



# DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

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

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

January 26, 2012

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

Meeting Time: 2:00 p.m.

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CITY CLERK'S OFFICE  
2012 JAN 24 A 11:47  
BOSTON, MA

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its January 26, 2012 meeting:

<b>VOTE 1</b> <b>Christine O'Keefe</b>	<b>AMENDMENT TO THE VOTE OF JANUARY 27, 2011 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 12 TO 24 MONTHS TO PLANNING OFFICE FOR URBAN AFFAIRS, INC.:</b> Vacant land located at 10-12 Davern Avenue, Dorchester.	<b>Time Extension</b>
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1. TD – 1/27/2011 = 12 months
2. TD extension for an additional 12 months – 1/27/2012 through 1/27/2013 (expires) = 24 months  
TD total time is 24 months

Ward: 13  
Parcel Number: 01316000  
Square Feet: 7,293

Use: Mixed Use  
Estimated Total Development Cost: \$26,882,245.00  
Assessed Value: \$100,400.00  
Appraised Value: None  
DND Program: Neighborhood Housing  
RFP Date: 12/08/2010

<b>VOTE 2</b> <b>Reay Pannesi</b>	<b>CONVEYANCE TO FRANK MULLIGAN:</b> Vacant land located at 231 Dorchester Street, South Boston.	<b>Purchase Price</b> <b>\$9,800.00</b>
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Ward: 07  
Parcel Number: 00776000  
Square Feet: 1,403



Use: New Construction - Housing  
Estimated Total Development Cost: \$ 395,767.00  
Assessed Value: \$14,000.00  
Appraised Value: None  
DND Program: REMS-Land Disposition  
RFP Date: 3/8/2011

**VOTE 3**  
**Robert**  
**Jones**

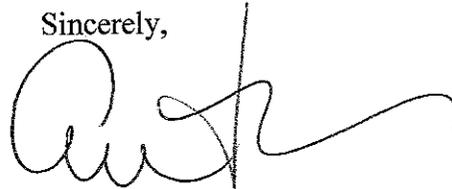
**RESCISSION OF THE CONVEYANCE VOTE OF SEPTEMBER 9, 2010 TO BOSTON COMMUNITY CAPITAL, INC:** Land with building thereon located at 81 Wheatland Avenue, Dorchester.

**Rescission**  
**Purchase**  
**Price**  
**\$190,000.00**

Ward: 17  
Parcel Number: 00378000  
Square Feet: 5,000

Use: Rehabilitation-Housing  
Estimated Total Development Cost: \$495,014.00  
Assessed Value: \$269,800.00  
Appraisal Estimate: \$195,000.00  
DND Program: Foreclosure Intervention  
RFP Date: 6/7/2010

Sincerely,



Evelyn Friedman  
Chief and Director

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
AGENDA  
PUBLIC FACILITIES COMMISSION  
January 26, 2012**

**VOTE 1:** That the vote of this Commission at its meeting on January 27, 2011, regarding the tentative designation and intent to sell the vacant land located at 10-12 Davern Avenue (Ward 13, Parcel Number 01316000) in the Dorchester District of the City of Boston containing approximately 7,293 total square feet of land to Planning Office for Urban Affairs, Inc. (or a nominee);

be, and hereby is, amended as follows:

By deleting the figures and word: "12 months" and substituting in place thereof the following figures and word: "24 months" wherever such may appear.

**VOTE 2:** That having duly advertised its intent to sell to Frank Mulligan, an individual, with an address of 815 East Fifth Street, South Boston, MA 02127, the vacant land located at 231 Dorchester Street (Ward 07, Parcel Number 00776000) in the South Boston District of the City of Boston containing approximately 1,403 square feet of land, for two consecutive weeks (November 14, 2011 and November 21, 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 June 21, 2011 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Frank Mulligan; and

**FURTHER VOTED:** That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Frank Mulligan, or a nominee to be approved by the Director, in consideration of NINE THOUSAND EIGHT HUNDRED DOLLARS (\$9,800.00).

**VOTE 3:** That the votes of this Commission at its meetings of August 12, 2010 and September 9, 2010, the latter of which provides as follows:

That having duly advertised its intent to sell to Boston Community Capital, Inc., a Massachusetts non-profit corporation, with an address of 56 Warren Street, Roxbury, MA 02119, land with building thereon located at 81 Wheatland Avenue (Ward 17, Parcel Number 00378000) in the Roxbury District of the City of Boston containing approximately 5,000 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 Boston Community Capital, Inc., 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 Boston Community Capital, Inc. or a nominee to be approved by the Director in consideration of ONE HUNDRED NINETY THOUSAND DOLLARS (\$190,000.00).

be, and hereby are, rescinded in their entirety.