



# DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

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

RECEIVED  
CITY CLERK'S OFFICE

October 13, 2011 2011 OCT 11 P 12:15  
BOSTON, MA

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

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

Meeting Time: 2:00 p.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its October 13, 2011 meeting:

<b>VOTE 1</b> <b>Ken Barnes</b>	<b>AUTHORITY TO ENTER INTO CONTRACTS WITH VARIOUS SERVICE PROVIDERS FOR YOUTH, SOCIAL SERVICES AND ADULT LITERACY PROGRAMS.</b>	<b>Contract Amount</b> <b>\$3,149,103.00</b>
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<b>VOTE 2</b> <b>Bernard Mayo</b>	<b>AMENDMENT TO THE VOTE OF MARCH 24, 2011 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 24 TO 30 MONTHS TO FRANK W. GAZZOLA: Vacant land at various parcels located on Yeoman Street and Hamden Street, Roxbury.</b>	<b>Time Extension</b>
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- 1) TD – 9/24/09 through 9/24/10 = 12 months
- 2) TD extension for an additional 6 months – 9/24/10 through 3/24/11 = 18 months
- 3) TD extension for an additional 6 months – 3/24/11 through 9/24/11 = 24 months
- 4) TD extension for an additional 6 months – 9/24/11 through 3/24/12 = 30 months

TD total time 30 months

Ward: 08  
Parcel Numbers: Various  
Square Feet: 10,429 (total)

Use: Commercial  
Estimated Total Development Cost: \$194,955.00  
Assessed Value: \$62,300.00 (total)  
Appraised Value: N/A  
DND Program: REMS-Land Disposition  
RFP Date: 2/2/2009



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26 COURT STREET

BOSTON, MA 02108

617.635.3880

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Public Facilities Commission Meeting DND Agenda October 13, 2011



EQUAL HOUSING OPPORTUNITY

**VOTE 3**  
**Chris**  
**Rooney**

**AMENDMENT TO THE VOTE OF SEPTEMBER 23, 2010 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 24 TO 30 MONTHS TO BROOKVIEW HOUSE, INC.:** Vacant land located at 1039 Blue Hill Avenue and 6 Fabyan Street, Dorchester.

**Time**  
**Extension**

- 1) TD – 10/08/2009 through 10/08/2010 = 12 months
- 2) TD extension for an additional 12 months – 10/08/2010 through 10/08/2011 = 24 months
- 3) TD extension for an additional 6 months – 10/08/2011 through 4/8/2012 = 30 months

TD total time is 30 months

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)  
Appraised Value: \$94,000.00  
DND Program: REMS-Land Disposition  
RFP Date: 3/3/2008

**VOTE 4**  
**William**  
**Epperson**

**CONVEYANCE TO FIELDS CORNER HOUSING CORPORATION:**  
Land with buildings thereon located at 26 Bradlee Street and 36-38 Fowler Street, Dorchester.

**Purchase**  
**Price**  
**\$225,206.00**

Wards: 17 and 14  
Parcel Numbers: 00120000 and 01827000  
Square Feet: 7,769 (total)

Use: Rehabilitation-Housing  
Estimated Total Development Cost: \$1,096,051.00  
Assessed Value: \$532,700.00 (total)  
Appraised Value: \$290,000.00 (total)  
DND Program: Foreclosure Intervention  
RFP Date: 9/27/2010

**VOTE 5**  
**William**  
**Epperson**

**TENTATIVE DESIGNATION AND INTENT TO SELL TO CARLOS R. CASTILLO:** Land with building thereon located at 140 Harvard Street, Dorchester.

**Purchase**  
**Price**  
**\$191,456.00**

Ward: 14  
Parcel Number: 02286000  
Square Feet: 2,585

Use: Rehabilitation-Housing  
Estimated Total Development Cost: \$424,977.00  
Assessed Value: \$346,500.00  
Appraised Value: \$240,000.00  
DND Program: Foreclosure Intervention  
RFP Date: 06/27/2011

<b>VOTE 6</b> <b>Reay</b> <b>Pannesi</b>	<b>CONVEYANCE TO BRUSH HILL PARTNERS, LLC:</b> Vacant land located at Lot 1SW, Lot 2, Lot 3A, Lot 4 and Lot 5A Crosstown Avenue, West Roxbury.	<b>Purchase Price</b> <b>\$5,000.00</b>
	Ward: 20 Parcel Numbers: 10291000, 10292000, 10293000, 10294000 and 10295000 Square Feet: 5,496 (total)	
	Use: Side Yards Estimated Total Development Cost: \$5,000.00 Assessed Value: \$21,800.00 (total) Appraised Value: N/A DND Program: REMS Land Disposition RFP Date: 02/03/2011	
<b>VOTE 7</b> <b>Reay</b> <b>Pannesi</b>	<b>TRANSFER OF VACANT LAND LOCATED AT TENEAN STREET IN DORCHESTER FROM THE PUBLIC WORKS DEPARTMENT TO THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT.</b>	<b>Transfer</b>
<b>VOTE 8</b> <b>Reay</b> <b>Pannesi</b>	<b>TRANSFER OF VACANT LAND LOCATED AT WASHINGTON STREET IN ROXBURY FROM THE PUBLIC WORKS DEPARTMENT TO THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT.</b>	<b>Transfer</b>
<b>VOTE 9</b> <b>Reay</b> <b>Pannesi</b>	<b>TRANSFER OF VACANT LAND LOCATED AT NORTHDAL ROAD IN WEST ROXBURY FROM THE PUBLIC WORKS DEPARTMENT TO THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT.</b>	<b>Transfer</b>
<b>VOTE 10</b> <b>Reay</b> <b>Pannesi</b>	<b>TRANSFER OF VACANT LAND LOCATED AT VFW PARKWAY IN WEST ROXBURY FROM THE PUBLIC WORKS DEPARTMENT TO THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT.</b>	<b>Transfer</b>
<b>VOTE 11</b> <b>Muammar</b> <b>Hermanstyne</b>	<b>CONVEYANCE TO ALINO B. ALVES:</b> Land with building thereon located at 4-6 Wellesley Park, Dorchester.	<b>Purchase Price</b> <b>\$380,000.00</b>
	Ward: 17 Parcel Number: 02475000 Square Feet: 5,700	
	Use: Primary Residence Estimated Total Development Cost: \$443,963.00 Assessed Value: \$687,000.00 Appraised Value: \$390,000.00 DND Program: Foreclosed Home Sales RFP Date: 11/22/2010	

**VOTE 12**  
**Muammar**  
**Hermanstyne**

**CONVEYANCE TO LAURA MITCHELL:** Land with building thereon located at 72 Esmond Street, Dorchester.

**Purchase Price**  
**\$230,000.00**

Ward: 14  
Parcel Number: 02695000  
Square Feet: 5,154

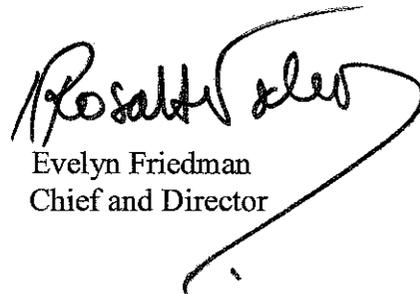
Use: Primary Residence  
Estimated Total Development Cost: \$284,943.00  
Assessed Value: \$285,500.00  
Appraised Value: \$270,000.00  
DND Program: Foreclosed Home Sales  
RFP Date: 05/10/2011

**VOTE 13**  
**James Smith**

**AMENDMENT TO THE VOTE OF DECEMBER 18, 2008: TO ACCEPT AND EXPEND A GRANT FROM THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY BROWNFIELDS SITE ASSESSMENT GRANT PROGRAM:** This amendment approves an increase of funds; revision to recipient name; extension of budget and project periods; change of recipient project manager and change of EPA grant specialists. This amendment, also, includes revised program conditions and revision to administrative conditions numbers 3 and 17. All other terms and conditions of the grant remain the same and are in full force and effect.

**Increase of**  
**\$84,680.00**

Sincerely,



Evelyn Friedman  
Chief and Director

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
AGENDA  
PUBLIC FACILITIES COMMISSION  
OCTOBER 13, 2011**

**VOTE 1:** 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, or authority of the City of Boston or to any other public body politic and corporate incurring expenses which the City appropriates money to defray and each such officer, authority and public body is hereby authorized and directed to accept such delegation and exercise the power and perform the function so delegated;

WHEREAS, the Chief Executive Officer of the Economic Development and Industrial Corporation of Boston be, and hereby is, authorized to request from the Mayor, in the name and on behalf of the Public Facilities Commission, written authority to enter into contracts with various service providers for Youth, Social Services and Adult Literacy programs as shown on Exhibit A and attached hereto, which are being funded under the Community Development Block Grant Year XXXV in the amount of THREE MILLION ONE HUNDRED FORTY NINE THOUSAND ONE HUNDRED THREE DOLLARS (\$3,149,103.00) for the period of July 1, 2011 through June 30, 2012; and to execute such contracts, subject to final negotiations in the name and on behalf of the Public Facilities Commission, upon receipt of said written authority from the Mayor;

NOW THEREFORE BE IT VOTED: That the Chief Executive Officer of the Economic Development and Industrial Corporation of Boston be, and hereby is, authorized to accept and exercise the delegated powers and perform said responsibilities.

**VOTE 2:** That the vote of this Commission at its meeting on September 24, 2009 and, thereafter, amended on September 9, 2010 and March 24, 2011, regarding the tentative designation and intent to sell the vacant parcels of land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL ID</u>	<u>LOT SIZE</u>
58 Yeoman Street	08	02150000	1,706
60 Yeoman Street	08	02149000	1,706
64 Yeoman Street	08	02148000	1,711
66-68 Yeoman Street	08	02147000	1,700
109-115 Hampden Street	08	02181000	3,606

in the Roxbury District of the City of Boston containing approximately 10,429 square feet of land to Frank W. Gazzola with an address of 200 Plympton Road, Plymouth, MA 02360 (or nominee);

be, and hereby is amended as follows:

by deleting the figure and word: "24 months" and substituting in place thereof the following word and figure: "30 months" wherever such may appear.

**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 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 a nominee);

be, and hereby is amended as follows:

by deleting the figure and word: "24 months" and substituting in place thereof the following figure and word: "30 months" wherever such may appear.

**VOTE 4:** That having duly advertised its intent to sell to Fields Corner Housing Corporation, a Massachusetts non-profit corporation, with an address of 42 Charles Street, Suite E, Dorchester, MA 02122, the land with buildings thereon located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL ID</u>	<u>LOT SIZE</u>
26 Bradlee Street	17	00120000	4,688
36-38 Fowler Street	14	01827000	3,081

in the Dorchester District of the City of Boston containing approximately 7,769 total square feet of land, for two consecutive weeks (August 15, 2011 and August 22, 2011) in accordance with the provisions of St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s 12), the Public Facilities Commission, pursuant to its vote of July 19, 2011 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Fields Corner Housing Corporation; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Fields Corner Housing Corporation, or a nominee to be approved by the Director, in consideration of TWO HUNDRED TWENTY FIVE THOUSAND TWO HUNDRED SIX DOLLARS (\$225,206.00).

**VOTE 5:** That Carlos R. Castillo, an individual, with an address of 81 Coleman Street, Dorchester, MA 02125 be tentatively designated as developer of the land with building thereon located at 140 Harvard Street (Ward 14, Parcel Number 02286000) in the Dorchester District of the City of Boston containing approximately 2,585

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, 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 Carlos R. Castillo 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 6:** That having duly advertised its intent to sell to Brush Hill Partners, LLC, a Massachusetts limited liability company, with an address of 21 Mazzeo Drive, Suite 101, Randolph, MA 02368, the vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL ID</u>	<u>SQUARE FEET</u>
Lot 1 SW	20	10291000	1,424
Lot 2	20	10292000	1,504
Lot 3A	20	10293000	1,335
Lot 4	20	10294000	850
Lot 5A	20	10295000	383

in the West Roxbury District of the City of Boston containing approximately 5,496 total square feet of land, for two consecutive weeks (September 26, 2011 and October 3, 2011) in accordance with the provisions of St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12), the Public Facilities Commission, pursuant to its vote of September 8, 2011 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Brush Hill Partners, LLC; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Brush Hill Partners, LLC, or a nominee to be approved by the Director, in consideration of FIVE THOUSAND DOLLARS (\$5,000.00).

**VOTE 7:** 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 vacant land located at Tenean Street in the Dorchester District of the City of Boston, (Ward 16, Parcel Number 02570000), containing approximately 3,190 square feet of land, be and the same hereby is, transferred from the care, custody, management and control of the Public Works Department to the care, custody, management and control of the Department of Neighborhood Development.

**VOTE 8:** 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 vacant land located at Washington Street in the Roxbury District of the City of Boston, (Ward 08, Parcel Number 02426020), containing approximately 7,060 square feet of land, be and the same hereby is, transferred from the care, custody, management and control of the Public Works Department to the care, custody, management and control of the Department of Neighborhood Development.

**VOTE 9:** 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 vacant land located at Northdale Road in the West Roxbury District of the City of Boston, (Ward 20, Parcel Number 09969000), containing approximately 38,275 square feet of land, be and the same hereby is, transferred from the care, custody, management and control of the Public Works Department to the care, custody, management and control of the Department of Neighborhood Development.

**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 vacant land located at VFW Parkway in the West Roxbury District of the City of Boston, (Ward 20, Parcel Number 10648020), containing approximately 16,458 square feet of land, be and the same hereby is, transferred from the care, custody, management and control of the Public Works Department to the care, custody, management and control of the Department of Neighborhood Development.

**VOTE 11:** That having duly advertised its intent to sell to Alino B. Alves, an individual, with an address of 31 Nixon Street, Apartment No. 2, Dorchester, MA 02124, the land with building thereon located at 4-6 Wellesley Park in the Dorchester District of the City of Boston, (Ward 17, Parcel Number 02475000) containing approximately 5,700 square feet of land, for two consecutive weeks (July 4, 2011 and July 11, 2011) in accordance with the provisions of St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12), the Public Facilities Commission, pursuant to its vote of May 26, 2011 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Alino B. Alves; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Alino B. Alves or a nominee to be approved by the Director in consideration of THREE HUNDRED EIGHTY THOUSAND DOLLARS (\$380,000.00).

**VOTE 12:** That having duly advertised its intent to sell to Laura Mitchell, an individual, with an address of 5 Nightingale Street, Dorchester, MA 02124, the land with building thereon located at 72 Esmond Street in the Dorchester District of the City of Boston, (Ward 14, Parcel Number 02695000) containing approximately 5,154 square feet of land, for two consecutive weeks (September 26, 2011 and October 3, 2011) in

accordance with the provisions of St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12), the Public Facilities Commission, pursuant to its vote of September 8, 2011 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Laura Mitchell; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Laura Mitchell or a nominee to be approved by the Director in consideration of TWO HUNDRED THIRTY THOUSAND DOLLARS (\$230,000.00).

**VOTE 13:** That the vote of this Commission at its meeting of December 18, 2008, which provides as follows:

WHEREAS, The United States Environmental Protection Agency, through the Small Businesses Liability Relief and Brownfields Revitalization Act, has awarded a grant to the City of Boston Department of Neighborhood Development, acting by and through the Public Facilities Commission, in the amount of ONE HUNDRED THREE THOUSAND FIVE HUNDRED DOLLARS (\$103,500.00). The funds will be used to address the contamination at 191 Bowdoin Street in Dorchester, which is xylene, petroleum compounds, and possible volatile organic compounds. The tasks that will be covered by this grant include groundwater sampling with soil and gas sampling, excavation and disposal of contaminated soil, and preparation of Massachusetts Contingency Plan documentation and reports; 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 authority or agency thereof, or any charitable foundation, private corporation or individual, and to expend the same without appropriation; and

WHEREAS, by virtue of the authority contained in Section 3(f)(ii) of Chapter 642 of the Acts of 1966, the Public Facilities Commission also has the power and authority to delegate any of its powers or functions to any other department, 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 above-referenced grant and expend such funds, without further appropriation, for the aforementioned purposes;

be, and hereby is, amended as follows:

WHEREAS, The United States Environmental Protection Agency, through the Small Businesses Liability Relief and Brownfields Revitalization Act, has awarded a grant to the City of Boston Department of Neighborhood Development, acting by and through the Public Facilities Commission, in an amount not to exceed ONE HUNDRED EIGHTY EIGHT THOUSAND ONE HUNDRED EIGHTY ONE

DOLLARS (\$188,180.00). The funds will be used to address the contamination at 191 Bowdoin Street in Dorchester, which is xylene, petroleum compounds, and possible volatile organic compounds. The tasks that will be covered by this grant include groundwater sampling with soil and gas sampling, excavation and disposal of contaminated soil, and preparation of Massachusetts Contingency Plan documentation and reports; and

This amendment approves an increase of funds; revision to recipient name; extension of budget and project periods; change of recipient project manager and change of EPA grant specialists. This amendment, also, includes revised program conditions and revision to administrative conditions numbers 3 and 17. All other terms and conditions of the grant remain the same and are in full force and effect.

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.