENT TO THE VOTE OF JULY 22, 2010 TO EXTEND THE** **Purchase**
Jed **TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 12** **Price**
Baumwell **TO 24 MONTHS TO MISSION HILL NEIGHBORHOOD HOUSING** **\$201.00**
SERVICES, INCORPORATED: Vacant land located at 28-30 Gurney Street and
36 Gurney Street, Roxbury.

1. TD – 7/22/2010 through 7/22/2011 = 12 months
2. TD extension for an additional 12 months – 7/22/2011 through 7/22/2012 (expires) = 24 months

TD total time 24 months

Ward: 9

Parcel Numbers: 02922000 and 02923000

Square Feet: 4,500 (total)

Use: New Construction - Housing

Estimated Total Development Cost: \$10,428,169.00

Assessed Value: \$69,400.00

Appraisal Value: N/A

DND Program: Real Estate Development Initiative

RFP Date: 4/5/2010

VOTE 5 **AMENDMENT TO THE VOTE OF AUGUST 26, 2010 TO EXTEND THE** **Purchase**
Jed **TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 12** **Price**
Baumwell **TO 24 MONTHS TO DORCHESTER BAY ECONOMIC DEVELOPMENT** **\$400.00**
CORPORATION: Land with building thereon located at 222-224 Quincy Street,
and vacant land at 223 Quincy Street, Quincy Street and Magnolia Street, Dorchester.

1. TD – 8/26/2010 through 8/26/2011 = 12 months
2. TD extension for an additional 12 months – 8/26/2011 through 8/26/2012 (expires) = 24 months

TD total time 24 months

Wards: 13 and 14

Parcel Numbers: Various

Square Feet: 35,086 (total)

Use: New Construction - Housing

Estimated Total Development Cost: \$17,266,389.00 (total)

Assessed Value: \$540,800.00 (total)

Appraisal Value: N/A

DND Program: Neighborhood Housing
RFP Date: 6/14/2010

VOTE 6
William
Epperson

TENTATIVE DESIGNATION AND INTENT TO SELL TO DB
NEIGHBORHOOD HOMES LLC: Land with buildings thereon located at
15 Raven Street, 17 Ramsey Street and 16 Folsom Street, Dorchester, MA.

Purchase
Price
\$518,655.00

Wards: 07 and 13
Parcel Numbers: 03890010, 03080000 and 00224000
Square Feet: 6,433 (total)

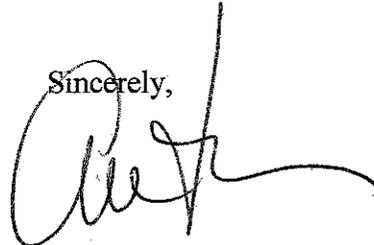
Use: Rehabilitation - Housing
Estimated Total Development Cost: \$1,750,794.00 (total)
Assessed Value: \$791,500.00 (total)
Appraisal Value: \$655,000.00
DND Program: Foreclosure Intervention
RFP Date: 9/27/2010

VOTE 7
Maureen
Cleary

TO ACCEPT AND EXPEND A GRANT FROM THE COMMONWEALTH OF
MASSACHUSETTS OFFICE OF THE COMMISSIONER OF BANKS: The
grant enables DND to continue to provide regional foreclosure prevention services.

\$34,540.00

Sincerely,



Evelyn Friedman
Chief and Director

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION
MAY 12, 2011**

VOTE 1: That having duly advertised its intent to sell to Melissa Tyler, an individual, with an address of 100 Marginal Street, East Boston, MA 02128, the land with building thereon located at 154 Maverick Street (Ward 01, Parcel Number 03868000) in the East Boston District of the City of Boston containing approximately 4,121 square feet of land, for two consecutive weeks (June 16, 2008 and June 23, 2008) 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 April 22, 2010 , and, thereafter, amended by votes on April 22, 2010, November 25, 2009 and May 14, 2009 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Melissa Tyler, and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Melissa Tyler, or a nominee to be approved by the Director, in consideration of ONE HUNDRED DOLLARS (\$100.00).

VOTE 2: That James O'Donoghue, an individual, with an address of 35 H Street, South Boston, MA 02127 be tentatively designated as developer of the land located at 170 Bolton Street (Ward 06, Parcel Number 01550000) in the South Boston District of the City of Boston containing approximately 1,249 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 James O'Donoghue, 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 3: WHEREAS, the Massachusetts Interagency Council on Housing and Homelessness through the Department of Housing and Community Development of the Commonwealth of Massachusetts has awarded a grant to the City of Boston's Department of Neighborhood Development, acting by and through the Public Facilities Commission, in an amount not to exceed \$150,000.00 for its Neighborhood Housing Division to continue to provide funding to the Home to

Stay Program and the Dudley Diversion Program to prevent homelessness; and

WHEREAS, the duration of the contract will be from February 1, 2011 to June 30, 2011; and

WHEREAS, the Public Facilities Commission, by virtue of the authority contained in Section 3(f)(i) of Chapter 642 of the Acts of 1966 has the power and authority to accept grants, gifts and other aid from the Federal Government or any agency thereof, the Commonwealth or any agency or authority thereof, or any charitable foundation, private corporation or individual, and to expend the same without appropriation; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section 3(f)(ii) of Chapter 642 of the Acts of 1966 has the authority to delegate any of its powers or functions to any other department or officer of the City of Boston and such officer or department is authorized and directed to accept such delegation and exercise the power and perform the function so delegated; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts and instruments necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

NOW THEREFORE BE IT VOTED: That the Director of the Department of Neighborhood Development be, and hereby is, authorized to accept the above referenced grant and expend such funds, without further appropriation for the aforementioned purposes.

VOTE 4: That the vote of this Commission at its meeting on July 22, 2010 regarding the tentative designation and intent to sell the vacant land located at 28-30 Gurney Street and 36 Gurney Street (Ward 09, Parcel numbers 02922000 and 02923000) in the Roxbury District of the City of Boston containing approximately 4,500 total square feet of land to Mission Hill Neighborhood Housing Services Incorporated, with an address of 1620 Tremont Street, Roxbury, MA 02120, (or a nominee)

be, and hereby is amended as follows:

by deleting the word and figure "12 months" and substituting in place thereof the following word and figure "24 months" wherever such may appear.

VOTE 5: That the vote of this Commission at its meeting on August 26, 2010 regarding the tentative designation and intent to sell the land with building thereon located at

<u>Address</u>	<u>Ward/Parcel</u>	<u>Square Feet</u>
222-224 Quincy Street	13/00944000	19,330

and vacant land located at

<u>Address</u>	<u>Ward/Parcel</u>	<u>Square Feet</u>
223 Quincy Street,	14/00152000	5,859
Quincy Street	14/00153000	6,266
Magnolia Street	13/00941000	6,221

in the Dorchester District of the City of Boston containing approximately 35,086 total square feet of land to Dorchester Bay Economic Development Corporation with an address of 594 Columbia Road, Dorchester, MA 02125, (or a nominee)

be, and hereby is amended as follows:

by deleting the word and figure "12 months" and substituting in place thereof the following word and figure "24 months" wherever such may appear.

VOTE 6: That DB Neighborhood Homes LLC, a limited liability company, with an address of 594 Columbia Road, Dorchester, MA 02125 be tentatively designated as developer of the land with buildings thereon located at

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL ID</u>	<u>LOT SIZE</u>
17 Ramsey Street	07	03890010	1,565
15 Raven Street	13	03080000	2,244
16 Folsom Street	13	00224000	2,624

in the Dorchester District of the City of Boston containing approximately 6,433 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 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 DB Neighborhood Homes LLC, 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 7: WHEREAS, the Commonwealth of Massachusetts Office of the Commissioner of Banks has awarded a grant to the City of Boston's Department of Neighborhood Development, acting by and through the Public Facilities Commission, in an amount not to exceed \$34,540.00, for its Homebuyer Services Division. The funds provided will pay staff salaries of the non-profit agencies contracted to continue to provide regional foreclosure prevention counseling services to Boston homeowners; and

WHEREAS, the duration of the contract will be from January 1, 2011 to December 31, 2011; and

WHEREAS, the Public Facilities Commission, by virtue of the authority contained in Section 3(f)(i) of Chapter 642 of the Acts of 1966 has the power and authority to accept grants, gifts and other aid from the Federal Government or any agency thereof, the Commonwealth or any agency or authority thereof, or any charitable foundation, private corporation or individual, and to expend the same without appropriation; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section 3(f)(ii) of Chapter 642 of the Acts of 1966 has the authority to delegate any of its powers or functions to any other department or officer of the City of Boston and such officer or department is authorized and directed to accept such delegation and exercise the power and perform the function so delegated; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts and instruments necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

NOW THEREFORE BE IT VOTED: That the Director of the Department of Neighborhood Development be, and hereby is, authorized to accept the above referenced grant and expend such funds, without further appropriation for the aforementioned purposes.