



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

May 6, 2015

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: 9:45 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 May 6, 2015 meeting:

RECEIVED  
CITY CLERK'S OFFICE  
2015 MAY - 1 P 3:41  
BOSTON, MA

**VOTE 1**  
**Reay**  
**Pannesi**

**AMENDMENT TO THE VOTE OF AUGUST 6, 2014 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 101 TO 107 MONTHS TO TRINITY BORDER STREET LLC:** Vacant land located at 102-122, 122-138 and 138-148 Border Street, East Boston.

**Time**  
**Extension**

- 1) TD – 11/29/06 through 11/29/07 = 12 months
  - 2) TD for an additional 12 months 11/29/07 through 11/29/08 = 24 months
  - 3) TD for an additional 12 months 11/29/08 through 11/29/09 = 36 months
  - 4) TD for an additional 12 months 11/29/09 through 11/29/10 = 48 months
  - 5) TD for an additional 12 months 11/29/10 through 11/29/11 = 60 months
  - 6) TD for an additional 12 months 11/29/11 through 11/29/12 = 72 months
  - 7) TD for an additional 17 months 11/29/12 through 04/29/14 = 89 months
  - 8) TD for an additional 12 months 04/29/14 through 04/29/15 = 101 months
  - 9) TD for an additional 8 months 04/29/15 through 12/29/15 = 109 months
- TD total time is 109 months

Ward: 01  
Parcel Numbers: 05412003, 05413000 and 05414000  
Square Feet: 622,878 (total)  
DND Program: REMS – Land Disposition  
Use: New Construction – Mixed Use  
Estimated Total Development Cost: \$96,938,985  
2015 Assessed Value: \$5,674,600 (total)  
Appraised Value: Appraisal Report Requested  
RFP Issuance Date: 06/05/2006



<b>VOTE 2</b> <b>John</b> <b>Feuerbach</b>	<b>RESCISSION OF THE CONVEYANCE VOTE OF SEPTEMBER 27, 2007 TO OTISFIELD, LLC:</b> Vacant land located at 343-343A Blue Hill Avenue, Dorchester.	<b>Rescission Purchase Price \$41,000</b>
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Ward: 12  
Parcel Number: 02746000  
Square Feet: 5,234  
DND Program: Neighborhood Housing  
Use: New Construction Housing  
Estimated Total Development Cost: \$3,514,300  
2015 Assessed Value: \$31,700  
Appraisal Estimate: No Appraisal Acquired  
RFP Issuance Date: 11/01/2004

<b>VOTE 3</b> <b>David West</b>	<b>TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO JAMAICA PLAIN NEIGHBORHOOD DEVELOPMENT CORPORATION:</b> Vacant land located at 9-11 Bromley Street, 13-17 Bromley Street, 19 Bromley Street, 21 Bromley Street, 58 New Heath Street, 60 New Heath Street, 62 New Heath Street, New Heath Street, 894-900 Parker Street and 908 Parker Street, Jamaica Plain.	<b>Purchase Price \$1,000</b>
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Ward: 10  
Parcel Numbers: 02458000, 02459000, 02460000, 02461000, 02471000, 02470000, 02469000, 02457000, 02468000, 02467000, 02746000, 02459000, 02460000, 02461000, 02471000, 02470000, 02469000, 02457000, 02468000 and 02467000  
Square Feet: 28,872 (total)  
DND Program: Neighborhood Housing  
Use: Mixed use  
Estimated Total Development Cost: \$15,006,850  
2015 Assessed Value: \$44,600  
Appraisal Estimate: Appraisal Report Requested  
RFP Issuance Date: 12/22/2014

<b>VOTE 4</b> <b>Christine</b> <b>McCrorey</b>	<b>TO ACCEPT AND EXPEND A GRANT FROM THE COMMONWEALTH OF MASSACHUSETTS DIVISION OF BANKS:</b> To fund foreclosure prevention counseling services for the 2015 calendar year.	<b>\$139,220.07</b>
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**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
AGENDA  
PUBLIC FACILITIES COMMISSION  
May 6, 2015**

**VOTE 1:** 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, April 18, 2013 and August 6, 2014 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>
102-122 Border Street	01	05412003	298,658
122-138 Border Street	01	05413000	168,500
138-148 Border Street	01	05414000	155,720

in the East Boston District of the City of Boston containing approximately 622,878 total square feet of land, to Trinity Border Street LLC; and

be, and hereby is amended as follows:

By deleting the figures and words: “101 months” and substituting in place thereof the following figures and words: “109 months” wherever such may appear.

**VOTE 2:** That the votes of this Commission at its meetings of March 10, 2005 and September 27, 2007, the latter of which provides as follows:

That having duly advertised its intent to sell to Otisfield LLC, a Massachusetts limited liability company, with an address of 2 Waumbeck Street, Dorchester, MA 02120, vacant land located at 343-343A Blue Hill Avenue (Ward 12, Parcel Number 02746000) in the Dorchester District of the City of Boston containing approximately 5,234 square feet of land, for two consecutive weeks (March 28, 2005 and April 4, 2005) in accordance with the provisions of Chapter 642 of the Acts of 1966, the Public Facilities Commission, pursuant to its vote of March 10, 2005 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Otisfield LLC or a nominee to be approved by the Director;

**FURTHER VOTED:** That the Director be, and hereby is, authorized to deliver an instrument conveying said property to Otisfield LLC or a nominee to be approved by the Director in consideration of FORTY ONE THOUSAND DOLLARS (\$41,000.00);

be, and hereby are, rescinded in their entirety.

**VOTE 3:** That Jamaica Plain Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 31 Germania Street, Jamaica Plain, MA 02130 be tentatively designated as developer of the vacant land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
9-11 Bromley	10	02458000	2515
13-17 Bromley	10	02459000	2560
19 Bromley	10	02460000	2400
21 Bromley	10	02461000	1411
58 New Heath	10	02471000	1763
60 New Heath	10	02470000	1352
62 New Heath	10	02469000	3092
New Heath	10	02457000	2958
894-900 Parker	10	02468000	3834
908 Parker	10	02467000	6987

in the Jamaica Plain District of the City of Boston containing approximately 28,872 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 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 Jamaica Plain Neighborhood Development Corporation 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 Commonwealth of Massachusetts Division of Banks has awarded a grant to the City of Boston’s Department of Neighborhood Development, acting by and through the Public Facilities Commission, in an amount not to exceed \$139,220.07 to fund foreclosure prevention counseling services; and for the 2015 calendar year

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.