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September 17, 2013

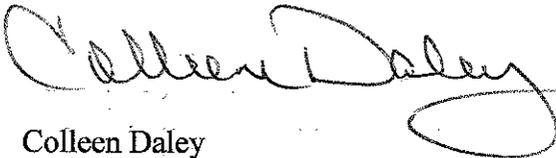
Maureen Feeney, City Clerk
Boston City Hall
One City Hall Square, Room 601
Boston, MA 02201-2014

RE: Public Facilities Commission Meetings

Dear Ms. Feeney:

In accordance with the provisions of G.L. c. 30A, section 20(b) notice is hereby given that there will be a Public Facilities Commission Meeting held on **Thursday, September 19, 2013 at 2:00 p.m.** at 26 Court Street, 11th Floor, Department of Neighborhood Development, Conference Room 11A. The Agendas for PFD and DND are attached hereto.

Sincerely,



Colleen Daley
PFC Secretary

Property and Construction Management Department
Capital Construction Division
26 Court Street, 10 Fl.
Boston, MA 02108
617-635-4826 (phone)
617-635-0558 (fax)



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

September 19, 2013

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

Meeting Time: 2:00 p.m.

Dear Commissioners:

I recommend that the vote noted below and incorporated into the AGENDA, be approved by the Commission at its September 19, 2013 meeting:

VOTE 1	TO ACCEPT AND EXPEND FUNDS FROM THE	\$234,000.00
Doug	MASSACHUSETTS DEVELOPMENT FINANCE AGENCY	
Chakmakian	(MassDevelopment): For capital improvements at the Strand Theatre, a city-owned and operated building.	

Sincerely,

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

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**PUBLIC FACILITIES DEPARTMENT
AGENDA
PUBLIC FACILITIES COMMISSION
September 19, 2013**

VOTE 1: **WHEREAS**, the Massachusetts Development Finance Agency (MassDevelopment), a body politic and corporate created in 1998 pursuant to the provisions of M.G.L. c.23G has made a grant to the Mayor’s Office of Arts, Tourism and Special Events, acting on behalf of the City of Boston, for capital improvements at the Strand Theatre, a city-owned and operated building, in an amount not to exceed TWO HUNDRED THIRTY FOUR THOUSAND DOLLARS (\$234,000.00); 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 Department of Neighborhood Development has care, custody, maintenance and control of the Strand Theatre and the Public Facilities Department, pursuant to the requirements of Section 3(e) of Chapter 642 of the Acts of 1966, has the authority and responsibility to make major alterations and repairs of all structures belonging to the City in conformance with the provisions of M.G.L. c.149, §§ 44A – 44J, including the implementation of capital improvements at the Strand Theatre; 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;

NOW, THEREFORE, BE IT VOTED: That the Director of the Public Facilities Department be, and hereby is, authorized to accept and expend the aforementioned funds, without further appropriation for capital improvements at the Strand Theatre.



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

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

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

September 19, 2013

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

Meeting Time: 2:15 p.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, approved by the Commission at its September 19, 2013 meeting:

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VOTE 1
Bernard
Mayo

TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO CFHM PROPERTIES LLC: Vacant lands located at 23 Maywood Street, 41 Maywood Street, 46-48 Maywood Street, 50 Maywood Street and 54 Maywood Street, Roxbury.

Purchase Price
\$94,300.00

Ward: 12
Parcel Numbers: 00979000, 0098700, 00942000,
00940000 and 00939000
Square Feet: 20,044 (total)

Use: New Construction - Housing
Estimated Total Development Cost: \$1,580,000.00
Assessed Value: \$188,600.00 (total)
Appraised Value: N/A
DND Program: Middle Income Housing Initiative
RFP Date: 04/08/2013

VOTE 2
Tom
Gannon

TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO CFHM PROPERTIES LLC: Vacant lands located at 30 Gleason Street, 26 Gleason Street, 31 Bicknell Street and 6 Gleason Street, Dorchester.

Purchase Price
\$159,200.00

Ward: 14
Parcel Numbers: 02680000, 02682000, 02666000 and
02686000
Square Feet: 24,700 (total)



Use: New Construction - Housing
Estimated Total Development Cost: \$1,580,000.00
Assessed Value: \$318,400.00 (total)
Appraised Value: N/A
DND Program: Middle Income Housing Initiative
RFP Date: 05/15/2013

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION
September 19, 2013**

VOTE 1: That CFHM Properties LLC, a Massachusetts limited liability company, with an address of 16 Rustlewood Road, West Roxbury, MA 02132 be tentatively designated as developer of the vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
23 Maywood	12	00979000	5,272
41 Maywood	12	00987000	5,343
46-48 Maywood	12	00942000	3,101
50 Maywood	12	00940000	3,080
54 Maywood	12	00939000	3,248

in the Roxbury District of the City of Boston containing approximately 20,044 total 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 CFHM Properties 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 2: That CFHM Properties LLC, a Massachusetts limited liability company, with an address of 16 Rustlewood Road, West Roxbury, MA 02132 be tentatively designated as developer of the vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
30 Gleason	14	02680000	5,098
26 Gleason	14	02682000	8,063
31 Bicknell	14	02666000	5,500
6 Gleason	14	02686000	6,039

in the Dorchester District of the City of Boston containing approximately 24,700 total 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 CFHM Properties 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.