



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

THOMAS M. MENINO, MAYOR
SHEILA A. DILLON, CHIEF AND DIRECTOR

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

August 21, 2013

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

Meeting Time: 12:00 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 August 21, 2013 meeting:

RECEIVED
CITY CLERK'S OFFICE
2013 AUG 19 A 11:42
BOSTON, MA

VOTE 1
Bernard
Mayo

CONVEYANCE TO BOSTON DAY AND EVENING ACADEMY FOUNDATION, INC.: Vacant land located at Kearsarge Avenue, Roxbury.

Purchase Price
\$100.00

Ward: 12
Parcel Number: 00068000
Square Feet: 3,875

Use: Community Garden
Estimated Total Development Cost: \$100.00
Assessed Value: \$20,900.00
Appraisal Estimate: N/A
DND Program: REMS – Land Disposition
RFP Date: 03/11/2013

VOTE 2
Chris
Rooney

TENTATIVE DESIGNATION AND INTENT TO SELL TO WORK REALTY LLC: Vacant land located at 23 Richfield Street, Roxbury.

Purchase Price
\$74,500.00

Ward: 15
Parcel Number: 02356000
Square Feet: 7,413

Use: New Construction - Housing
Estimated Total Development Cost: \$385,126.00
Assessed Value: \$93,100.00
Appraised Value: N/A



DND Program: REMS-Land Disposition
RFP Date: 3/21/2011

VOTE 3
Chris
Rooney

**TENTATIVE DESIGNATION AND INTENT TO SELL TO THE BOYS
AND GIRLS CLUBS OF BOSTON, INC.:** Land with building thereon located
at 10 Hazleton Street, Mattapan.

Purchase
Price
\$100.00

Ward: 14
Parcel Number: 05180000
Square Feet: 13,700

Use: Teen Center
Estimated Total Development Cost: \$2,000,000.00
Assessed Value: \$2,025,000.00
Appraised Value: N/A
DND Program: REMS-Building Sales
RFP Date: 4/16/2013

VOTE 4
Robert
Gehret

**TO ACCEPT AND EXPEND A GRANT FROM THE MASSACHUSETTS
EXECUTIVE OFFICE OF HOUSING AND ECONOMIC DEVELOPMENT
(EOHED):** To fund the Bornstein Pearl Food Production Small Business Center.

\$1,500,000.00

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION
August 21, 2013**

VOTE 1: That having duly advertised its intent to sell to Boston Day And Evening Academy Foundation, Inc., a Massachusetts non-profit corporation, with an address of 20 Kearsarge Avenue, Roxbury, MA 02119, the vacant land located at Kearsarge Avenue (Ward 12, Parcel Number 00068000) in the Roxbury District of the City of Boston containing approximately 3,875 square feet of land, for two consecutive weeks (July 1, 2013 and July 8, 2013) 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 June 16, 2013 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Boston Day And Evening Academy Foundation, Inc.; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Boston Day And Evening Academy Foundation, Inc., or a nominee to be approved by the Director, in consideration of ONE HUNDRED DOLLARS (\$100.00).

VOTE 2: That Work Realty LLC, a Massachusetts limited liability company, with an address of 552 Adams Street, Milton, MA 02186 be tentatively designated as developer of the vacant land located at 23 Richfield Street (Ward 15, Parcel Number 02356000) in the Dorchester District of the City of Boston containing approximately 7,413 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 Work Realty 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.

VOTE 3: That The Boys and Girls Clubs of Boston, a Massachusetts non-profit corporation, with an address of 50 Congress Street, Suite 730, Boston, MA 02109 be tentatively designated as developer of the land with building thereon located at 10 Hazleton Street (Ward 14, Parcel Number 05180000) in the Mattapan District of the City of Boston containing approximately 13,700 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 The Boys and Girls Clubs of Boston, 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 4:

WHEREAS, the Massachusetts Executive Office Of Housing and Economic Development (EOHED) has submitted a letter of intent to offer a conditional commitment of up to \$1,500,000.00 in MassWorks Infrastructure Program funds to assist the Dorchester Bay Economic Development Corporation (DBEDC) with the development of the Bornstein Pearl Food Production Small Business Center located 196 Quincy Street to the City of Boston's Department of Neighborhood Development (DND), acting by and through the Public Facilities Commission, in an amount not to exceed \$1,500,000.00; and

WHEREAS, the duration of the contract will be from August 1, 2013 to August 1, 2015; 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.