



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

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

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

August 11, 2011

Location:
Public Facilities Commission
26 Court Street, 11th Floor, Conf. Rm. 11A
Boston, MA 02108

Meeting Time: 9:30 a.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its August 11, 2011 meeting:

RECEIVED
CITY CLERK'S OFFICE
2011 AUG - 8 10 4: 51
BOSTON, MA

VOTE 1	DELEGATION OF AUTHORITY TO THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT TO ACT AS THE AWARDDING AUTHORITY TO PERFORM DEMOLITION WORK ON BUILDINGS IN DND'S INVENTORY.	Delegation of Authority
Jim McDonough		

VOTE 2	RESCISSION OF THE CONVEYANCE VOTE OF MAY 26, 2011 TO MATTAPAN HOUSING STABILIZATION INITIATIVE, LLC: Land with building thereon located at 302 Fuller Street, Mattapan.	Rescission
John Feuerbach		
	Ward: 17	
	Parcel Number: 02575000	
	Square Feet: 6,812	Purchase Price
		\$176,000.00

Use: Rehabilitation - Housing
Estimated Total Development Cost: \$549,998.00
Assessed Value: \$428,600.00
Appraised Value: N/A
DND Program: Foreclosed Home Sales
RFP Date: 05/11/2009

VOTE 3	RESCISSION OF THE TENTATIVE DESIGNATION AND INTENT TO SELL VOTE OF MAY 26, 2011 TO MATTAPAN HOUSING STABILIZATION INITIATIVE, LLC: Land with buildings thereon located at 28-30 Hopkins Street, 127 Capen Street, and 40 Mountain Avenue, Dorchester.	Rescission
William Epperson		
		Purchase Price
		\$399,786.00

Wards: 17, 17 and 14



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26 COURT STREET

BOSTON, MA 02108

617.635.3880

WWW.CITYOFBOSTON.GOV/DND

Public Facilities Commission Meeting DND Agenda August 11, 2011



EQUAL HOUSING OPPORTUNITY

Parcel Numbers: 02194000, 02582000 and 03630000
Square Feet: 8,582 (total)

Use: Rehabilitation - Housing
Estimated Total Development Cost: \$1,763,841.00
Assessed Value: \$726,600.00 (total)
Appraised Value: \$430,000.00 (total)
DND Program: Foreclosure Intervention
RFP Date: 09/27/2010

VOTE 4
Bob
Jones

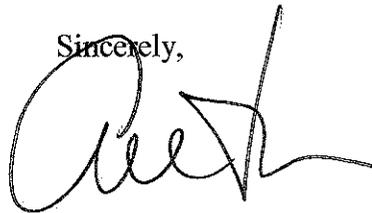
RESCISSION OF THE CONVEYANCE VOTE OF MAY 13, 2010 TO
MARJORIE POWELL AND QUEEN POWELL: Vacant land located at 12
Vale Street and 16-18 Vale Street, Roxbury.

Rescission
Purchase
Price
\$63,612.00

WARD: 11
PARCEL NUMBERS: 00413000 and 00412000
SQUARE FEET: 7,068 (total)

Use: New Construction - Housing
Estimated Total Development Cost: \$877,034.00
Assessed Value: \$54,800.00
Appraisal Estimate: \$84,816.00
DND Program: Neighborhood Housing
RFP Date: 03/05/2007

Sincerely,



Evelyn Friedman
Chief and Director

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION
AUGUST 11, 2011**

VOTE 1: 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

WHEREAS, the Department of Neighborhood Development has acted in the past as the awarding authority for demolition work on buildings in its inventory; and has the capacity and staff to continue to do the same;

NOW, THEREFORE BE IT VOTED: that the Public Facilities Commission does hereby delegate to the Director of the Department of Neighborhood Development, the power and authority to act as the awarding authority to perform demolition work on buildings in DND's inventory, which are not projects or buildings that are under the care, custody, management and control of the Public Facilities Department or the Property and Construction Management Department, and will do so in compliance with all applicable public bid laws, City ordinances and City requirements.

VOTE 2: That the votes of this Commission at its meetings of October 8, 2009, September 23, 2010, December 20, 2010, March 10, 2011 and May 26, 2011, the latter of which provides as follows:

That having duly advertised its intent to sell to the Mattapan Housing Stabilization Initiative, LLC, a Massachusetts limited liability company, with an address of 221 River Street, Suite 201, Mattapan, MA 02126, 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, for two consecutive weeks (September 20, 2010 and September 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 votes of October 8, 2009 and, thereafter, amended by votes on September 23, 2010, December 20, 2010 and March 10, 2011 and approved by the Mayor, does hereby vote to sell the aforementioned property to the Mattapan Housing Stabilization Initiative, LLC;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to the Mattapan Housing Stabilization Initiative, LLC, or a nominee to be approved by the Director, in consideration of ONE HUNDRED SEVENTY SIX THOUSAND DOLLARS (\$176,000.00);

be, and hereby are, rescinded in their entirety.

VOTE 3: That the vote of this Commission at its meeting on May 26, 2011, which provides as follows:

That Mattapan Housing Stabilization Initiative, LLC, a Massachusetts limited liability company, with an address of 221 River Street, Suite 201, Mattapan, MA 02126 be tentatively designated as developer of the land with buildings thereon located at

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL ID</u>	<u>SQUARE FEET</u>
28-30 Hopkins Street	17	02194000	2,432
127 Capen Street	17	02582000	2,150
40 Mountain Avenue	14	03630000	4,000

in the Dorchester District of the City of Boston containing approximately 8,582 total square feet of land and buildings 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 properties to Mattapan Housing Stabilization Initiative, LLC 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 properties in accordance with the provisions of Chapter 642 of the Acts of 1966;

be, and hereby is, rescinded in its entirety.

VOTE 4: That the votes of this Commission at its meetings of July 24, 2008, July 29, 2009 and May 13, 2010, the latter of which provides as follows:

That having duly advertised its intent to sell to Marjorie Powell, an individual, with an address of 370 Columbus Avenue, Boston, MA 02116, and Queen Powell, an individual, with an address of 188 Thornton Street, Boston, MA 02119, as joint tenants, the vacant land located at 12 Vale Street and 16-18 Vale Street (Ward 11, Parcel Numbers 00413000 and 00412000) in the Roxbury District of the City of Boston containing approximately 7,068 square feet of land, for two consecutive

weeks (February 23, 2009 and March 2, 2009) in accordance with the provisions of Chapter 642 of the Acts of 1966, the Public Facilities Commission, pursuant to its vote of July 24, 2008 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Marjorie Powell and Queen Powell 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 Marjorie Powell and Queen Powell or a nominee to be approved by the Director in consideration of TWO HUNDRED DOLLARS (\$200.00);

be, and hereby are, rescinded in their entirety.