



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

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

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

April 12, 2012

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

Meeting Time: 2:00 p.m.

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CITY CLERK'S OFFICE
2012 APR 10 P 2:51
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 April 12, 2012 meeting:

VOTE 1	RESCISSION OF THE TENTATIVE DESIGNATION AND INTENT TO SELL VOTE OF OCTOBER 13, 2011 TO BROOKVIEW HOUSE, INC.:	Rescission
Chris Rooney	Vacant Land located at 1039 Blue Hill Avenue, Dorchester and 6 Fabyan Street, Dorchester.	

Ward: 14
Parcel Numbers: 04432000 and 04458000
Square Feet: 4,296 and 3,493 (7,789 total)

Use: New Construction
Estimated Total Development Cost: \$6,606,857.00
Assessed Value: \$25,100.00 and \$20,400.00
(\$45,500.00 total)
Appraisal Estimate: \$94,000.00
DND Program: Commercial Land

VOTE 2	CONVEYANCE TO JAMES O'DONOGHUE: Vacant land located at 170 Bolton Street, South Boston.	Purchase Price \$27,000.00
Chris Rooney		

Ward: 06
Parcel Number: 01550000
Square Feet: 1,249

Use: New Construction - Housing
Estimated Total Development Cost: \$345,905.00
Assessed Value: \$17,900.00



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EQUAL HOUSING OPPORTUNITY

Appraisal Value: N/A
DND Program: REMS – Land Disposition
RFP Date: 9/27/2010

VOTE 3 **REMOVAL OF CONDOMINIUM STRUCTURE FROM PROPERTY** **Structure**
Reay **LOCATED AT 25 LAMBERT AVENUE, ROXBURY.** **Change**
Pannesi

Ward: 09
Parcel Numbers: 03597002, 03597004
03597006
Square Feet: 2,037 (total)

Use: New Construction - Housing
Estimated Total Development Cost: N/A
Assessed Value: N/A
Appraisal Value: N/A
DND Program: REMS – Land Disposition

VOTE 4 **RESCISSION OF THE TENTATIVE DESIGNATION AND INTENT TO** **Rescission**
Reay **SELL VOTE OF MAY 11, 2000 TO PAIGE COMPANY, INC.:** Vacant land
Pannesi and school playground located at 34 Highland Avenue, Roxbury.

Ward: 9
Parcel Number: 03493000
Square Feet: 4,637

Use: School playground

VOTE 5 **TRANSFER OF VACANT LAND LOCATED AT ARCOLA STREET IN** **Transfer**
Reay **JAMAICA PLAIN FROM THE DEPARTMENT OF NEIGHBORHOOD**
Pannesi **DEVELOPMENT TO BOSTON PARKS AND RECREATION**
 DEPARTMENT.

Ward: 10
Parcel Number: 01716000
Square Feet: 1,954

Use: Natural Resource Conservation

VOTE 6 **AMENDMENT TO THE VOTE OF FEBRUARY 10, 2011 TO EXTEND A** **Lease**
Rosa Talero **ONE-YEAR LEASE TO HILDRETH BREWINGTON AND VERNITA** **Extension**
 BREWINGTON, TENANTS IN CITY-OWNED RESIDENTIAL
 PROPERTIES, LOCATED AT 81 WHEATLAND AVENUE, APT. NO.'S 1
 AND 2, DORCHESTER.

VOTE 7
William
Epperson

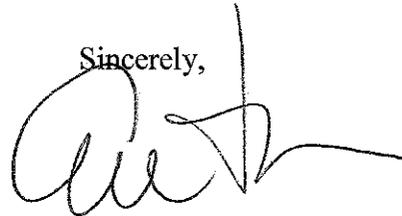
TENTATIVE DESIGNATION AND INTENT TO SELL TO P & A REALTY
DEVELOPMENT LLC: Land with building thereon located at 81 Wheatland
Avenue, Dorchester.

Purchase
Price
\$190,000.00

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

Use: Rehabilitation - Housing
Estimated Total Development Cost: \$459,192.00
Assessed Value: \$232,900.00
Appraisal Value: \$195,000.00
DND Program: Foreclosure Intervention
RFP Date: 02/06/2012

Sincerely,

A handwritten signature in black ink, appearing to read 'Evelyn Friedman', with a long horizontal flourish extending to the right.

Evelyn Friedman
Chief and Director

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION
April 12, 2012

VOTE 1: That the vote of this Commission at its meeting on October 8, 2009 and, thereafter, amended on September 23, 2010 and October 13, 2011, the latter of which provides as follows:

That Brookview House, Inc. a Massachusetts non-profit corporation with an address of 2 Brookview Street, Dorchester, MA 02124, be tentatively designated as developer of the vacant land located at 1039 Blue Hill Avenue and 6 Fabyan Street (Ward 14, Parcels 04432000 and 04458000) in the Dorchester District of the City of Boston, containing approximately 4,296 and 3,493 (7,789 total) square feet of land, for the period of 30 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 Brookview House, Inc. or a nominee to be approved by the Director;

AND FURTHER VOTED: That the Director be, and she 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;

be, and hereby is, rescinded in its entirety.

VOTE 2: That having duly advertised its intent to sell to James O'Donoghue, an individual, with an address of 35 H Street, South Boston, MA 02127, the vacant land located at 170 Bolton Street (Ward 06, Parcel Number 01550000) in the South Boston District of the City of Boston containing approximately 1,249 square feet of land, for two consecutive weeks (May 30, 2011 and June 6, 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 12, 2011, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to James O'Donoghue, and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to James O'Donoghue, or a nominee to be approved by the Director, in consideration of TWENTY SEVEN THOUSAND DOLLARS (\$27,000.00).

VOTE 3: The Director of the Department of Neighborhood Development, acting by and through the Public Facilities Commission, be and she hereby is, authorized to execute any 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 once comprised of three condominium units, located at 25 Lambert Avenue in the Roxbury District of the City of Boston (Ward 9, Parcel Numbers 03597002, 03597004 and 03597006) containing 2,037 square feet, for the purpose of removing these three units from a condominium structure and reverting the same back to vacant land (Ward 9, Parcel Number 03597000).

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 remove the condominium structure and revert the same back to vacant land.

VOTE 4: That the vote of this Commission at its meeting on May 11, 2000 which provides as follows:

That the Paige Company, Inc. a Massachusetts Non-Profit Corporation with an address of 28 Highland Avenue, Roxbury, MA 02119 be tentatively designated as developer of the vacant land and school playground located at 34 Highland Avenue, Roxbury, MA 02119 (Ward 9, Parcel Number 03493) in the Roxbury District of the City of Boston containing approximately 4,637 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 Paige Company, 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;

be, and hereby is, rescinded in its entirety.

VOTE 5: 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 a parcel of land on Arcola Street in the Jamaica Plain District of Boston, being Ward 10, Parcel Number 01716000, shown as Lot 22 on a plan titled "Plan of Building Lots, Boston, belonging to Susan M. Bartlett" by Walter C. Stevens, dated October 1896, recorded in the Suffolk County Registry of Deeds, Book 2458, Page 228, consisting of 1954± square feet, being land owned by the City since May 6, 1916 having been foreclosed upon at that time, with the City of Boston's absolute title confirmed by an affidavit under G.L. C.183, Section 5B, found in the Suffolk County Registry of Deeds, Book 49249, Page 128, 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 City of Boston Parks and Recreation Commission for natural resource conservation and passive recreation purposes."

VOTE 6: That the vote of this Commission at its meeting on February 10, 2011 the latter of which provides as follows:

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 and instruments necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act;

NOW THEREFORE BE IT VOTED: Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12), the Public Facilities Commission does hereby vote to delegate its authority to the Director of the Department of Neighborhood Development to execute leases, in a form approved by Corporation Counsel for the City of Boston, with the following persons and for the properties listed below in the Dorchester, East Boston, Roxbury and Mattapan Districts of the City of Boston:

Tenant Name	Property Address	Unit No.	Parcel ID (Ward/Parcel)	Rent (Per Month)	Lease Term
Keith Woods	87 Adams Street	1	15/01615000 <i>Dorchester</i>	\$1,070.00	1 year
José Tamayo	184 Bennington Street	2	01/06743000 <i>East Boston</i>	\$670.00	1 year
John Cinelli	10 Cameron Street	1	15/02908000 <i>Dorchester</i>	\$1,000.00	1 year
Donna Cinelli		2		\$650.00	1 year
Fredrick McLean		3		\$607.00	1 year
Pamela Price Alexander					
Donna Hawkins	72 Esmond Street	1	14/02695000 <i>Roxbury</i>	\$1,100.00	1 year
Queen Rankin		2		\$1,733.00	1 year
Costella Grant	33 Harold Street	1	12/01860000 <i>Roxbury</i>	\$1,193.00	1 year
Steven Nguyen	15 Raven Street	2	13/03080000 <i>Dorchester</i>	\$770.00	1 year
Randolfo López		3		\$1,000.00	1 year
Amilcar Lopez	59 Spencer Street	3	17/00228000 <i>Dorchester</i>	\$1,000.00	1 year
Veronica McPherson	34 Wayland Street	2	13/00920000 <i>Roxbury</i>	\$1,473.00	1 year
Hildreth Brewington	81 Wheatland Avenue	1	17/00378000 <i>Dorchester</i>	\$827.00	1 year
Vanita Brewington		2		\$530.00	1 year
Helen Adger	12 Wildwood Street	1	14/03418000 <i>Mattapan</i>	\$1900.00	1 year
Jennifer Brown Webb		2		\$1,630.00	1 year

AND FURTHER VOTED: In accordance with the provisions of St. 1909, c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12), the Director of the Department of Neighborhood Development is authorized to first advertise in the City Record, once a week, for two successive weeks, notice of intent to lease the aforementioned properties with a statement of when and where written details of such proposed leases may be examined and, thereafter, deliver an instrument leasing said properties to each of the aforementioned persons for a one-year term in consideration of the monthly rental amounts listed above or adjusted for rental amounts required by the United States Department of Housing and Urban Development through its Housing Choice Voucher Program and approved by the Director of the Department of Neighborhood Development;

be, and hereby is, amending the lease term for the tenants listed below:

Hildreth Brewington, 81 Wheatland Avenue, Apt. No. 1, Dorchester, MA
Vanita Brewinton, 81 Wheatland Avenue, Apt. No. 2, Dorchester, MA

By deleting the figure and word: "1 year" and substituting in place thereof the following figure and word: "2 years" wherever such may appear.

VOTE 7: That P & A Realty Development LLC, a Massachusetts limited liability company, with an address of 38 Austin Street, Charlestown, MA 02129 be tentatively

designated as developer of the land with building thereon located at 81 Wheatland Avenue (Ward 17, Parcel Number 00378000) in the Dorchester District of the City of Boston containing approximately 5,000 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 P & A Realty Development 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 property in accordance with the provisions of Chapter 642 of the Acts of 1966.