



# REVISED AGENDA

CITY OF BOSTON • MASSACHUSETTS  
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
MARTIN J. WALSH, MAYOR

RECEIVED  
CITY CLERK'S OFFICE

2014 APR 11 P 4: 36

BOSTON, MA  
April 16, 2014

John Walsh, Commissioner  
Katherine Craven, Commissioner  
Lawrence Mammoli, Commissioner

Location:  
Public Facilities Commission  
26 Court Street, 11<sup>th</sup> 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 April 16, 2014 meeting:

- |  |  |                                  |
|--|--|----------------------------------|
| <b>VOTE 1</b><br><br><b>Christine McCrorey</b> | <b>TO ACCEPT AND EXPEND A GRANT FROM THE COMMONWEALTH OF MASSACHUSETTS DIVISION OF BANKS DOB:</b> To receive Chapter 206 funds from the Massachusetts Division of Banks to implement foreclosure prevention and/or first-time homebuyer counseling services as a regional foreclosure education center for the 2014 calendar year. | <b>\$198,456.01</b>              |
| <b>VOTE 2</b><br><b>Reay Pannesi</b>           | <b>TRANSFER OF LAND WITH BUILDING:</b> Located at 280 Meridian Street, East Boston, from the Boston Public Library Department to the Department of Neighborhood Development.   | <b>Property Transfer</b>         |
| <b>VOTE 3</b><br><b>Reay Pannesi</b>           | <b>TRANSFER OF LAND WITH BUILDING:</b> Located at 18 Barnes Avenue and the land located at Saratoga Street, East Boston, from the Public Facilities Commission to the Department of Neighborhood Development.  | <b>Property Transfer</b>         |
| <b>VOTE 4</b><br><b>Reay Pannesi</b>           | <b>CONVEYANCE TO MASSACHUSETTS BAY TRANSPORTATION AUTHORITY:</b> Vacant land located at Park Street, Dorchester.   | <b>Purchase Price<br/>\$1.00</b> |

Ward: 17  
Parcel Number: 00182002  
Square Feet: 2,038

Use: Municipal Purpose

Estimated Total Development Cost: N/A  
Assessed Value: \$10,200.00  
DND Program: REMS-Land Disposition



**VOTE 5**  
**Reay**  
**Pannesi**

**AMENDMENT TO THE VOTE OF APRIL 18, 2013 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 89 TO 101 MONTHS TO TRINITY BORDER STREET, LLC:** Vacant land located at 102-122, 122-138 and 138-148 Border Street, East Boston.

**Time**  
**Extension**

- 1) TD – 11/29/06 through 11/29/07 = 12 months
- 2) TD extension for an additional 12 months – 11/29/07 through 11/29/08 = 24 months
- 3) TD extension for an additional 12 months – 11/29/08 through 11/29/09 = 36 months
- 4) TD extension for an additional 12 months – 11/29/09 through 11/29/10 = 48 months
- 5) TD extension for an additional 12 months – 11/29/10 through 11/29/11 = 60 months
- 6) TD extension for an additional 12 months – 11/29/11 through 11/29/12 = 72 months
- 7) TD extension for an additional 17 months – 11/29/12 through 04/29/14 = 89 months
- 8) TD extension for an additional 12 months – 04/29/14 through 04/29/15 = 101 months

TD total time 101 months

Ward: 01  
Parcel Numbers: 05412003, 05413000 and 05414000  
Square Feet: 622,878 (total)  
Use: New Construction - Housing  
Estimated Total Development Cost: \$96,938,985.00  
Assessed Value: \$3,984,100.00 (total)  
DND Program: REMS – Land Disposition  
RFP Issuance Date: 06/05/2006

**VOTE 6**  
**Bob**  
**Jones**

**TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO BOSTON NATURAL AREAS NETWORK, INC.:** Vacant land located at 21 and 23 Winthrop Street, Roxbury.

**Purchase**  
**Price**  
**\$200**

Ward: 12  
Parcel Numbers: 00088000 and 00089000  
Square Feet: 6,000 (total)  
  
Use: Garden  
Estimated Total Development Cost: \$161,875.00  
Assessed Value: \$31,900.00  
Appraised Value: N/A  
DND Program: Grass Roots  
RFP Issuance Date: 12/30/2013

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
AGENDA  
PUBLIC FACILITIES COMMISSION  
April 16, 2014**

**VOTE 1:** WHEREAS, the Commonwealth of Massachusetts Division of Banks 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 \$198,456.01 for its Homebuyer Services Division, to implement foreclosure prevention and/or first-time homebuyer counseling services as a regional foreclosure education center for the 2014 calendar year;

WHEREAS, the duration of the contract will be from January 1, 2014 to December 31, 2014; 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.

**VOTE 2:** Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31A (as appearing in St. 1966, c. 642, § 12) that the land with building thereon

located at 280 Meridian Street in the East Boston district of the City of Boston, (Ward 01, Parcel Number 05935000), containing approximately 10,486 square feet of land, be transferred from the care, custody, management and control of the Boston Public Library to the care, custody, management and control of the Department of Neighborhood Development.

**VOTE 3:** Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31A (as appearing in St. 1966, c. 642, § 12) that the land with building thereon located at 18 Barnes Avenue and the vacant land located at Saratoga Street in the East Boston district of the City of Boston, (Ward 01, Parcel Numbers 04382000 and 04831000), containing approximately 10,876 total square feet of land, be transferred from the care, custody, management and control of the Public Facilities Commission to the care, custody, management and control of the Department of Neighborhood Development.

**VOTE 4:** Subject to the approval of the Mayor under St. 1909, c. 486, § 31B (as appearing in St. 1966, c. 642, § 12) the Public Facilities Commission does hereby vote to sell to the Massachusetts Bay Transportation Authority, a body politic and corporate, with offices at Ten Park Plaza, Suite 3910, Boston, MA 02116 the vacant land located at Park Street (Ward 17 Parcel 00182002) in the Dorchester District of the City of Boston containing approximately 2,038 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 Massachusetts Bay Transportation Authority in consideration of ONE DOLLAR (\$1.00).

**VOTE 5:** That the vote of this Commission at its meeting on November 29, 2006 and thereafter amended on November 15, 2007, November 20, 2008, November 25, 2009, December 2, 2010, November 10, 2011 and April 18, 2013 regarding the tentative designation and intent to sell the vacant land located at 102-122, 122-138 and 138-148 Border Street (Ward 01, Parcel Numbers 05412003, 05413000 and 05414000) in the East Boston District of the City of Boston containing approximately 622,878 total square feet of land, to Trinity Border Street, LLC (or nominee); and

be, and hereby is amended as follows:

By deleting the figures and words: "89 months" and substituting in place thereof the following figures and words: "101 months" wherever such may appear.

**VOTE 6:** That Boston Natural Areas Network, Inc., a Massachusetts non-profit corporation, with an address 62 Summer Street, Roxbury, MA 02119 be tentatively designated as developer of the vacant land located at 21 Winthrop Street and 23 Winthrop Street (Ward 12, Parcel Numbers 00088000 and 00089000) in the Roxbury District of the City of Boston containing approximately 6,000 total 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, § 31B (as appearing in St. 1966, c. 642, § 12) that it is the intent of this Commission to sell the aforementioned property to Boston Natural Areas Network, 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.