



Property and Construction Management Department

Boston Public Facilities Department
Thomas M. Menino, Mayor
Michael J. Galvin, Chief of Public Property

Public Facilities Commission
Patrick Harrington, Chairman
Michael Hatfield, Commissioner
John Walsh, Commissioner

April 5, 2013

Location: 26 Court Street, 11th Floor, Conf. Rm. 11A
Boston, MA 02108
Meeting Time: 2:30 p.m.

Dear Commissioners:

I recommend that the votes noted below and incorporated into the AGENDA, be approved by the Commission at its April 5, 2013 meeting:

RECEIVED
CITY CLERK'S OFFICE
2013 APR - 3 P 1:50
BOSTON, MA

VOTE 1 **PROPOSED SITE APPROVAL VOTE FOR A BOSTON PUBLIC**
Michael **SCHOOL: 585 Commercial Street, Boston.**
Galvin

VOTE 2 **ORDER OF TAKING: 585 Commercial Street, Boston:** The property will
Michael be used by the City for the municipal purposes of constructing temporary
Galvin classrooms to accommodate the overflow of students from the John Eliot
School in the North End of Boston, while a second campus is being designed
and built for the John Eliot School. After the second campus of the John Eliot
School is operating, the Property will undergo further construction so that the
same can be utilized as a new Pre-Kindergarten through Eighth Grade School
for Boston residents.

Sincerely,

Michael J. Galvin
Director of Public Facilities Department and
Chief of Public Property

**PUBLIC FACILITIES DEPARTMENT
AGENDA
PUBLIC FACILITIES COMMISSION
April 5, 2013**

RECEIVED
CITY CLERK'S OFFICE
2013 APR - 3 P 1:30
BOSTON, MA

VOTE 1: WHEREAS, on the 22nd day of March, 2013 the Director of the Public Facilities Department gave notice to the Superintendent of the Boston Public Schools that he intended to recommend to the Public Facilities Commission the acquisition of one certain parcel of land with a building and improvements thereon located at 585 Commercial Street in the North End District of the City of Boston for School Department purposes; and

WHEREAS, either more than fourteen days have elapsed since the giving of the notice, or written comments have been received regarding the proposed acquisition from the Superintendent of the Boston Public Schools pursuant to the requirements of St. 1966, C. 642, §§ 4(B);

NOW THEREFORE, it is voted: To select the one parcel of land with a building and improvements thereon, containing approximately 35,627 square feet of land area or 0.82 acres, and more particularly described below, located in the North End District of the City of Boston, for municipal purposes of constructing temporary classrooms to accommodate the overflow of students from the John Eliot School in the North End of Boston, while a second campus is being designed and built for the John Eliot School. After the second campus of the John Eliot School is operating, the Property will undergo further construction so that the same can be utilized as a new Pre-Kindergarten through Eighth Grade School for Boston residents.

585 Commercial Street, Boston
Ward 03, Parcel 03058001
35,627 square feet of land area or 0.82 acres
Owner: 585 Commercial Street LLC

VOTE 2: WHEREAS, pursuant to the requirements of St. 1966, C. 642, §§ 4(B), on the 22nd day of March, 2013 the Director of the Public Facilities Department gave written notice to the Superintendent of the Boston Public Schools of his intent to recommend to the Public Facilities Commission the acquisition of one certain parcel of land with building and improvements thereon located at 585 Commercial Street in the North End District of the City of Boston for School Department purposes; and

WHEREAS, the Superintendent of the Boston Public Schools on the 26th day of March, 2013 provided the Director of the Public Facilities Department with written approval of the selection of the proposed site pursuant to the requirements of St. 1966, C. 642, §§ 4(B); and

WHEREAS, upon the written recommendation of the Director of the Public Facilities Department on April 5, 2013 the Public Facilities Commission, pursuant to the requirements of St. 1966, C. 642, §§ 4(A), voted to select the site to be acquired for municipal purposes of constructing temporary classrooms to accommodate the overflow of students from the John Eliot School in the North End of Boston, while a second campus is being designed and built for the John Eliot School. After the second campus of the John Eliot School is operating, the Property will undergo further construction so that the same can be utilized as a new Pre-Kindergarten through Eighth Grade School for Boston residents.

NOW THEREFORE, BE IT VOTED: To execute an Order of Taking for school purposes, dated April 5, 2013, for the one (1) parcel of land with a building and improvements thereon, inclusive of trees and any structures standing thereon or affixed thereto as described below. The parcel is located in the City of Boston containing a total of 35,627 square feet of land area or 0.82 acres. The Property is shown as Lot One (1) on a subdivision plan drawn by Harry R. Feldman Inc., Surveyors, dated April 20, 1961, as approved by the Court, filed in the Land Registration Office as Plan No. 1610-C, a copy of a portion of which is filed with Certificate of Title No. 69619; and

FURTHER VOTED: That the below mentioned Owner be awarded the sum of money set against it's name as full compensation for damages in their estate by the taking of the below described parcel for municipal school purposes.

585 Commercial Street, Boston
Ward 03, Parcel 03058001
35,627 square feet of land area or 0.82 acres
Owner: 585 Commercial Street LLC

Taxes Owed: \$2,503.80
Damages to 585 Commercial Street LLC, the Owner: \$12,850,000.00 (less April 1 – 5, 2013 taxes in the amount of \$2,503.80 if such are not paid in full by the Owner, and any outstanding Boston Water and Sewer charges or fees if such are not paid in full by the Owner)
City's Share of Taxes: \$43,766.90

FURTHER VOTED: that the Director is further authorized to execute and deliver any documents or other instruments, in the name and on behalf of the Commission, deemed necessary or appropriate to effectuate the purposes of the aforementioned vote and file on April 5, 2013 any and all of the required documents with the Suffolk Registry District of the Land Court.