



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

August 20, 2015

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Dion Irish, Commissioner

Location:
Public Facilities Commission
26 Court Street, 10th Floor, Conf. Rm. 10A
Boston, MA 02108

Meeting Time: ~~10:15~~ a.m.
11:30 a

Dear Commissioners:

RECEIVED
CITY CLERK'S OFFICE
2015 AUG 18 A 11:12
BOSTON, MA

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its August 20, 2015 meeting:

- | | | |
|--|--|----------------------------------|
| VOTE 1
Bernard Mayo | ACCEPTANCE OF A DEED FROM THE BOSTON REDEVELOPMENT AUTHORITY TO THE CITY OF BOSTON: Regarding a certain portion of land located on Franklin Street, Boston. | Purchase Price \$1.00 |
| VOTE 2
Chris Rooney | RESCISSION OF THE TENTATIVE DESIGNATION VOTE OF JUNE 6, 2013 AND AMENDMENT VOTE OF JUNE 4, 2014 TO DORCHESTER BAY ECONOMIC DEVELOPMENT CORPORATION: Vacant land located at 191 Bowdoin Street, Dorchester.
Ward: 15
Parcel Number: 01294000
Square Feet: 10,778
Use: Commercial
Estimated Total Development Cost: \$4,836,000.00
Assessed Value: \$198,500.00
Appraised Value: N/A
DND Program: REMS Land Disposition
RFP Date: 11/29/2010 | Rescission of prior votes |
| VOTE 3
John Feuerbach | AMENDMENT TO THE VOTE OF AUGUST 6, 2014 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 36 TO 48 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 | Time Extension |



Avenue, 46 Holborn and 48 Holborn Street, Dorchester.

- 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
- 4) TD extension for an additional 12 months 8/9/2015 through 8/9/2016 = 48 months

TD total time 48 months

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION**

August 20, 2015

VOTE 1: Pursuant to a vote of the Boston Redevelopment Authority on November 14, 2013, the Chief and Director of the Department of Neighborhood Development, acting by and through the authority of the Public Facilities Commission, be and hereby is authorized to accept from the Director of the Boston Redevelopment Authority, a deed to the City of Boston in consideration of ONE DOLLAR (\$1.00), and all other documents deemed necessary, appropriate and approved as to form by the Corporation Counsel for the City of Boston, regarding a certain parcel of land, consisting of approximately 1,900 ± square feet, and located on Franklin Street in the City of Boston, Massachusetts. This parcel of land is also shown on a Plan entitled, "Boston Redevelopment Authority Conveyance Plan, Franklin Street, Boston (Proper), Massachusetts, dated May 28, 2015," and prepared by Nitsch Engineering, Inc. and more particularly described as follows:

Beginning at a point in the southeasterly sideline of Washington Street, said point being distant N 40°53'38" E, a distance of 49.69 feet from the northerly corner of land now or formerly MP Franklin Tower Co., LLC;

Thence running along the southeasterly sideline of said Washington Street N43°58'07"E, a distance of 15.80 to a point;

Thence running along a curve to the right having a radius of 17.07 feet, a distance of 30.94 feet to a point;

Thence running S 32°14'03" E, a distance of 88.51 feet to a point;

Thence turning and running N 52°02'32" W, a distance of 6.91 feet to a point at land now or formerly MP Franklin Tower Co LLC to a point;

Thence turning and running by said MP Franklin Tower Co LLC N 32°32'58" W, a distance of 5.97 feet to a point;

Thence turning and running by said MP Franklin Tower Co LLC S 19°53'06" W, a distance of 2.09 feet to a point;

Thence turning and running N 52°02'32" W, a distance of 95.81 feet to the point of beginning;

Excluding from said parcel any existing rights of the Massachusetts Bay Transportation Authority.

The above described parcel contains an area of 1,900 square feet, more or less;
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 and do all things necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

WHEREAS, the provisions of St.1909, C.486, s.31A (as appearing in St.1966, C.642, s.12) authorizes the Public Facilities Commission, without obtaining the consent of any other board or officer or further authority, in the name of the City, to acquire for any municipal purpose a fee simple absolute or any lesser interest in any land, public or private, within the limits of the City;

NOW, THEREFORE, BE IT VOTED: That the Chief and Director of the Department of Neighborhood Development be, and hereby is, authorized to accept, on behalf of the City of Boston, the aforementioned deed from the Boston Redevelopment Authority, and record the same with the Suffolk County Registry of Deeds and place such property in its care, custody, management and control until further notice.

VOTE 2: That the votes of this Commission at its meetings of June 6, 2013 and June 4, 2014, the latter of which provides as follows:

That Dorchester Bay Economic Development Corporation, a Massachusetts non-profit corporation, with an address of 594 Columbia Road, Suite 302, Dorchester, MA 02125 be tentatively designated as developer of the vacant land located at 191 Bowdoin Street (Ward 15, Parcel Number 01294000) in the Dorchester District of the City of Boston containing approximately 10,778 square feet of land, for the period of 24 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 Dorchester Bay Economic Development Corporation, 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;

be, and hereby are, rescinded in their entirety.

VOTE 3: That the vote of this Commission at its meeting on August 9, 2012 and, thereafter, amended by votes on August 1, 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>
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.;

be, and the latter vote hereby is, amended as follows:

By deleting the figure and word: "36 months" and substituting in place thereof the following figure and word: "48 months" wherever such may appear.