



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

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

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

December 20, 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 December 20, 2010 meeting:

VOTE 1	CONVEYANCE TO REGINALD STOVELL AND CARLA PANTALEON-STOVELL: Land with building thereon located at 22 Rockwell Street, Dorchester.	Purchase Price \$170,000.00
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Sileshi Mersha

Ward: 17
Parcel Number: 02830000
Square Feet: 7,260

Use: Primary Residence
Estimated Total Development Cost: \$225,702.00
Assessed Value: \$298,400.00
Appraisal Estimate: \$170,000.00
DND Program: Foreclosed Home Sales
RFP Date: 03/23/2009

VOTE 2	TENTATIVE DESIGNATION AND INTENT TO SELL TO AZDINE H. OULALITE: Land with building thereon located at 1 Marion Place, East Boston.	Purchase Price \$67,000.00
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Sileshi Mersha

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

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



VOTE 3
John
Feuerbach

AMENDMENT TO THE VOTE OF SEPTEMBER 23, 2010 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 15 TO 18 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

TD total time 18 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: N/A
DND Program: Foreclosure Intervention
RFP Date: 05/11/2009

VOTE 4
Reay
Pannesi

RESCISSION OF THE VOTE OF NOVEMBER 25, 2009: ACCEPTANCE OF A DEED FROM THE BOSTON REDEVELOPMENT AUTHORITY: Land with building thereon located at 10 Kennebec Street, Mattapan.

Rescission
Purchase
Price
\$98,800.00

Ward: 18
Parcel Number: 02322000
Square Feet: 2,875

Use: Rehabilitation - Housing
Estimated Total Development Cost: \$248,800.00
Assessed Value: \$245,700.00
Appraisal Estimate: \$50,000.00
DND Program: Foreclosure Intervention

VOTE 5
Reay
Pannesi

RESCISSION OF THE VOTE OF JUNE 30, 2009: ACCEPTANCE OF A DEED FROM THE BOSTON REDEVELOPMENT AUTHORITY: Land with building thereon located at 911 Hyde Park Avenue, Hyde Park.

Rescission
Purchase
Price
\$250,000.00

Ward: 18
Parcel Number: 07934000
Square Feet: 4,004

Use: Rehabilitation - Housing

Estimated Total Development Cost: \$375,000.00
Assessed Value: \$459,600.00
Appraisal Estimate: \$285,000.00
DND Program: Foreclosure Intervention

VOTE 6
Reay
Pannesi

RESCISSION OF THE VOTE OF MARCH 11, 2010: ACCEPTANCE OF A DEED FROM THE BOSTON REDEVELOPMENT AUTHORITY: Land with building thereon located at 40 Forest Street, Roxbury.

**Rescission
Purchase
Price
\$160,000.00**

Ward: 08
Parcel Number: 02658000
Square Feet: 3,610

Use: Rehabilitation - Housing
Estimated Total Development Cost: \$453,000.00
Assessed Value: \$278,700.00
Appraisal Estimate: \$200,000.00
DND Program: Foreclosure Intervention

VOTE 7
Reay
Pannesi

RESCISSION OF THE VOTE OF APRIL 22, 2010: ACCEPTANCE OF A DEED FROM THE BOSTON REDEVELOPMENT AUTHORITY: Land with building thereon located at 16 Quincy Street, Roxbury.

**Rescission
Purchase
Price
\$128,000.00**

Ward: 12
Parcel Number: 02978000
Square Feet: 1,839

Use: Rehabilitation - Housing
Estimated Total Development Cost: \$368,500.00
Assessed Value: \$196,600.00
Appraisal Estimate: \$130,000.00
DND Program: Foreclosure Intervention

VOTE 8
Reay
Pannesi

RESCISSION OF THE VOTE OF NOVEMBER 25, 2009: ACCEPTANCE OF A DEED FROM THE BOSTON REDEVELOPMENT AUTHORITY: Land with building thereon located at 27 Woodbine Street, Roxbury.

**Rescission
Purchase
Price
\$108,900.00**

Ward: 12
Parcel Number: 00848000
Square Feet: 3,516

Use: Rehabilitation - Housing
Estimated Total Development Cost: \$259,900.00
Assessed Value: \$223,900.00
Appraisal Estimate: \$110,000.00
DND Program: Foreclosure Intervention

VOTE 13
Edward
Gregory

CONVEYANCE TO TITO A. BONILLA: Land with building thereon located at 223 Chelsea Street, East Boston.

Purchase
Price
\$201,905.00

Ward: 01
Parcel Number: 06334000
Square Feet: 2,000

Use: Primary Residence
Estimated Total Development Cost: \$238,855.00
Assessed Value: \$434,500.00
Appraisal Estimate: \$220,000.00
DND Program: Foreclosed Sale Homes
RFP Date: 05/17/2010

VOTE 14
Edward
Gregory

CONVEYANCE TO MARGARITE ROSA: Land with building thereon located at 5 Dewey Street, Dorchester.

Purchase
Price
\$167,000.00

Ward: 13
Parcel Number: 00685005
Square Feet: 6,654

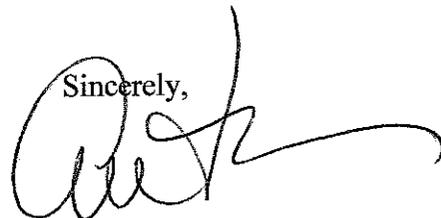
Use: Primary Residence
Estimated Total Development Cost: \$194,500.00
Assessed Value: \$147,500.00
Appraisal Estimate: \$180,000.00
DND Program: Foreclosed Sale Homes
RFP Date: 5/03/2010

Jim
McDonough

NEW BUSINESS: REO OCCUPIED PROPERTIES TO QUALIFIED
TENANTS

Evelyn
Friedman

NEW BUSINESS: 60 DANA AVENUE, HYDE PARK

Sincerely,


Evelyn Friedman
Chief and Director

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION
DECEMBER 20, 2010**

VOTE 1: That having duly advertised its intent to sell to Reginald Stovell and Carla Pantaleon-Stovell, husband and wife, tenants by the entirety, with an address of 112 Talbot Avenue, Dorchester, MA 02124, the land with building thereon located at 22 Rockwell Street (Ward 17, Parcel Number 02830000) in the Dorchester District of the City of Boston containing approximately 7,260 square feet of land, for two consecutive weeks (July 19, 2010 and July 26, 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 June 10, 2010 and approval by the Mayor, does hereby vote to sell the aforementioned property to Reginald Stovell and Carla Pantaleon-Stovell.

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Reginald Stovell and Carla Pantaleon-Stovell or a nominee to be approved by the Director in consideration of ONE HUNDRED SEVENTY THOUSAND DOLLARS (\$170,000.00).

VOTE 2: That Azdine H. Oulalite, an individual, with an address of 329 East Eagle Street, East Boston, MA 02128 be tentatively designated as developer of the land with building thereon located at 1 Marion Place (Ward 01, Parcel Number 02685000) in the East Boston District of the City of Boston containing approximately 1,041 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 Azdine H. Oulalite, 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 the vote of this Commission at its meeting on October 8, 2009 and, thereafter amended on September 23, 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 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 words and figures "15 months" and substituting in place thereof the following words and figures "18 months" wherever such may appear.

VOTE 4: That the vote of this Commission at its meeting on November 25, 2009, which provides as follows:

Pursuant to a vote of the Boston Redevelopment Authority dated October 20, 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 10 Kennebec Street, in the Mattapan District of the City of Boston (Ward 18, Parcel Number 02322000), 2,875 square feet of land and building in consideration of NINETY EIGHT THOUSAND EIGHT HUNDRED DOLLARS (\$98,800.00).

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 5: That the vote of this Commission at its meeting on June 30, 2009 which provides as follows:

Pursuant to a vote of the Boston Redevelopment Authority dated June 18, 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, in a form approved by the Legal Director of the Department of Neighborhood Development, regarding the land with building thereon located at 911 Hyde Park Avenue, in the Hyde Park District of the City of Boston (Ward 18, Parcel Number 07934000), containing 4,004 square feet of land and building in consideration of TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00).

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 6: That the vote of this Commission at its meeting on March 11, 2010 which provides as follows:

Pursuant to a vote of the Boston Redevelopment Authority on February 16, 2010, 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 40 Forest Street, in the Roxbury District of the City of Boston (Ward 08, Parcel 02658000), containing 3,610 square feet of land and building in consideration of ONE HUNDRED SIXTY THOUSAND DOLLARS (\$160,000.00).

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 7: That the vote of this Commission at its meeting on April 22, 2010 which provides as follows:

Pursuant to a vote of the Boston Redevelopment Authority on March 16, 2010, 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 16 Quincy Street, in the Roxbury District of the City of Boston (Ward 12, Parcel Number 02978000), containing 1,839 square feet of land and building in consideration of ONE HUNDRED TWENTY EIGHT THOUSAND DOLLARS (\$128,000.00).

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 8: That the vote of this Commission at its meeting on November 25, 2009 which provides as follows:

Pursuant to a vote of the Boston Redevelopment Authority dated November 17, 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 27 Woodbine Street, in the Roxbury District of the City of Boston (Ward 12, Parcel Number 00848000), 3,516 square feet of land and building in consideration of ONE HUNDRED EIGHT THOUSAND NINE HUNDRED DOLLARS (\$108,900.00).

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 9: WHEREAS, on December 1, 2010 the Boston City Council did Order in accordance with section 14 of Chapter 45 of the Massachusetts General Laws, a permanent dedication of Laviscount Park, which includes a portion of land donated by the Boston Redevelopment Authority in 1966 to the City and a portion of land located at 205 Townsend Street, Dorchester, MA 02121 surplussed by the Boston Public Schools Department to the Public Facilities Commission to thereafter be transferred to the Boston Parks and Recreation Department for park, recreation and playground purposes; and

WHEREAS, said Order was approved by the City Clerk, Corporation Counsel and the Mayor; and

WHEREAS, on December 8, 2010, the City of Boston School Committee declared a parcel of land, consisting of 22,564 ± square feet, being a portion of the Boston Latin Academy, located at 205 Townsend Street, Dorchester, MA 02121, as surplus and no longer needed for school purposes and for the same to be transferred to the care, custody, management and control of the Public Facilities Commission, and for the Public Facilities Commission thereafter, pursuant to its authority, transfer the care, custody, management and control of said parcel to the Boston Parks and Recreation Department for park, recreation and playground purposes; and

WHEREAS, the parcel hereby surplussed is shown as Lot B on a plan of land by Holmberg & Howe Inc. dated October 27, 2010 and entitled, "Plan of Land, Subdivision and Transfer to City of Boston Parks & Recreation Department, Portion of 205 Townsend Street, Dorchester, MA" (Plan). Its boundaries are described in Attachment A entitled, "Legal Description of Lot B, 205 Townsend Street, Dorchester, MA 02121," and

WHEREAS, the parcel is adjacent to 80 Humboldt Avenue, Ward 12, Parcel 1975, currently known as Laviscount Park (Park), Lot C as shown on said Plan, and will be managed by the Boston Parks and Recreation Department as part of said Park for park, recreation and playground purposes; and

NOW BE IT VOTED: Subject to the approval of the Mayor under the provisions of St.1909, C.486, s.31A (as appearing in St.1966, C.642, s.12) that the land, being a portion of the Boston Latin Academy, 205 Townsend Street, in the Roxbury District of the City of Boston (Ward 12, Parcel Number 01973000), consisting of 22,564 ± square feet, be and the same hereby is, transferred from the care, custody, management and control of the Boston Public Schools Department to the care, custody, management and control of the Public Facilities Commission.

VOTE 10: Subject to the approval of the Mayor under the provisions of St.1909, C.486, s.31A (as appearing in St.1966, C.642, s.12) that the land, being a portion of the Boston Latin Academy, 205 Townsend Street, in the Roxbury District of the City of Boston (Ward 12, Parcel Number 01973000), consisting of 22,564 ± square feet, be and the same hereby is, transferred from the care, custody, management and control of the Public Facilities Commission to the care, custody, management and control of the Boston Parks and Recreation Department for park, recreation, and playground purposes.

VOTE 11: That the vote of this Commission at its meeting on November 25, 2009 regarding the tentative designation and intent to sell the vacant land located at 154 Norwell Street (Ward 14, Parcel Number 02332000) in the Dorchester District of the City of Boston containing approximately 3,726 square feet of land, to Martin Ogiste (or a 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.

VOTE 12: WHEREAS, on September 4, 2002 the Boston City Council did Order that the former Boathouse and surrounding property located at or on the Congress Street Bridge was found to be surplus within the meaning of section 31B of Chapter 486 of the Acts of 1909 (as appearing in section 12 of Chapter 642 of the Acts of

1966), and did transfer the same to the Public Facilities Commission for disposition; and

WHEREAS, on September 9, 2002, the Mayor did approve the above-mentioned Order;

NOW BE IT VOTED: Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, § 12) the Public Facilities Commission does hereby vote to sell to the Boston Redevelopment Authority, a body politic and corporate established pursuant to Massachusetts General Laws Chapter 121B as amended, with offices at One City Hall Square, Boston, MA 02201-1007 the land and structures adjacent and attached to the Congress Street Bridge, on Congress Street, (Ward 3, No Parcel Number) in the City of Boston containing approximately 24,828 square feet of land, subject to such terms, conditions and restrictions as the Director of the Department of Neighborhood Development deems appropriate;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to the Boston Redevelopment Authority in consideration of ONE DOLLAR (\$1.00).

VOTE 13: That having duly advertised its intent to sell to Tito A. Bonilla, an individual, with an address of 81 Orleans Street, East Boston, MA 02128, the land with building thereon located at 223 Chelsea Street (Ward 01, Parcel Number 06334000) in the East Boston District of the City of Boston containing approximately 2,000 square feet of land, for two consecutive weeks (August 30, 2010 and September 06, 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 approval by the Mayor, does hereby vote to sell the aforementioned property to Tito A. Bonilla; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Tito A. Bonilla, or a nominee to be approved by the Director in consideration of TWO HUNDRED ONE THOUSAND NINE HUNDRED FIVE DOLLARS (\$201,905.00).

VOTE 14: That having duly advertised its intent to sell to Margarita Rosa, an individual, with an address of 85 Hammond Street, # 601, Roxbury, MA 02120, the land with building thereon located at 5 Dewey Street (Ward 13, Parcel Number 00685005) in the Dorchester District of the City of Boston containing approximately 6,654 square feet of land, for two consecutive weeks (August 30, 2010 and September 06, 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

approval of the Mayor does hereby vote to sell the aforementioned property to Margarita Rosa; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Margarita Rosa, or a nominee to be approved by the Director in consideration of ONE HUNDRED SIXTY SEVEN THOUSAND DOLLARS (\$167,000.00).