



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

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

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

January 27, 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 January 27, 2011 meeting:

VOTE 1 William Epperson	CONVEYANCE TO HMB LLC: Land with building thereon located at 33 Harold Street, Roxbury.	Purchase Price \$148,000.00
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Ward: 12
Parcel Number: 01860000
Square Feet: 1,091

Use: Rehabilitation - Housing
Estimated Total Development Cost: \$578,192.00
Assessed Value: \$246,700.00
Appraised Value: \$185,000.00
DND Program: Foreclosure Intervention
RFP Date: 09/27/2010

VOTE 2 Edward Gregory	CONVEYANCE TO ELIESER SANTANA: Condominium unit located at 18 Marden Avenue, Unit 18, Dorchester.	Purchase Price \$40,000.00
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Ward: 14
Parcel Number: 03373018
Square Feet: 1,642

Use: Primary residence
Estimated Total Development Cost: \$69,296.00
Assessed Value: \$130,300.00
Appraised Value: \$80,000.00
DND Program: Foreclosed Home Sales Program
RFP Date: 07/26/2010



**VOTE 3
Chris
O'Keefe**

**TENTATIVE DESIGNATION AND INTENT TO SELL TO PLANNING
OFFICE FOR URBAN AFFAIRS, INC.:** Vacant land located at 10-12 Davern
Avenue, Dorchester.

**Purchase
Price
\$100.00**

Ward: 13
Parcel Number: 01316000
Square Feet: 7,293

Use: Mixed Use
Estimated Total Development Cost: \$26,882,245.00
Assessed Value: \$100,400.00
Appraised Value: None
DND Program: Neighborhood Housing
RFP Date: 12/08/2010

**VOTE 4
Sileshi
Mersha**

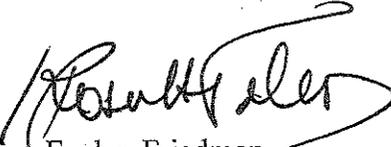
CONVEYANCE TO AZDINE H. OULALITE: Land with building thereon
located at 1 Marion Place, East Boston.

**Purchase
Price
\$67,000.00**

Ward: 01
Parcel Number: 02685000
Square Feet: 1,041

Use: Primary Residence
Estimated Total Development Cost: \$110,550.00
Assessed Value: \$118,100.00
Appraised Value: \$80,000.00
DND Program: Foreclosed Home Sales
RFP Date: 09/20/2010

Sincerely,


Evelyn Friedman
Chief and Director

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION
JANUARY 27, 2011**

VOTE 1: 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 33 Harold Street (Ward 12, Parcel Number 01860000) in the Roxbury District of the City of Boston containing approximately 1,091 square feet of land, for two consecutive weeks (December 20, 2010 and December 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 vote of December 2, 2010 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 FORTY EIGHT THOUSAND DOLLARS (\$148,000.00).

VOTE 2: That having duly advertised its intent to sell to Elieser Santana, an individual, with an address of 88 West Newton Street, No. 2 Roxbury, MA 02118, the condominium unit thereon located at 18 Marden Avenue, unit 18, (Ward 14, Parcel Number 03373018) in the Dorchester District of the City of Boston containing approximately 1,642 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 October 14, 2010 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Elieser Santana; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Elieser Santana, or a nominee to be approved by the Director in consideration of FORTY THOUSAND DOLLARS (\$40,000.00).

VOTE 3: That Planning Office for Urban Affairs, Inc., a Massachusetts non-profit corporation, with an address of 84 State Street, Boston, MA 02109 be tentatively designated as developer of the vacant land located at 10-12 Davern Street (Ward 13, Parcel Number 01316000) in the Dorchester District of the City of Boston containing approximately 7,293 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 Planning Office for Urban Affairs, Inc., 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 4: That having duly advertised its intent to sell to Azdine H. Oulalite, an individual, with an address of 329 East Eagle Street, No. 3, East Boston, MA 02128, the land with the building thereon located at 1 Marion Place (Ward 1, Parcel Number 02685000) in the East Boston District of the City of Boston containing approximately 1,041 square feet of land, for two consecutive weeks (January 3, 2011 and January 10, 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 December 20, 2010 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Azdine H. Oulalite; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Azdine H. Oulalite, or a nominee to be approved by the Director in consideration of SIXTY SEVEN THOUSAND DOLLARS (\$67,000.00).