



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

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

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

September 23, 2010

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 September 23, 2010 meeting:

VOTE 1
Chris
Rooney

AMENDMENT TO THE VOTE OF OCTOBER 8, 2009 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 12 TO 24 MONTHS TO BROOKVIEW HOUSE: Vacant land located at 1039 Blue Hill Avenue and 6 Fabyan Street, Dorchester.

TD – 10.8.09 through 10.8.10 = 12 months
TD extension for an additional 12 months – 10.8.10 through 10.8.11 (expires) = 12 months
TD total time 24 months

Time
Extension

Purchase
Price
\$200.00

Ward: 14
Parcel Numbers: 04432000 and 04458000
Square Feet: 7,789 (total)

Use: New Construction-Housing
Estimated Total Development Cost: \$6,606,857.00
Assessed Value: \$45,500.00 (total)
Appraisal Estimate: \$94,000.00
DND Program: REMS-Land Disposition
RFP Date: 3/3/2008

VOTE 2
Chris
Rooney

TENTATIVE DESIGNATION AND INTENT TO SELL TO NEW REHOBOTH BETHEL APOSTOLIC CHURCH, INC.: Vacant land located at 22 Michigan Avenue, Dorchester.

Ward: 14
Parcel Number: 01908000
Square Feet: 2,698

Use: New Construction-expansion of building

Purchase
Price
\$15,400.00



Estimated Total Development Cost: \$312,400.00
Assessed Value: \$ 15,400.00
Appraisal Estimate: None
DND Program: REMS-Land Disposition
RFP Date: 5/26/2009

VOTE 3
Sileshi
Mersha

CONVEYANCE TO CLAUDIA H. HUSBANDS: Land with building thereon located at 2 Capen Place, Dorchester.

Purchase Price
\$ 108,501.00

Ward: 17
Parcel Number: 02093040
Square Feet: 2,487

Use: Primary residence
Estimated Total Development Cost: \$146,126.00
Assessed Value: \$235,400.00
Appraisal Estimate: \$150,000.00
DND Program: Foreclosed Home Sales
RFP Date: 5/3/2010

VOTE 4
Tom
Gannon

CONVEYANCE TO CODMAN SQUARE REHAB, INC: Land with building thereon located at 35 Nightingale Street, Dorchester.

Purchase Price
\$150,000.00

Ward: 14
Parcel Number: 02055000
Square Feet: 5,004

Use: Rehabilitation-Housing
Estimated Total Development Cost: \$ 526,143.00
Assessed Value: \$302,500.00
Appraisal Estimate: \$150,000.00
DND Program: Foreclosure Intervention
RFP Date: 8/17/2009

VOTE 5
John
Feuerbach

AMENDMENT TO THE VOTE OF OCTOBER 8, 2009 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 12 TO 15 MONTHS TO MATTAPAN HOUSING INITIATIVE, LLC: Land with building thereon located at 302 Fuller Street, Mattapan.

Purchase Price
\$176,000.00

TD – 10.8.09 through 10.8.10 = 12 months
TD extension for an additional 3 months – 10.8.10 through 1.8.11 (expires) = 3 months
TD total time 15 months

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: None
DND Program: Foreclosure Intervention
RFP Date: 5/11/2009

Sincerely,

for Anna g Boyd
Evelyn Friedman
Chief and Director

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION
SEPTEMBER 23, 2010**

VOTE 1: That the vote of this Commission at its meeting on October 8, 2009 regarding the tentative designation and intent to sell the vacant land located at 1039 Blue Hill Avenue and 6 Fabyan Street (Ward 14, Parcel Numbers 04432000 and 04458000) in the Dorchester District of the City of Boston containing approximately 7,789 square feet of land to Brookview House, Inc. with an address of 2 Brookview Street, Dorchester, MA 02124, (or nominee)

be, and hereby is amended as follows:

By deleting the words and figures "12 months" and substituting in place thereof the following words and figures "24 months" wherever such may appear.

VOTE 2: That New Rehoboth Bethel Apostolic Church, Inc., a Massachusetts non-profit corporation, with an address of 20 Michigan Avenue, Dorchester, MA 02121 be tentatively designated as developer of the vacant land located on at 22 Michigan Avenue (Ward 14, Parcel Number 01908000) in the Dorchester District of the City of Boston containing approximately 2,698 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 New Rehoboth Bethel Apostolic Church, 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 3: That having duly advertised its intent to sell to Claudia H. Husbands, an individual, with an address of 31 Gleason Street, Dorchester, MA 02121, land with building thereon located at 2 Capen Place (Ward 17, Parcel Number 02093040) in the Dorchester District of the City of Boston containing approximately 2,487 square feet of land, for two consecutive weeks (August 30, 2010 and September 6, 2010) in accordance with the provisions of Chapter 642 of the Acts of 1966, the Public Facilities Commission, pursuant to its vote of August 12, 2010 and subsequent

approval by the Mayor, does hereby vote to sell the aforementioned property to Claudia H. Husbands, or a nominee to be approved by the Director;

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Claudia H. Husbands or a nominee to be approved by the Director in consideration of ONE HUNDRED EIGHT THOUSAND FIVE HUNDRED ONE DOLLAR (\$108,501.00).

VOTE 4: That having duly advertised its intent to sell to Codman Square Rehab, Inc., a Massachusetts corporation, with an address of 587 Washington Street, Dorchester, MA 02124, land with building thereon located at 35 Nightingale Street (Ward 14, Parcel Number 02055000) in the Dorchester District of the City of Boston containing approximately 5,004 square feet of land, for two consecutive weeks (September 13, 2010 and September 20, 2010) in accordance with the provisions of Chapter 642 of the Acts of 1966, the Public Facilities Commission, pursuant to its vote of August 26, 2010 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Codman Square Rehab, Inc., or a nominee to be approved by the Director;

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Codman Square Rehab, Inc. or a nominee to be approved by the Director in consideration of ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00).

VOTE 5: That the vote of this Commission at its meeting on October 8, 2009 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 Initiative, LLC with an address of 221 River Street, Suite 201, Mattapan, MA 02126, (or nominee)

be, and hereby is amended as follows:

By deleting the words and figures "12 months" and substituting in place thereof the following words and figures "15 months" wherever such may appear.