



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

May 21, 2015

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

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

Meeting Time: 12:00 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 May 21, 2015 meeting:

RECEIVED
CITY CLERK'S OFFICE
2015 MAY 19 P 12:08
BOSTON, MA

VOTE 1 Bernard Mayo	TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO HISTORIC BOSTON INCORPORATED: Land with building thereon located at 611 Columbia Road, Dorchester.	Purchase Price \$100
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Ward: 07
Parcel Number: 03999010
Square Feet: 2,317
DND Program: REMS-Building Sales
Use: Bike Shop/Cafe
Estimated Total Development Cost: \$1,103,014
Assessed Value: \$86,200
Appraised Value: Appraisal Report Requested
RFP Issuance Date: 09/08/2014

VOTE 2 Chris Rooney	TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO A NOMINEE¹ COMPRISED OF PRINCIPALS FROM DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION, BOSTON CAPITAL CORPORATION AND ESCAZU DEVELOPMENT, LLC: Vacant land located at 65 East Cottage Street, Dorchester.	Purchase Price \$100
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¹ The nominee is to be a newly formed Massachusetts entity. DND shall not bring a future vote for conveyance of the property before the PFC without evidence of the nominee being registered and in good standing with the Massachusetts Secretary of State and, also, providing a complete and current property affidavit (i.e. LOOPS form) from the nominee.



Ward: 07
Parcel Number: 03644000
Square Feet: 120,238
Use: Mixed Use
Estimated Total Development Cost: \$34,676,483
Assessed Value: \$2,027,500
Appraised Value: \$2,170,000
DND Program: Real Estate Development Initiative
RFP Issuance Date: 07/21/2014

VOTE 3
Chris
Rooney

TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO A NOMINEE² COMPRISED OF PRINCIPALS FROM THE CARIBBEAN INTEGRATION COMMUNITY DEVELOPMENT, INC., AND PLANNING OFFICE FOR URBAN AFFAIRS, INC.: Land with building thereon and land located at 820 Cummins Highway, 30-32 Regis Road, Cummins Highway and Regis Road, Mattapan.

Purchase
Price
\$400

Ward: 18
Parcel Numbers: 01058000, 01054000, 01091000 and 01092000
Square Feet: 113,695 (total)
DND Program: Real Estate Development Initiative
Use: Mixed Use
Estimated Total Development Cost: \$25,813,017
2014 Assessed Value: \$1,035,500 (total)
April 2014 Appraised Value: \$1,820,000 (total)
RFP Issuance Date: 06/30/2014

² The nominee is to be a newly formed Massachusetts limited liability company. DND shall not bring a future vote for conveyance of the property before the PFC without evidence of the nominee being registered and in good standing with the Massachusetts Secretary of State and, also, providing a complete and current property affidavit (i.e. LOGPS form) from the nominee.

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION
May 21, 2015

VOTE 1: That Historic Boston Incorporated, a Massachusetts non-profit corporation, with an address of 20 Eustis Street, Roxbury, MA 02119 be tentatively designated as developer of the land with building thereon located at 611 Columbia Road (Ward 07, Parcel Number 03999010) in the Dorchester District of the City of Boston containing approximately 2,317 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 Historic Boston Incorporated 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 : A nominee comprised of principals³ from the Dorchester Bay Economic Development Corporation, a Massachusetts non-profit corporation with an address of 594 Columbia Road, Suite 302, Dorchester, MA 02125; Boston Capital Corporation, a Massachusetts corporation with an address of One Boston Place, Suite 2100, Boston, MA 02108 and 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 65 East Cottage Street (Ward 07, Parcel Number 03644000) in the Dorchester District of the City of Boston containing approximately 120,238 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 a nominee comprised of principals from Dorchester Bay Economic Development Corporation, Boston Capital and Escazu Development LLC, which shall require the approval of the Commission for a vote of conveyance;

³ The nominee is to be a newly formed Massachusetts entity. DND shall not bring a future vote for conveyance of the property before the PFC without evidence of the nominee being registered and in good standing with the Massachusetts Secretary of State and, also, providing a complete and current property affidavit (i.e. LOOPS form) from the nominee.

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: A nominee comprised of principals⁴ from the Caribbean Integration Community Development, Inc. and Planning Office for Urban Affairs, Inc., Massachusetts non-profit corporations, with respective office addresses of 18 Cross Street, Apt. 2, Waltham, MA 02453 and 84 State Street, Suite 600, Boston, MA 02109 and, be tentatively designated as developer of property located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
820 Cummins Highway	18	01058000	40,166
30-32 Regis Road	18	01054000	56,913
Cummins Highway	18	01091000	10,366
Regis Road	18	01092000	6,250

in the Mattapan District of the City of Boston containing approximately 113,695 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 a nominee comprised of principals from the Caribbean Integration Community Development, Inc. and Planning Office for Urban Affairs, Inc., which shall require the approval of the Commission for a vote of conveyance;

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.

⁴ The nominee is to be a newly formed Massachusetts limited liability company. DND shall not bring a future vote for conveyance of the property before the PFC without evidence of the nominee being registered and in good standing with the Massachusetts Secretary of State and, also, providing a complete and current property affidavit (i.e. LOOPS form) from the nominee.