



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

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

RECEIVED
CITY CLERK'S OFFICE
2013 NOV -5 P 2:00
November 7, 2013
BOSTON, MA

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

Location:
Public Facilities Commission
26 Court Street, 11th Floor, Conf. Rm. 11A
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 November 7, 2013 meeting:

VOTE 1 Elizabeth Doyle	ACCEPT AND EXPEND A GRANT FROM THE UNITED STATES DEPARTMENT OF VETERANS AFFAIRS: To conduct the enumeration of Homeless Veterans living in the City of Boston.	\$100,000.16
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VOTE 2 Bernard Mayo	CONVEYANCE TO CFHM PROPERTIES LLC: Vacant land 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
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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 3 Reay Pannesi	TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO ESCAZU DEVELOPMENT, LLC: Land with building thereon located at 88 Milton Street, Dorchester.	Purchase Price \$1,000.00
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Ward: 16



Parcel Number: 05132000

Square Feet: 3,739

Use: Rehabilitation - Housing
Estimated Total Development Cost: \$236,300.00
Assessed Value: \$183,700.00
Appraised Value: N/A
DND Program: REMS – Building Sales
RFP Date: 08/21/2013

Vote 4
Reay
Pannesi

AMENDMENT TO THE VOTE OF OCTOBER 17, 2013: TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO WILLIAM G. LIONETTA, JR: Vacant lands located at Fawndale Road, Roslindale.

Deleting
Words and
Figures

VOTE 5
Tom
Gannon

CONVEYANCE TO RHYNO DEVELOPMENTS, LLC: Vacant land located at 24 Bradshaw Street and 36 Gleason Street, Dorchester.

Purchase
Price
\$79,700.00

Ward: 14
Parcel Numbers: 02674000 and 02677000
Square Feet: 11,766 (total)

Use: New Construction-Housing
Estimated Total Development Cost: \$917,858.00
Assessed Value: \$159,400.00 (total)
Appraised Value: N/A
DND Program: Neighborhood Housing
RFP Date: 5/15/2013

VOTE 6
Tom
Gannon

CONVEYANCE TO CFHM PROPERTIES LLC: Vacant land 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

VOTE 7
John
Feuerbach

TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO SEBASTIAN MARISCAL STUDIO, INC.: Vacant land located at 796 Parker Street, 794 Parker Street, 792 Parker Street, 790 Parker Street, 788 Parker Street, 786 Parker Street, 784 Parker Street, 782 Parker Street, 780 Parker Street, 778 Parker Street and 77 Terrace Street, Jamaica Plain.

Purchase
Price
\$600,000.00

Ward: 10

Parcel Numbers: 00428000, 00429000, 00430000, 00431000, 00432000, 00433000, 00434000, 00435000, 00436000, 00437000 and 00396000

Square Feet: 57,757 (total)

Use: New Construction - Housing

Estimated Total Development Cost: \$ 13,124,184.00

Assessed Value: \$ 934,700.00 (total)

Appraised Value: \$990,000.00 (total)

DND Program: Middle Income Housing Initiative

RFP Date: 06/27/2013

VOTE 8
Robert
Jones

TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO ESCAZU DEVELOPMENT, LLC: Vacant land located at 52 Callender Street, 56 Callender Street and 16 Lauriat Street, Dorchester.

Purchase
Price
\$68,317.00

Ward: 14

Parcel Numbers: 02966000, 02965000 and 02967000

Square Feet: 15,288 (total)

Use: New Construction - Housing

Estimated Total Development Cost: \$1,126,135.00

Assessed Value: \$170,500.00 (total)

Appraised Value: N/A

DND Program: Neighborhood Housing

RFP Date: 07/09/2013

VOTE 9
Robert
Jones

TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO CFHM PROPERTIES LLC: Vacant land located at Tucker Street, 10-12 Tucker Street and Callender Street, Dorchester.

Purchase
Price
\$45,544.00

Ward: 14

Parcel Numbers: 02948000, 02949000 and 02947000

Square Feet: 14,359 (total)

Use: New Construction - Housing

Estimated Total Development Cost: \$850,000.00

Assessed Value: \$117,700.00 (total)
Appraised Value: N/A
DND Program: Neighborhood Housing
RFP Date: 07/09/2013

Vote 10
Sheila
Dillon

CERTIFICATE OF AUTHORITY

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION
November 7, 2013**

VOTE 1: WHEREAS, the United States Department of Veterans Affairs has awarded funds to the City of Boston's Department of Neighborhood Development (DND), acting by and through the Public Facilities Commission, to procure services for the enumeration of Homeless Veterans Point in Time count, in an amount not to exceed \$100,000.16; and

WHEREAS, the duration of the contract will be from September 13, 2013 to May 29, 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 2: That having duly advertised its intent to sell to CFHM Properties LLC, a Massachusetts limited liability company, with an address of 16 Rustlewood Road, West Roxbury, MA 02132, the vacant land located at:

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

in the Roxbury District of the City of Boston containing approximately 20,044 total square feet of land, for two consecutive weeks (October 7, 2013 and October 14, 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 September 19, 2013 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to CFHM Properties LLC; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to CFHM Properties LLC or a nominee to be approved by the Director, in consideration of NINETY FOUR THOUSAND THREE HUNDRED DOLLARS (\$94,300.00).

VOTE 3: That Escazu Development, LLC, a Massachusetts limited liability company, with an address of 1582 Dorchester Avenue, Dorchester, MA 02122, be tentatively designated as developer of the land with building thereon located at 88 Milton Street (Ward 16 Parcel 05132000) in the Dorchester District of the City of Boston containing approximately 3,739 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 Escazu Development, 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 4: That the vote of this Commission at its meeting of October 17, 2013 regarding the tentative designation and intent to sell 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 to William G. Lionetta, Jr. an individual, with an address of PO Box 2409, Woburn, MA 01888 or nominee;

be, and hereby is amended as follows:

By deleting the words and figures: "PO Box 2409, Woburn, MA 01888" and substituting in place thereof the following words and figures: "73 Chelsea Street, C2 – Unit 201, Charlestown, MA 02129"

and, also, deleting the figures: "0325000" and substituting in place thereof the following figures: "03235000".

VOTE 5: That having duly advertised its intent to sell to Rhyno Developments LLC, a Massachusetts limited liability company, with an address of 15 Greenock Street, Dorchester, MA 0224, the vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
24 Bradshaw Street	14	02674000	6,266
36 Gleason Street	14	02677000	5,500

in the Dorchester District of the City of Boston containing approximately 11,766 total square feet of land, for two consecutive weeks (September 9, 2013 and September 16, 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 August 1, 2013 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Rhyno Developments LLC; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Rhyno Developments LLC or a nominee to be approved by the Director, in consideration of SEVENTY NINE THOUSAND SEVEN HUNDRED DOLLARS (\$79,700.00).

VOTE 6: That having duly advertised its intent to sell to CFHM Properties LLC a Massachusetts limited liability company, with an address of 16 Rustlewood Road, West Roxbury, MA 02132, the vacant land located at:

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

in the Dorchester District of the City of Boston containing approximately 24,700 total square feet of land, for two consecutive weeks (October 14, 2013 and October 21, 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 September 19, 2013 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to CFHM Properties LLC; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said property to CFHM Properties LLC or a nominee to be approved by the Director, in consideration of ONE HUNDRED FIFTY NINE THOUSAND TWO HUNDRED DOLLARS (\$159,200.00).

VOTE 7: That Sebastian Mariscal Studio, Inc. a Massachusetts corporation, with an address of 35 Medford Street, Suite 211, Somerville, MA 02143 be tentatively designated as developer of the vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
796 Parker Street	10	00428000	2,738
794 Parker Street	10	00429000	5,526
792 Parker Street	10	00430000	3,817
790 Parker Street	10	00431000	2,926
788 Parker Street	10	00432000	2,901
786 Parker Street	10	00433000	2,577
784 Parker Street	10	00434000	2,394
782 Parker Street	10	00435000	2,204
780 Parker Street	10	00436000	2,200
778 Parker Street	10	00437000	2,174
77 Terrace Street	10	00396000	28,300

in the Jamaica Plain District of the City of Boston containing approximately 57,757 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 Sebastian Mariscal Studio, 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 8: That Escazu Development, LLC, a Massachusetts limited liability company, with an address of 1582 Dorchester Avenue, Dorchester, MA 02122 be tentatively designated as developer of the vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
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52 Callender Street	14	02966000	4,468
56 Callender Street	14	02965000	5,070
16 Lauriat Street	14	02967000	5,750

in the Jamaica Plain District of the City of Boston containing approximately 15,288 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 Escazu Development, 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 9: 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>
Tucker Street	14	02948000	3,449
10-12 Tucker Street	14	02949000	3,798
Callender Street	14	02947000	5,112

in the Dorchester District of the City of Boston containing approximately 12,359 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 10: 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

Devin L. Quirk, Director of Operations
Department of Neighborhood Development

Noah Stockman, Deputy Director
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 June 20, 2013 recorded on June 25, 2013, with the Suffolk County Registry of Deeds in Book 51680 at Page 173, and filed with the Suffolk Registry District of the Land Court as Document Number 820007.

Patrick Harrington, Chairman

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 November, 2013.

Thomas M. Menino, Mayor of Boston