



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

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

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

October 17, 2013

Location:
Public Facilities Commission
26 Court Street, 10th Floor, Conf. Rm. 10A
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, be approved by the Commission at its October 17, 2013 meeting:

RECEIVED
CITY CLERK'S OFFICE
2013 OCT 15 P 1:57
BOSTON, MA

VOTE 1 Bernard Mayo	TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO MAX ULTIMATE FOOD, INC: Vacant land located at 58 Yeoman Street, 60 Yeoman Street, 64 Yeoman Street, 66-68 Yeoman Street and 109-115 Hampden Street, Roxbury.	Purchase Price \$78,000.00
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Ward: 08
Parcel Numbers: 02150000, 02149000, 02148000,
02147000 and 02181000
Square Feet: 10,429 (total)

Use: Addition to building
Estimated Total Development Cost: \$178,000.00
Assessed Value: \$53,300.00 (total)
Appraised Value: \$146,000.00 (total)
DND Program: REMS Land Disposition
RFP Date: 06/10/2013

VOTE 2 Reay Pannesi	TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO C-TOWN VENTURES, LLC: Land with Building thereon located at 374-398 Bunker Hill Street, Charlestown.	Purchase Price \$2,900,000.00
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Ward: 02
Parcel Number: 01186000
Square Feet: 47,567



Use: Rehabilitation - Housing
Estimated Total Development Cost: \$22,094,000.00
Assessed Value: \$26,715,500.00
Appraised Value: \$2,800,000.00
DND Program: REMS Building Sales
RFP Date: 04/08/2013

VOTE 3
Reay
Pannesi

TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO
WILLIAM G. LIONETTA, JR: Vacant lands located at Fawndale Road,
Roslindale.

Purchase
Price
\$300.00

Ward: 19
Parcel Numbers: 03233000 and 03235000
Square Feet: 189 (total)

Use: Landscaped Space
Estimated Total Development Cost: \$300.00
Assessed Value: \$2,000.00 (total)
Appraised Value: N/A
DND Program: REMS Land Disposition

NOTICE:
Jim
McDonough

DISCLOSURE OF INTENT TO PARTICIPATE IN THE DND PILOT EMPLOYEE PARTICIPATION INITIATIVE. John Lynch, an employee in the Office of Business Development division, regarding his son Michael Lynch, who wishes to apply to the Three D Program in the Boston Home Center.

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION
October 17, 2013**

VOTE 1: That Max Ultimate Food, Inc., a Massachusetts corporation, with an address of 101 Hampden Street, Roxbury, MA 02119 be tentatively designated as developer of the vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
58 Yeoman	08	02150000	1,706
60 Yeoman	08	02149000	1,706
64 Yeoman	08	02148000	1,711
66-68 Yeoman	08	02147000	1,700
109-115 Hampden	08	02181000	3,606

in the Roxbury District of the City of Boston containing approximately 10,429 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 Max Ultimate Food, 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.

VOTE 2: That C-Town Ventures, LLC., a Massachusetts limited liability company, with an address of 275 Mishawam Road, Woburn, MA 01801 be tentatively designated as developer of the vacant land located at 374-398 Bunker Hill Street (Ward 02 Parcel Number 01186000) in the Charlestown District of the City of Boston containing approximately 47,567 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 C-Town Ventures, 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 William G. Lionetta, Jr. an individual, with an address of PO Box 2409, Woburn, MA 01888 be tentatively designated as developer of the vacant lands located at Fawndale Road (Ward 10 Parcels 03233000 and 0325000) in the Roslindale District of the City of Boston containing approximately 189 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 William G. Lionetta, Jr. 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.

NOTICE: **DISCLOSURE OF INTENT TO PARTICIPATE IN THE DND PILOT EMPLOYEE PARTICIPATION INITIATIVE.** John Lynch, an employee in the Office of Business Development division, regarding his son who wishes to apply to the Three D Program in the Boston Home Center.

NOTICE: **DISCLOSURE OF INTENT TO PARTICIPATE IN THE DND PILOT EMPLOYEE PARTICIPATION INITIATIVE.** Neriliz Llenas, Property Manager for DND's Real Estate and Management Sales (REMS) division, regarding her mother Nerys Batista who wishes to apply to the Home Works Help Program.

Jim McDonough