



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

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

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

March 10, 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 March 10, 2011 meeting:

RECEIVED
CITY CLERK'S OFFICE
2011 MAR 29 P 1:02
BOSTON, MA

VOTE 1
Reay
Pannesi

CONVEYANCE TO CHRISTOS ALEX, TRUSTEE OF 284-286 WEST THIRD STREET REALTY TRUST: Vacant land located at 282 West Third Street, South Boston.

Purchase Price
\$16,900.00

Ward: 06
Parcel Number: 01824000
Square Feet: 1,250

Use: Garden and Landscaped Space
Estimated Total Development Cost: \$31,900.00
Assessed Value: \$21,200.00
Appraisal Value: N/A
DND Program: REMS Redi Land
RFP Date: 06/30/2009

VOTE 2
William
Epperson

CONVEYANCE TO HMB LLC: Land with building thereon located at 257 Humboldt Avenue, Dorchester.

Purchase Price
\$158,000.00

Ward: 12
Parcel Number: 03084001
Square Feet: 2,545

Use: Rehabilitation - Housing
Estimated Total Development Cost: \$605,743.00



Assessed Value: \$345,800.00
Appraisal Value: \$230,000.00
DND Program: Foreclosure Intervention
RFP Date: 09/27/2010

VOTE 3
William
Epperson

CONVEYANCE TO HMB LLC: Land with building thereon located at 87 Adams Street, Dorchester.

Purchase
Price
\$257,000.00

Ward: 15
Parcel Number: 01615000
Square Feet: 3,942

Use: Rehabilitation - Housing
Estimated Total Development Cost: \$790,330.00
Assessed Value: \$336,700.00
Appraisal Value: \$270,000.00
DND Program: Foreclosure Intervention
RFP Date: 09/27/2010

VOTE 4
William
Epperson

CONVEYANCE TO P&A REALTY DEVELOPMENT LLC: Land with building thereon located at 26 Itasca Street, Mattapan.

Purchase
Price
\$76,577.00

Ward: 18
Parcel Number: 03092000
Square Feet: 9,315

Use: Rehabilitation - Housing
Estimated Total Development Cost: \$376,600.00
Assessed Value: \$279,600.00
Appraisal Value: \$90,000.00
DND Program: Foreclosure Intervention
RFP Date: 09/27/2010

VOTE 5
John
Feuerbach

AMENDMENT TO THE VOTE OF DECEMBER 20, 2010 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 18 TO 21 MONTHS TO MATTAPAN HOUSING STABILIZATION INITIATIVE, LLC: Land with building thereon located at 302 Fuller Street, Mattapan.

Time
Extension

- 1) TD – 10.8.09 through 10.8.10 = 12 months
- 2) TD extension for an additional 3 months – 10.8.10 through 1.8.11 (expires) = 15 months
- 3) TD extension for an additional 3 months – 1.8.11 through 4.8.11 (expires) = 18 months
- 4) TD extension for an additional 3 months – 4.8.11 through 7.8.11 (expires) = 21 months

TD total time 21 months

City Treasury Department total amount owed: \$30,682.00

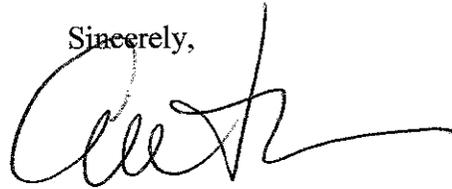
Boston Water and Sewer total amount owed: \$5,018.56

Ward: 17
Parcel Number: 02575000
Square Feet: 6,812

Use: Rehabilitation - Housing
Estimated Total Development Cost: \$549,998.00
Assessed Value: \$428,600.00
Appraisal Estimate: N/A
DND Program: Foreclosure Intervention
RFP Date: 05/11/2009

VOTE 6	TO ACCEPT AND EXPEND A GRANT FROM THE U. S. DEPARTMENT	\$12,644.713.00
Katie	OF HOUSING AND URBAN DEVELOPMENT: To provide housing and	
Cahill-	supportive services to homeless persons.	
Holloway		
NOTICE	DISCLOSURE OF INTENT TO PARTICIPATE IN THE DND PILOT	
Jim	EMPLOYEE PARTICIPATION INITIATIVE. Starleshia Laws, Program	
McDonough	Assistant for DND's Boston Home Center, wishes to apply to the Boston Home	
	Certificate Initiative program.	

Sincerely,



Evelyn Friedman
Chief and Director

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION
MARCH 10, 2011**

VOTE 1: That having duly advertised its intent to sell to Christos Alex, Trustee of 284-286 West Third Street Realty Trust, a trustee of a realty trust, dated February 5, 1991 and recorded with Suffolk County Registry of Deeds in Book 16701, Page 37 with an address of 284-286 West Third Street, South Boston MA 02127, the vacant land located at 282 West Third Street (Ward 06, Parcel Number 01824000) in the South Boston District of the City of Boston containing approximately 1,250 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 January 13, 2011 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Christos Alex, Trustee of 284-286 West Third Street Realty Trust; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Christos Alex, Trustee of 284-286 West Third Street Realty Trust, or a nominee to be approved by the Director in consideration of SIXTEEN THOUSAND NINE HUNDRED DOLLARS (\$16,900.00).

VOTE 2: 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 257 Humboldt Avenue (Ward 12, Parcel Number 03084001) in the Dorchester District of the City of Boston containing approximately 2,545 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 January 13, 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 ONE HUNDRED FIFTY EIGHT THOUSAND DOLLARS (\$158,000.00).

VOTE 3: 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 87 Adams Street

(Ward 15 Parcel Number 01615000) in the Dorchester District of the City of Boston containing approximately 3,942 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 January 13, 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 FIFTY SEVEN THOUSAND DOLLARS (\$257,000.00).

VOTE 4: That having duly advertised its intent to sell to P&A Realty Development LLC, a Massachusetts limited liability company, with an address of 38 Austin Street, Charlestown, MA 02129, the land with building thereon located at 26 Itasca Street (Ward 18 Parcel Number 03092000) in the Mattapan District of the City of Boston containing approximately 9,315 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 January 13, 2011 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to P&A Realty Development LLC; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to P&A Realty Development LLC, or a nominee to be approved by the Director in consideration of SEVENTY SIX THOUSAND FIVE HUNDRED SEVENTY SEVEN DOLLARS (\$76,577.00).

VOTE 5: That the vote of this Commission at its meeting on October 8, 2009 and, thereafter amended on September 23, 2010 and December 20, 2010 regarding the tentative designation and intent to sell 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 to Mattapan Housing Stabilization Initiative, LLC, a Massachusetts limited liability company with an address of 221 River Street, Suite 201, Mattapan, MA 02126, (or a 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 "21 months" wherever such may appear.

VOTE 6: WHEREAS, the U.S. Department of Housing and Urban Development 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 TWELVE MILLION SIX HUNDRED FORTY FOUR THOUSAND SEVEN HUNDRED THIRTEEN DOLLARS (\$12,644,713.00) to provide housing and supportive services to homeless persons for the period of January 1, 2011 to December 31, 2012; and

WHEREAS, the duration of the grant will be from January 1, 2011 to December 31, 2012; 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 and to expend the same without appropriation; and

WHEREAS, the Public Facilities Commission by virtue of 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 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;

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 in an amount not to exceed TWELVE MILLION SIX HUNDRED FORTY FOUR THOUSAND SEVEN HUNDRED THIRTEEN DOLLARS (\$12,644,713.00) from the U.S. Department of Housing and Urban Development and to expend such funds, without further appropriation for the aforementioned purposes.

NOTICE: **DISCLOSURE OF INTENT TO PARTICIPATE IN THE DND PILOT EMPLOYEE PARTICIPATION INITIATIVE.** Starleshia Laws, Program Assistant for DND's Boston Home Center, wishes to apply to the Boston Home Certificate Initiative program.