



# DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

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

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

October 14, 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 October 14, 2010 meeting:

**VOTE 1**  
**Reay**  
**Pannesi**

**REMOVAL FROM CONDOMINIUM STATUS OF PROPERTY  
LOCATED AT 4 WELLESLEY PARK DORCHESTER.**

**Removal from  
Condominium  
Status**

Ward: 17  
Parcel Number: 02475002, 02475004  
Square Feet: 2,680 (total)

Use: Rehabilitation Housing  
Estimated Total Development Cost: \$496,400.00 (total)  
Assessed Value: \$441,400.00 (total)  
Appraisal Estimate: None  
DND Program: Foreclosure Intervention

**VOTE 2**  
**Christopher**  
**Rooney**

**ACCEPTANCE OF A DEED FROM THE BOSTON REDEVELOPMENT  
AUTHORITY OF EASEMENTS LOCATED AT 1003 HARRISON  
AVENUE, ROXBURY.**

**Easement**

Ward: 08  
Parcel Number: 02445000  
Square Feet: 329 (permanent) 302 (temporary)

Use: Easement  
Estimated Total Development Cost: N/A  
Assessed Value: N/A  
Appraisal Estimate: \$9,282.00 (total)  
DND Program: REMS-Land



**VOTE 3**  
**Edward**  
**Gregory**

**TENTATIVE DESIGNATION AND INTENT TO SELL TO ELIESER**  
**SANTANA:** Condominium Unit located at 18 Marden Avenue, Unit 18,  
Dorchester.

**Purchase**  
**Price**  
**\$40,000.00**

Ward: 14  
Parcel Number: 03373018  
Square Feet: 1,642

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

**VOTE 4**  
**Edward**  
**Gregory**

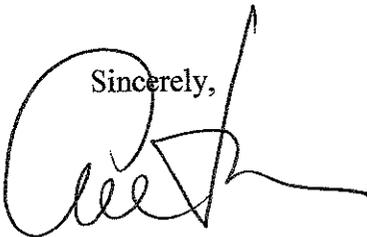
**CONVEYANCE TO CARLA DEFILIPPO:** Land with building thereon  
located at 53 Havre Street, East Boston.

**Purchase**  
**Price**  
**\$103,726.00**

Ward: 01  
Parcel Number: 05499000  
Square Feet: 1,160

Use: Primary residence  
Estimated Total Development Cost: \$145,466.00  
Assessed Value: \$238,400.00  
Appraisal Estimate: \$145,000.00  
DND Program: Foreclosed Home Sales Program  
RFP Date: 05/17/2010

Sincerely,



Evelyn Friedman  
Chief and Director

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
AGENDA  
PUBLIC FACILITIES COMMISSION  
OCTOBER 14, 2010**

**VOTE 1:** Pursuant to Public Facilities Commission votes dated November 25, 2009 and July 22, 2010, the Director of the Department of Neighborhood Development, acting by and through the Public Facilities Commission, be and she hereby is, authorized to execute any 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, comprised of two condominium units, located at 4 Wellesley Park, in the Dorchester District of the City of Boston (Ward 17, Parcel Numbers 02475002 and 02475004) containing 2,680 square feet, for the purpose of removing these two units from a condominium structure and reverting the same to a residential two-family structure (Ward 17, Parcel Number 02475000).

WHEREAS, the Public Facilities Commission, 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 remove the building from the condominium structure and revert the same to a residential two-family structure.

**VOTE 2:** Pursuant to a vote of the Boston Redevelopment Authority, 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 of permanent and temporary easements 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 vacant land located at 1003 Harrison Avenue, in the Roxbury District of the City of Boston (Ward 08, Parcel Number 02445000), containing 329 square feet (permanent easement) 302 square feet (temporary easement) of land as shown on the plan entitled "Boston Redevelopment Authority Taking Plan, No. 20 Eustis Street, Boston (Roxbury District) MA prepared by Harry R. Feldman, Inc. Professional Land Surveyors, dated September 21, 2010."

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.

**VOTE 3:** That Elieser Santana, an individual with an address of 88 West Newton Street, Roxbury, MA 02118 be tentatively designated as developer of the condominium unit located at 18 Marden Avenue, Unit 18, (Ward 14, Parcel Number 03373018) in the Roxbury District of the City of Boston containing approximately 1,642 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 Elieser Santana 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 Carla DeFilippo, an individual with an address of 151 Leyden Street, Unit No. 7, East Boston, MA 02128, the land with building thereon located at 53 Havre Street (Ward 01, Parcel Number 05499000) in the East Boston District of the City of Boston containing approximately 1,160 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 Carla DeFilippo or a nominee to be approved by the Director of the Department of Neighborhood Development;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Carla DeFilippo or a nominee to be approved by the Director in consideration of ONE HUNDRED THREE THOUSAND SEVEN HUNDRED TWENTY SIX DOLLARS (\$103,726.00).