



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

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

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

May 26, 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 May 26, 2011 meeting:

RECEIVED
CITY CLERK'S OFFICE
2011 MAY 26 P 1:37
BOSTON, MA

VOTE 1
Reay
Pannesi

CONVEYANCE TO BENJAMIN P. GOODMAN, TRUSTEE OF REWIND REALTY TRUST: Vacant land located at 72 and 74 London Street, East Boston.

Purchase Price
\$14,000.00

Ward: 01
Parcel Numbers: 05541000 and 05540000
Square Feet: 3,260 (total)

Use: New Construction-- Housing
Estimated Total Development Cost: \$582,915.00
Assessed Value: \$52,200.00
Appraised Value: None
DND Program: REMS Land Disposition
RFP Date: 2/11/2009

VOTE 2
Edward
Gregory

CONVEYANCE TO RUBY GIL: Land with building thereon located at 184 Bennington Street, East Boston.

Purchase Price
\$288,500.00

Ward: 01
Parcel Number: 06743000
Square Feet: 2,500

Use: Primary Residence
Estimated Total Development Cost: \$332,061.00
Assessed Value: \$364,600.00
Appraised Value: \$320,000.00
DND Program: Foreclosed Home Sales
RFP Date: 10/04/2010



VOTE 3 Jay Lee	CONVEYANCE TO EDWARD L. COOPER COMMUNITY GARDENING AND EDUCATION CENTER, INC.: Vacant land located at various parcels in Roxbury.	Purchase Price \$100.00
	<p>Ward: 11 Parcel Numbers: Various Parcels Square Feet: 16,848 (total)</p> <p>Use: Garden Estimated Total Development Cost: None Assessed Value: \$88,500.00 (total) Appraised Value: None DND Program: Grassroots RFP Date: 10/26/2009</p>	
VOTE 4 John Feuerbach	CONVEYANCE TO MATTAPAN HOUSING STABILIZATION INITIATIVE, LLC: Land with building thereon located at 302 Fuller Street, Mattapan.	Purchase Price \$176,000.00
	<p>Ward: 17 Parcel Number: 02575000 Square Feet: 6,812</p> <p>Use: Rehabilitation - Housing Estimated Total Development Cost: \$549,998.00 Assessed Value: \$428,600.00 Appraised Value: N/A DND Program: Foreclosed Home Sales RFP Date: 05/11/2009</p>	
VOTE 5 John Feuerbach	CONVEYANCE TO LINDA MONTEIRO: Vacant land located at 93 Hawthorne Street, Roxbury.	Purchase Price \$52,641.00
	<p>Ward: 11 Parcel Number: 00198000 Square Feet: 5,849</p> <p>Use: New Construction - Housing Estimated Total Development Cost: \$566,641.00 Assessed Value: \$116,000.00 Appraised Value: \$82,000.00 DND Program: Real Estate Development Initiative RFP Date: 05/25/2007</p>	
VOTE 6 Muammar Hermanstyn	RESCISSION OF THE VOTE OF MARCH 24, 2011: TENTATIVE DESIGNATION AND INTENT TO SELL TO DANIEL A. MORIARTY: Land with building thereon located at 4-6 Wellesley Park, Dorchester.	Rescission 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
Appraised Value: \$390,000.00
DND Program: Foreclosed Home Sales
RFP Date: 11/22/2010

VOTE 7
Muammar
Hermanstyne

TENTATIVE DESIGNATION AND INTENT TO SELL TO ALINO B. ALVES: 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
Appraised Value: \$390,000.00
DND Program: Foreclosed Home Sales
RFP Date: 11/22/2010

VOTE 8
William
Epperson

TENTATIVE DESIGNATION AND INTENT TO SELL TO MATTAPAN HOUSING STABILIZATION INTITATIVE, LLC: Land with buildings thereon located at 28-30 Hopkins Street, 127 Capen Street and 40 Mountain Avenue, Dorchester.

Purchase
Price
\$399,786.00

Wards: 17 and 14
Parcel Numbers: 02194000, 02582000 and 03630000
Square Feet: 8,582 (total)

Use: Rehabilitation - Housing
Estimated Total Development Cost: \$1,763,841.00
Assessed Value: \$726,600.00 (total)
Appraised Value: \$430,000.00 (total)
DND Program: Foreclosure Intervention
RFP Date: 09/27/2010

VOTE 9
William
Epperson

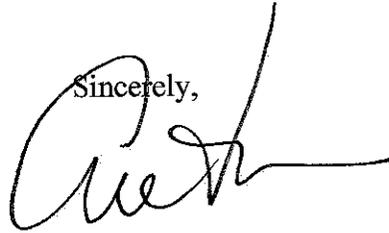
TENTATIVE DESIGNATION AND INTENT TO SELL TO NUESTRA REO DEVELOPERS LLC: Land with buildings thereon located at 137 Intervale Street and 69-71 Fayston Street, Dorchester.

Purchase
Price
\$373,900.00

Ward: 14
Parcel Numbers: 00388000 and 00214000
Square Feet: 8,096 (total)

Use: Rehabilitation - Housing
Estimated Total Development Cost: \$1,421,511.00
Assessed Value: \$586,600.00 (total)
Appraised Value: \$400,000.00 (total)
DND Program: Foreclosure Intervention
RFP Date: 09/27/2010

Sincerely,

A handwritten signature in black ink, appearing to read 'Evelyn Friedman', with a long horizontal flourish extending to the right.

Evelyn Friedman
Chief and Director

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION
MAY 26, 2011**

VOTE 1: That having duly advertised its intent to sell to Benjamin P. Goodman, Trustee of Rewind Realty Trust, under declaration of Trust, with an address of 77 Liverpool Street, East Boston, MA 02128, the vacant land located at 72 and 74 London Street (Ward 01, Parcel Numbers 05541000 and 05540000) in the East Boston District of the City of Boston containing approximately 3,260 total square feet of land, for two consecutive weeks (May 10, 2010 and May 17, 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 February 11, 2010, and, thereafter, amended by a vote on February 11, 2011 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Benjamin P. Goodman, Trustee of Rewind Realty Trust; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Benjamin P. Goodman, Trustee of Rewind Realty Trust, or a nominee to be approved by the Director, in consideration of FOURTEEN THOUSAND DOLLARS (\$14,000.00).

VOTE 2: That having duly advertised its intent to sell to Ruby Gil, an individual, with an address of 79 Poplar Street, Roslindale, MA 02131, the land with building thereon located at 184 Bennington Street (Ward 01, Parcel Number 06743000) in the East Boston District of the City of Boston containing approximately 2,500 square feet of land and building, 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 January 13, 2011, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Ruby Gil; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Ruby Gil, or a nominee to be approved by the Director, in consideration of TWO HUNDRED EIGHTY EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$288,500.00).

VOTE 3: That having duly advertised its intent to sell to Edward L. Cooper Community Gardening and Education Center, Inc., a Massachusetts non-profit corporation, with an address of 34 Linwood Street, Roxbury, MA 02119, the vacant land located at

<u>ADDRESS</u>	<u>WARD/PARCEL</u>
107 Cedar Street	11/00114000
109 Cedar Street	11/00115000
111 Cedar Street	11/00116000

113 Cedar Street	11/00117000
117 Cedar Street	11/00119000
119 Cedar Street	11/00120000
121 Cedar Street	11/00121000
123 Cedar Street	11/00122000
125 Cedar Street	11/00123000

in the Roxbury District of the City of Boston containing approximately 16,848 square feet of land, for two consecutive weeks (May 16, 2011 and May 23, 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 June 10, 2010, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Edward L. Cooper Community Gardening and Education Center, Inc.;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Edward L. Cooper Community Gardening and Education Center, Inc., 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 the Mattapan Housing Stabilization Initiative, LLC, a Massachusetts limited liability company, with an address of 221 River Street, Suite 201, Mattapan, MA 02126, the land with building thereon located at 302 Fuller Street (Ward 17, Parcel Number 02575000) in the Mattapan District of the City of Boston containing approximately 6,812 square feet of land, for two consecutive weeks (September 20, 2010 and September 27, 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 votes of October 8, 2009 and, thereafter, amended by votes on September 23, 2010, December 20, 2010 and March 10, 2011 and approved by the Mayor, does hereby vote to sell the aforementioned property to the Mattapan Housing Stabilization Initiative, LLC; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to the Mattapan Housing Stabilization Initiative, LLC, or a nominee to be approved by the Director, in consideration of ONE HUNDRED SEVENTY SIX THOUSAND DOLLARS (\$176,000.00).

VOTE 5: That having duly advertised its intent to sell to Linda Monteiro, an individual, with an address of 58 Clarkson Street, Dorchester, MA 02125, the vacant land located at 93 Hawthorne Street (Ward 11, Parcel Number 00198000) in the Roxbury District of the City of Boston containing approximately 5,849 square feet of land and building, for two consecutive weeks (June 2, 2008 and June 9, 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 May 8, 2008 and, thereafter amended by votes on May 14, 2009, November 25, 2009, June 10, 2010 and December 2, 2010 and approved by the Mayor, does hereby vote to sell the aforementioned property to Linda Monteiro; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Linda Monteiro, or a nominee to be approved by the Director, in consideration of FIFTY TWO THOUSAND SIX HUNDRED FORTY ONE DOLLARS (\$52,641.00).

VOTE 6: That the vote of this Commission at its meeting on March 24, 2011, which provides as follows:

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 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;

be, and hereby is, rescinded in its entirety.

VOTE 7: That Alino B. Alves, an individual, with an address of 31 Nixon Street, Apartment No. 2, Dorchester, MA 02124 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 Alino B. Alves 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 8: That Mattapan Housing Stabilization Initiative, LLC, a Massachusetts limited liability company, with an address of 221 River Street, Suite 201, Mattapan, MA 02126 be tentatively designated as developer of the land with buildings thereon located at

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL ID</u>	<u>SQUARE FEET</u>
28-30 Hopkins Street	17	02194000	2,432
127 Capen Street	17	02582000	2,150
40 Mountain Avenue	14	03630000	4,000

in the Dorchester District of the City of Boston containing approximately 8,582 total square feet of land and buildings 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 properties to Mattapan Housing Stabilization Initiative, 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 properties in accordance with the provisions of Chapter 642 of the Acts of 1966.

VOTE 9: That Nuestra REO Developers LLC, a Massachusetts limited liability company, with an address of 56 Warren Street, Suite 200, Roxbury, MA 02119 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>
137 Intervale Street	14	00388000	2,531
69-71 Fayston Street	14	00214000	5,565

in the Dorchester District of the City of Boston containing approximately 8,096 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 properties to Nuestra REO Developers 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 properties in accordance with the provisions of Chapter 642 of the Acts of 1966.