



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

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

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2011 JUN 17 P 2:15
BOSTON, MA

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

June 21, 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 June 21, 2011 meeting:

VOTE 1
John
Feuerbach

AMENDMENT TO THE VOTE OF JUNE 10, 2010 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 36 TO 48 MONTHS TO BRIGHTON PARTNERSHIP FOR COMMUNITY REINVESTMENT, LLC: Land with building thereon located at 1501 Commonwealth Avenue, Brighton.

Time
Extension

Purchase
Price \$100.00

1. TD – 7/24/2008 through 7/24/2009 = 12 months
2. TD extension for an additional 12 months – 7/24/2009 through 7/24/2010 = 24 months
3. TD extension for an additional 12 months – 7/24/2010 through 7/24/2011 = 36 months
4. TD extension for an additional 12 months – 7/24/2011 through 7/24/2012 (expires) = 48 months

TD total time is 48 months

Ward: 21
Parcel Number: 01830000
Square Feet: 31,319

Use: Demolition of Building and New Construction
Estimated Total Development Cost: \$18,000,000.00
Assessed Value: \$3,320,000.00
Appraisal Estimate: \$1,610,000.00.00
DND Program: Neighborhood Housing
RFP Date: 1/29/2008

VOTE 2
Bernard
Mayo

CONVEYANCE TO SELL TO LOUIS RANELLI II, TRUSTEE OF RANELLI FAMILY IRREVOCABLE TRUST: Vacant land located at Chapel Place, Boston.

Purchase
Price
\$35,100.00

Ward: 03
Parcel Number: 01616000
Square Feet: 400



Use: Off Street Parking
Estimated Total Development Cost: N/A
Assessed Value: \$138,300.00
Appraised Value: \$70,000.00
DND Program: REMS Land Disposition
RFP Date: 09/27/2010

VOTE 3
Reay
Pannesi

RESCISSION OF THE VOTE OF JULY 29, 2009: ACCEPTANCE OF A DEED FROM THE BOSTON REDEVELOPMENT AUTHORITY: Land with building thereon located at 11 Edwin Street, Dorchester.

Rescission
Purchase Price
\$190,000.00

Ward: 16
Parcel Number: 02789000
Square Feet: 3,100

Use: Rehabilitation – Housing
Appraised Value: \$190,000.00
DND Program: Foreclosure Intervention

VOTE 4
Reay
Pannesi

RESCISSION OF THE TENTATIVE DESIGNATION AND INTENT TO SELL VOTE OF JULY 22, 2010 TO R. MULLEN & ASSOCIATES, INC.: Vacant land located at 34 and 36 Mildred Avenue, Mattapan.

Rescission
Purchase Price
\$10,000.00

Ward: 18
Parcel Numbers: 00806000 and 00805000
Square Feet: 7,049 (total)

Use: New Construction - Housing
Estimated Total Development Cost: \$ 433,000.00
Assessed Value: \$40,600.00 (total)
Appraised Value: None
DND Program: REMS-Land Disposition
RFP Date: 2/17/2009

VOTE 5
Reay
Pannesi

TENTATIVE DESIGNATION AND INTENT TO SELL TO FRANK MULLIGAN: Vacant land located at 231 Dorchester Street, South Boston.

Purchase Price
\$9,800.00

Ward: 07
Parcel Number: 00776000
Square Feet: 1,403

Use: New Construction - Housing
Estimated Total Development Cost: \$ 395,767.00
Assessed Value: \$14,000.00

Appraised Value: None
DND Program: REMS-Land Disposition
RFP Date: 3/8/2011

VOTE 6
William
Epperson

CONVEYANCE TO DB NEIGHBORHOOD HOMES LLC: Land with buildings thereon located at 15 Raven Street, 17 Ramsey Street and 16 Folsom Street, Dorchester.

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)
Appraised Value: \$655,000.00
DND Program: Foreclosure Intervention
RFP Date: 9/27/2010

VOTE 7
Muammar
Hermanstyne

CONVEYANCE TO MARGARET R. KORNEGAY: Land with building thereon located at 6 Selden Street, Dorchester.

Purchase
Price
\$170,970.00

Ward: 17
Parcel Number: 02662001
Square Feet: 3,315

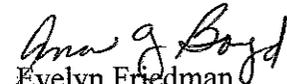
Use: Primary Residence
Estimated Total Development Cost: \$ 222,473.00
Assessed Value: \$209,400.00
Appraisal Value: \$180,000.00
DND Program: Foreclosed Home Sales
RFP Date: 11/22/2010

VOTE 8
Elizabeth
Doyle

TO ACCEPT AND EXPEND A GRANT FROM THE U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT: To provide permanent supportive housing to chronically homeless individuals, families and veterans.

\$1,014,217.00

Sincerely,

for 
Evelyn Friedman
Chief and Director

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION
JUNE 21, 2011**

VOTE 1: That the vote of this Commission at its meeting on June 10, 2010, regarding the tentative designation and intent to sell the land with building thereon located at 1501 Commonwealth Avenue (Ward 21, Parcel number 01830000) in the Brighton District of the City of Boston containing approximately 31,319 square feet of land to Brighton Partnership for Community Reinvestment, LLC, with an address of 437 Columbus Avenue, Boston, MA 02116, (or a nominee);

be, and hereby is amended as follows:

by deleting the figure and word "36 months" and substituting in place thereof the following figure and word "48 months" wherever such may appear.

VOTE 2: That having duly advertised its intent to sell to Louis Ranelli II, Trustee of Ranelli Family Irrevocable Trust, under Declaration of Trust, dated December 28, 1989 and recorded with Suffolk County Registry of Deeds in Book 16028, Page 318, with an address of 1 Hickory Lane, Saugus, MA 01906, the vacant land located at Chapel Place, (Ward 03, Parcel Number 01616000) in the City of Boston containing approximately 400 square feet of land, for two consecutive weeks (April 11, 2011 and April 18, 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 March 24, 2011 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Louis Ranelli II, Trustee of Ranelli Family Irrevocable Trust; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Louis Ranelli II, Trustee of Ranelli Family Irrevocable Trust, or a nominee to be approved by the Director in consideration of THIRTY FIVE THOUSAND ONE HUNDRED DOLLARS (\$35,100.00).

VOTE 3: That the vote of this Commission at its meeting on July 29, 2009, which provides as follows:

Pursuant to a vote of the Boston Redevelopment Authority dated July 16, 2009, the Director of the Department of Neighborhood Development, acting by and through the Public Facilities Commission, be, and she hereby is, authorized 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 building thereon located at

11 Edwin Street, in the Dorchester District of the City of Boston (Ward 16, Parcel Number 02789000), containing 3,100 square feet of land and building in consideration of ONE HUNDRED NINETY THOUSAND DOLLARS (\$190,000.00).

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 hereby is authorized to accept the aforementioned deed from the Boston Redevelopment Authority;

be, and hereby is rescinded in its entirety.

VOTE 4: That the vote of this Commission at its meeting of July 22, 2010, which provides as follows:

That R. Mullen & Associates, Inc., a Massachusetts corporation with an address of 273 Washington Street, Weymouth, MA 02188 be tentatively designated as developer of the vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL ID</u>	<u>LOT SIZE</u>
34 Mildred	18	00806000	3,523
36 Mildred	18	00805000	3,526

in the Mattapan District of the City of Boston containing approximately 7,049 total 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 R. Mullen & Associates, 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;

be, and hereby are, rescinded in their entirety.

VOTE 5: That Frank Mulligan, an individual, with an address of 815 East Fifth Street, South Boston, MA 02127 be tentatively designated as developer of the land located at 231 Dorchester Street (Ward 07, Parcel Number 00776000) in the South Boston District of the City of Boston containing approximately 1,403 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 Frank Mulligan 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 6: That having duly advertised its intent to sell to DB Neighborhood Homes I.LC, a Massachusetts limited liability company, with an address of 594 Columbia Road, Dorchester, MA 02125, the land with buildings thereon located at

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL ID</u>	<u>LOT SIZE</u>
15 Raven Street	13	03080000	2,244
17 Ramsey Street	07	03890010	1,565
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 two consecutive weeks (June 13, 2011 and June 20, 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 May 12, 2011 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to DB Neighborhood Homes LLC; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to DB Neighborhood Homes LLC, or a nominee to be approved by the Director in consideration of FIVE HUNDRED EIGHTEEN THOUSAND SIX HUNDRED FIFTY FIVE DOLLARS (\$518,655.00).

VOTE 7: That having duly advertised its intent to sell to Margaret R. Kornegay, an individual, with an address of 110 Waumbeck Street, Apartment No. 1, Dorchester, MA 02121, the land with building thereon located at 6 Selden Street, (Ward 17, Parcel Number 02662001) in the Dorchester District City of Boston containing approximately 3,315 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 March 24,

2011 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Margaret R. Kornegay; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Margaret R. Kornegay, or a nominee to be approved by the Director in consideration of ONE HUNDRED SEVENTY THOUSAND NINE HUNDRED SEVENTY DOLLARS (\$170,970.00).

VOTE 8: 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 \$1,014,217.00 for its Neighborhood Housing Division to continue to provide funding to provide permanent supportive housing to chronically homeless individuals, families and veterans; and

WHEREAS, the duration of the contract will be fiscal year 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, 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.