



CITY OF BOSTON • MASSACHUSETTS  
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
MARTIN J. WALSH, MAYOR

RECEIVED  
CITY CLERK'S OFFICE  
2014 AUG - 4 A 9 23  
August 6, 2014  
BOSTON, MA

Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner  
Patrick I. Brophy, Commissioner

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

Meeting Time: 9:30 a.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 6, 2014 meeting:

- |                                      |   |                                       |
|--------------------------------------|---|---------------------------------------|
| <b>VOTE 1</b><br><b>Bernard Mayo</b> | <b>TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO SEED &amp; YIELD INC.:</b> Vacant land located at 17 Dixwell Street, Roxbury.  | <b>Purchase Price</b><br><b>\$100</b> |
|                                      | Ward: 11<br>Parcel Number: 01558000<br>Square Feet: 3,869<br>Use: Garden<br>Estimated Total Development Cost: \$1,433<br>Assessed Value: \$21,300<br>DND Program: REMS – Land Disposition<br>RFP Date: 04/28/2014   |                                       |
| <b>VOTE 2</b><br><b>Reay Pannesi</b> | <b>AMENDMENT TO THE VOTE OF NOVEMBER 10, 2011 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 72 TO 89 MONTHS TO TRINITY BORDER STREET, LLC:</b> Vacant land located at 102-122, 122-138 and 138-148 Border Street, East Boston.   | <b>Time Extension</b>                 |
|                                      | 1) TD – 11/29/06 through 11/29/07 = 12 months<br>2) TD extension for an additional 12 months – 11/29/07 through 11/29/08 = 24 months<br>3) TD extension for an additional 12 months – 11/29/08 through 11/29/09 = 36 months<br>4) TD extension for an additional 12 months – 11/29/09 through 11/29/10 = 48 months<br>5) TD extension for an additional 12 months – 11/29/10 through 11/29/11 = 60 months<br>6) TD extension for an additional 12 months – 11/29/11 through 11/29/12 = 72 months<br>7) TD extension for an additional 17 months – 11/29/12 through 04/29/14 = 89 months<br>8) TD extension for an additional 12 months – 04/29/14 through 04/29/15 = 101 months |                                       |



TD total time 101 months

Ward: 01  
Parcel Numbers: 05412003, 05413000 and 05414000  
Square Feet: 622,878 (total)  
Use: New Construction - Housing  
Estimated Total Development Cost: \$96,938,985.00  
Assessed Value: \$3,984,100.00 (total)  
DND Program: REMS – Land Disposition  
RFP Date: 06/05/2006

**VOTE 3**  
**Tom**  
**Gannon**

**AMENDMENT TO THE VOTE OF AUGUST 1, 2013 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 24 TO 36 MONTHS TO THE COMMUNITY BUILDERS, INC.:** Vacant land located at 1-8 Quincy Terrace, 281A Blue Hill Avenue, 287-293 Blue Hill Avenue, 295-297 Blue Hill Avenue, 299 Blue Hill Avenue, 309-309B Blue Hill Avenue, 46 Holborn and 48 Holborn Street, Dorchester.

**Time**  
**Extension**

- 1) TD – 8/9/2012 through 8/9/2013 = 12 months
- 2) TD extension for an additional 12 months 8/9/2013 through 8/9/2014 = 24 months
- 3) TD extension for an additional 12 months 8/9/2014 through 8/9/2015 = 36 months

TD total time 36 months

Ward: 12  
Parcel Numbers: 02882000, 02883000, 02884000, 02885000, 02885001, 02888000, 02891000 and 02890000.  
Square Feet: 30,976 (total)

Use: Mixed use  
Estimated Total Development Cost: \$14,816,937.00  
Assessed Value: \$233,200.00 (total)  
Appraised Value: N/A  
DND Program: Neighborhood Housing  
RFP Date: 05/16/2011

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
AGENDA  
PUBLIC FACILITIES COMMISSION  
August 6, 2014**

**VOTE 1:** That Seed & Yield Inc., a Massachusetts non-profit corporation, with an address of 149 Roxbury Street, Roxbury, MA 02119 be tentatively designated as developer of the vacant land located at 17 Dixwell Street (Ward 11, Parcel Number 01558000) in the Roxbury District of the City of Boston containing approximately 3,869 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 this parcel; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned property to Seed & Yield 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 the votes of this Commission at its meetings on November 29, 2006 and, thereafter, amended on November 15, 2007, November 20, 2008, November 25, 2009, December 2, 2010, November 10, 2011 and April 18, 2013 regarding the tentative designation and intent to sell the vacant land located at 102-122, 122-138 and 138-148 Border Street (Ward 01, Parcel Numbers 05412003, 05413000 and 05414000) in the East Boston District of the City of Boston containing approximately 622,878 total square feet of land, to Trinity Border Street, LLC (or nominee); and

be, and hereby is amended as follows:

By deleting the figures and words: "89 months" and substituting in place thereof the following figures and words: "101 months" wherever such may appear.

**VOTE 3:** That the vote of this Commission at its meeting on August 9, 2012 and, thereafter, amended by a vote on August 1, 2013 regarding the tentative designation and intent to sell the vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
1-8 Quincy Terrace	12	02882000	10,380
281A Blue Hill Avenue	12	02883000	3,534
287-293 Blue Hill Avenue	12	02884000	3,619
295-297 Blue Hill Avenue	12	02885000	1,661
299 Blue Hill Avenue	12	02885001	2,690
309-309B Blue Hill Avenue	12	02888000	3,432

46 Holborn Street	12	02891000	3,780
48 Holborn Street	12	02890000	1,880

in the Dorchester District of the City of Boston containing approximately 30,976 total square feet to The Community Builders, Inc. (or nominee);

be, and hereby is, amended as follows:

By deleting the figures and word: "24 months" and substituting in place thereof the following figures and word: "36 months" wherever such may appear.