



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

THOMAS M. MENINO, MAYOR

RECEIVED
CITY CLERK'S OFFICE

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

2012 SEP 13 A 11: 33
BOSTON, MA

September 17, 2012

Location:
Public Facilities Commission
26 Court Street, 10th Floor, Conf. Rm. 10C
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 September 17, 2012 meeting:

VOTE 1 Larry Smith	AUTHORITY TO ENTER INTO CONTRACTS WITH VARIOUS SERVICE PROVIDERS FOR YOUTH, SOCIAL SERVICES AND ADULT LITERACY PROGRAMS.	\$2,278,522.00
------------------------------	---	-----------------------

VOTE 2 Daniel DeSantis	TO ACCEPT AND EXPEND A GRANT FROM THE COMMONWEALTH OF MASSACHUSETTS OFFICE OF THE ATTORNEY GENERAL: To provide funds for purchase/rehabilitation help to 15 to 30 first time homebuyers.	\$330,000.00
----------------------------------	---	---------------------

VOTE 3 Reay Pannesi	CONVEYANCE TO SHERMAN STREET GREEN SPACE CONSERVANCY, INC.: Vacant land located at NWS Sherman Street, Roslindale.	Purchase Price \$100.00
-------------------------------	---	--------------------------------

Ward: 19
Parcel Number: 04146000
Square Feet: 5,413

Use: Garden
Estimated Total Development Cost: \$885.00
Assessed Value: \$35,100.00
Appraised Value: N/A
DND Program: REMS-Land Disposition
RFP Date: 04/30/2012

VOTE 4 Bernard Mayo	CONVEYANCE TO SELL TO IRENE L. FINKLE, AS TRUSTEE OF THE FINKLE FAMILY REALTY TRUST: Vacant land located at Ruggles Court, Roxbury.	Purchase Price \$8,800.00
-------------------------------	--	----------------------------------

Ward: 09
Parcel Number: 02477000
Square Feet: 983



Use: Loading and receiving deliveries and safe egress
Estimated Total Development Cost: \$8,800.00
Assessed Value: \$8,800.00
Appraised Value: N/A
DND Program: REMS-Land Disposition
RFP Date: 11/14/2011

VOTE 5
Bernard
Mayo

CONVEYANCE TO DUDLEY REALTY GROUP 2235 LLC: Vacant land located at Ruggles Court, Roxbury.

Purchase
Price
\$17,700.00

Ward: 09
Parcel Numbers: 02475000 and 02476000
Square Feet: 1,964 (total)

Use: Loading and receiving deliveries and safe egress
Estimated Total Development Cost: \$17,700.00
Assessed Value: \$17,700.00 (total)
Appraised Value: N/A
DND Program: REMS-Land Disposition
RFP Date: 11/14/2011

VOTE 6
Robert
Jones

RESCISSION OF THE CONVEYANCE VOTE OF MAY 26, 2011 TO LINDA MONTEIRO: Vacant land located at 93 Hawthorne Street, Roxbury.

Rescission
Purchase
Price
\$52,641.00

Ward: 11
Parcel Number: 00198000
Square Feet: 5,849

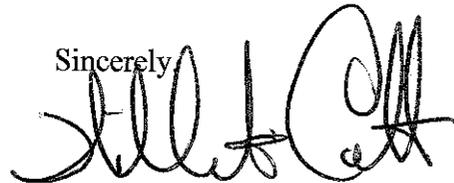
Use: New Construction - Housing
Estimated Total Development Cost: \$566, 641.00
Assessed Value: \$116,000.00
Appraised Value: \$82,000.00
DND Program: Real Estate Development Initiative
RFP Date: 05/25/2007

VOTE 7
William
Cotter

TO APPOINT SHEILA DILLON AS DIRECTOR OF THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT.

Vote 8
Jim
McDonough

CERTIFICATE OF AUTHORITY

Sincerely


William F. Cotter
Acting Director

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION
September 17, 2012**

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 TWO MILLION TWO HUNDRED SEVENTY EIGHT THOUSAND FIVE HUNDRED TWENTY TWO DOLLARS (\$2,278,522.00) for the period of July 1, 2012 through June 30, 2013; 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: WHEREAS, the Commonwealth of Massachusetts Office of the Attorney General has awarded a HomeCorps Community Restoration grant to the City of Boston Department of Neighborhood Development in the amount of THREE HUNDRED THIRTY THOUSAND DOLLARS (\$330,000.00) to assist Massachusetts and its communities to mitigate the impacts of the foreclosure crisis, revitalize distressed communities that have suffered the impact of foreclosure clusters, promote home ownership and affordable housing, and related revitalization goals; and

WHEREAS, the duration of the contract will be from September 4, 2012 to June 30, 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 3: That having duly advertised its intent to sell to Sherman Street Green Space Conservancy, Inc. a Massachusetts non-profit corporation, with an address of 192 Poplar Street, Roslindale, MA 02131, the vacant land located at NWS Sherman Street (Ward 19, Parcel Number 04146000) in the Roslindale District of the City of Boston containing approximately 5,413 square feet of land, for two consecutive weeks (August 9, 2012 and August 13, 2012) 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 12, 2012 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Sherman Street Green Space Conservancy, Inc. and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Sherman Street Green Space Conservancy, Inc. or a nominee to be approved by the Director, in consideration of ONE HUNDRED DOLLARS (\$100.00).

VOTE 4: That having duly advertised its intent to sell to Irene L. Finkle, Trustee of the Finkle Family Realty Trust, a trustee of a realty trust, with an address of 31 Jacobs Terrace, Newton, MA 02459, recorded at Middlesex Deeds as document number 1086747 of the Registered Land Division, the vacant land located at Ruggles Court (Ward 09,

Parcel Number 02477000) in the Roxbury District of the City of Boston containing approximately 983 square feet of land, for two consecutive weeks (July 23, 2012 and July 30, 2012) 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 14, 2012 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Irene L. Finkle, Trustee of the Finkle Family Realty Trust, and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Irene L. Finkle, Trustee of the Finkle Family Realty Trust, or a nominee to be approved by the Director, in consideration of EIGHT THOUSAND EIGHT HUNDRED DOLLARS (\$8,800.00).

VOTE 5: That having duly advertised its intent to sell to Dudley Realty Group 2235 LLC, a Massachusetts limited liability company, with an address of One Washington Street, Suite 404, Wellesley, MA 02481, the vacant lands located at Ruggles Court (Ward 09, Parcel Numbers 02475000 and 02476000) in the Roxbury District of the City of Boston containing approximately 1,964 total square feet of land, for two consecutive weeks (June 11, 2012 and June 18, 2012) 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 24, 2012 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Dudley Realty Group 2235 LLC, and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Dudley Realty Group 2235 LLC, or a nominee to be approved by the Director, in consideration of SEVENTEEN THOUSAND SEVEN HUNDRED DOLLARS (\$17,700.00).

VOTE 6: That the conveyance vote of this Commission at its meeting of May 26, 2011, following the tentative designation and extension votes on December 2, 2010, June 10, 2010, November 25, 2009, May 14, 2009, and May 8, 2008, which conveyance vote provides as follows:

That having duly advertised its intent to sell to Linda Monteiro, an individual, with an address of 58 Clarkson Street, Dorchester, MA 02125, the vacant land, located at 93 Hawthorne Street (Ward 11, Parcel Number 00198000) in the Roxbury District of the City of Boston containing approximately 5,849 square feet of land and building, for two consecutive weeks (June 2, 2008 and June 9, 2008) 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 vote of May 8, 2008 and, thereafter amended by votes on May 14, 2009, November 25, 2009, June 10, 2010 and December 2, 2010 and approved by the Mayor, does hereby vote to sell the aforementioned property to Linda Monteiro;

AND FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Linda Monteiro, or a nominee to be approved by the Director, in consideration of FIFTY TWO THOUSAND SIX HUNDRED FORTY ONE DOLLARS (\$52,641.00);

be, and hereby is, rescinded in its entirety.

VOTE 7: By this writing, signed by a majority of its members and filed with the Secretary, the City of Boston Public Facilities Commission does hereby vote:

Pursuant to the authority contained in the St. 1966, c. 642, s. 2, the Public Facilities Commission does hereby vote to appoint Sheila A. Dillon to the position of Director of the Department of Neighborhood Development, to serve at the pleasure of the Commission until further notice, effective September 26, 2012; and

FURTHER VOTED: The Director shall be the executive officer of the Department of Neighborhood Development, and shall have such powers and duties as are necessary or appropriate to perform the responsibilities of executive officer of the Department of Neighborhood Development, including but not limited to the power to execute contracts, and any or all of its other powers as the Commission may from time to time determine; and

FURTHER VOTED: The Director be, and hereby is, authorized and directed to accept and exercise said powers and perform said responsibilities, which may be necessary or convenient for the effective administration and management of the Department of Neighborhood Development.

VOTE 8:

In Public Facilities Commission, September 17, 2012

CERTIFICATE OF AUTHORITY

By this writing, signed by a majority of its members and filed with the Secretary, the City of Boston Public Facilities Commission, upon written recommendation of the Director of the Department of Neighborhood Development, does hereby vote:

VOTED: "Subject to the approval of the Mayor, that in accordance with the provisions of Section 3(ii)(v) of Chapter 642 of the Acts of 1966, the Public Facilities Commission does hereby authorize and direct the following named individuals, in the name and on behalf of the Commission, to execute and deliver such documents, instruments and certificates as may be deemed necessary or appropriate by such named individuals relating to the Public Facilities Commission's approved acquisition or conveyance of real property or to the discharge, satisfaction, subordination or

termination of instruments of record which have been recorded with the Suffolk County Registry of Deeds or filed for registration with the Suffolk Registry District of the Land Court. Deeds or Orders of Taking to be recorded with the Suffolk County Registry of Deeds or to be filed for registration with the Suffolk Registry District of the Land Court shall be accompanied by a separate vote of this Commission specifically authorizing such conveyance or acquisition. Said named individuals are further authorized and directed to execute and deliver Loan Agreements and Grant Agreements involving the City of Boston, Department of Neighborhood Development, in the name and on behalf of the Commission as they may deem necessary or appropriate.”

Sheila A. Dillon, Chief and Director
Department of Neighborhood Development

Rosa Talero, Director of Operations
Department of Neighborhood Development

Robert C. Gehret, Jr., Deputy Director
Department of Neighborhood Development

John N. Carbone, Controller
Department of Neighborhood Development

FURTHER VOTED: That this authorization is effective immediately and shall remain in effect until such time as it is expressly rescinded, in whole or in part, by a vote of this Commission.

FURTHER VOTED: The taking of the foregoing vote and the naming of the above individuals, when approved by the Mayor of Boston, shall serve to expressly rescind that certain Certificate of Authority dated August 23, 2012 recorded on August 28, 2012, with the Suffolk County Registry of Deeds in Book 50069 at Page 309, and filed with the Suffolk Registry District of the Land Court as Document Number 807820.

Patrick Harrington, Chairman

Michael Hatfield, Commissioner

John Walsh, Commissioner

A true record, ATTEST:

Colleen Daley, Secretary
City of Boston Public Facilities Commission

IN WITNESS WHEREOF, The City of Boston has caused its name to be subscribed hereto by Thomas M. Menino, its Mayor on this ____ day of September, 2012.

Thomas M. Menino, Mayor of Boston