

PLEASE POST

December 14, 2015

Maureen Feeney, City Clerk
Boston City Hall
One City Hall Square, Room 601
Boston, MA 02201-2014

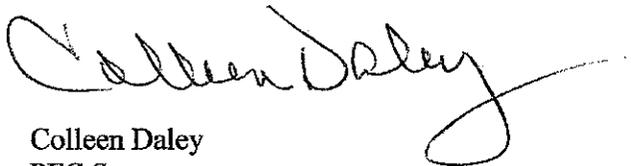
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BOSTON, MA

RE: Public Facilities Commission Meeting

Dear Ms. Feeney:

In accordance with the provisions of G.L. c. 30A, section 20(b) notice is hereby given that there will be a Public Facilities Commission Meeting held on **Wednesday, December 16, 2015 at 9:30 a.m.** at 26 Court Street, 11th Floor, Department of Neighborhood Development, Conference Room 11A. The Agenda for the Department of Neighborhood Development is attached hereto.

Sincerely,



Colleen Daley
PFC Secretary

Public Facilities Department
26 Court Street, 10 Fl.
Boston, MA 02108
617-635-4826 (phone)
617-635-0558 (fax)



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

December 16, 2015

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

Location:
Public Facilities Commission
26 Court Street, 11th 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 December 16, 2015 meeting:

RECEIVED
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VOTE 1 Reay Pannesi	TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO HUB DEVELOPMENT, LLC: Land with building thereon located at 77 Dwinell Street, West Roxbury.	Purchase Price \$142,000
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Ward: 20
Parcel Number: 07106000
Square Feet: 4,156
Use: Rehabilitation-Housing
Estimated Total Development Cost: \$374,000
Fiscal Year 2015 Assessed Value: \$392,500
Appraised Value: \$260,000
DND Program: Middle Income Housing Initiative
RFP Issuance Date: 08/17/2015

VOTE 2 Bernard Mayo	TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO FREEDOM HOUSE INC.: Land with building thereon located at 621 Warren Street, Dorchester.	Purchase Price \$100
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Ward: 12
Parcel Number: 02570000
Square Feet: 24,788
Use: Community based organization
Estimated Total Development Cost: \$1,831,000
Fiscal Year 2015 Assessed Value: \$1,479,000
Appraised Value: Appraisal Report Requested



DND Program: Building Sales
RFP Issuance Date: 06/22/2015

VOTE 3 Tom Gannon	AMENDMENT TO THE VOTE OF DECEMBER 3, 2014 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 12 TO 24 MONTHS TO CARITAS COMMUNITIES, INC. AND SOUTH BOSTON NEIGHBORHOOD DEVELOPMENT CORPORATION: Vacant land located at 206-208 and 210-212 West Broadway, South Boston.	Time Extension
	1) TD – 12/3/2014 through 12/3/2015 = 12 months 2) TD extension for an additional 12 months 12/3/2015 through 12/3/2016 = 24 months TD total time is 24 months	
	Ward: 06 Parcel Numbers: 00288000 and 00287000 Square Feet: 3,983 (total) Use: Mixed Use Estimated Total Development Cost: \$4,737,363.00 Fiscal Year 2014 Assessed Value: \$107,900.00 (total) Appraised Value: Appraisal Report Requested DND Program: Neighborhood Housing RFP Issuance Date: 06/30/2014	
VOTE 4 Ryan Lundergan	TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO CODMAN SQUARE NEIGHBORHOOD DEVELOPMENT CORPORATION: Vacant land located at 131 and 133 Southern Avenue, Dorchester.	Purchase Price \$200
	Ward: 17 Parcel Numbers: 01534000 and 01534001 Square Feet: 9,943 (total) Use: New Construction - Housing Estimated Total Development Cost: \$6,289,826 Fiscal Year 2015 Assessed Value: \$66,500 (total) Appraised Value: Appraisal Report Requested DND Program: Neighborhood Housing RFP Issuance Date: 03/02/2015	
VOTE 5 Robert Jones	TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO A NOMINEE¹ COMPRISED OF PRINCIPALS FROM HUB DEVELOPMENT LLC AND RHYNO DEVELOPMENT LLC: Vacant land located at 98 Willowood Street, 20 Theodore Street, 18 Hildreth Street and 22 Hildreth Street, Dorchester.	Purchase Price \$400

¹ The nominee is to be a newly formed Massachusetts business 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: 14
Parcel Numbers: 03595000, 03482000, 03453000 and
03452000
Square Feet 19,856 (total)
Use: New Construction - Housing
Estimated Total Development Cost: \$2,080,336
Fiscal Year 2015 Assessed Value: \$158,500 (total)
Appraised Value: Appraisal Report Requested
DND Program: Neighborhood Housing
RFP Issuance Date: 08/27/2015

Vote 6 CERTIFICATE OF AUTHORITY
Sheila Dillon

Presentation: NEIGHBORHOOD HOMES INITIATIVE (NHI) OVERVIEW
Donald PRESENTATION.
Wright and
John
Feuerbach

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

December 16, 2015

VOTE 1: That Hub Development, LLC, a Massachusetts limited liability company, with an address of 20 Milton Street, Dedham, MA 02026 to be tentatively designated as developer of the land with building thereon located at 77 Dwinell Street (Ward 20, Parcel Number 07106000) in the West Roxbury District of the City of Boston containing approximately 4,156 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 deems 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 Hub Development, LLC;

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 and the applicable statutory terms of M.G.L. c.30B, section 16.

VOTE 2: That Freedom House, Inc., a Massachusetts non-profit corporation, with an address of 5 Crawford Street, Dorchester, MA 02121 to be tentatively designated as developer of the land with building thereon located at 621 Warren Street (Ward 12, Parcel Number 02570000) in the Dorchester District of the City of Boston containing approximately 24,788 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 deems 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 Freedom House, Inc.;

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 and the applicable statutory terms of M.G.L. c.30B, section 16.

VOTE 3: That the vote of this Commission at its meeting on December 3, 2014 regarding the tentative designation and intent to sell the vacant land located at 206-208 and 210-212 West Broadway (Ward 06, Parcel Numbers 00288000 and 00287000) in the South Boston District of the City of Boston containing approximately 3,983

square feet of land to Caritas Communities, Inc. and South Boston Neighborhood Development Corporation;

be, and hereby is, amended as follows:

By deleting the figure and word: "12 months" and substituting in place thereof the following figure and word: "24 months" wherever such may appear.

VOTE 4: That Codman Square Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 587 Washington Street, Dorchester, MA 02124 to be tentatively designated as developer of the vacant land located at 131 and 133 Southern Avenue (Ward 17, Parcel Numbers 01534000 and 01534001) in the Dorchester District of the City of Boston containing approximately 9,943 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 deems 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 Codman Square Neighborhood Development Corporation;

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 and the applicable statutory terms of M.G.L. c.30B, section 16.

VOTE 5: A nominee comprised of principals² from Hub Development LLC, a Massachusetts limited liability company, with an address of 20 Milton Street, Dedham, MA 02126 and Rhyno Development LLC, a Massachusetts limited liability company, with an address of PO Box 320644, West Roxbury, MA 02132 to be tentatively designated as developer of the vacant land located at

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
98 Willowwood Street	14	03595000	4,573
20 Theodore Street	14	03482000	6,000
18 Hildreth Street	14	03453000	4,614
22 Hildreth Street	14	03452000	4,669

² 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.

in the Dorchester District of the City of Boston containing approximately 19,856 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 deems 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 Hub Development LLC and Rhyno Development LLC, 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 and the applicable statutory terms of M.G.L. c.30B, section 16.

VOTE 6: 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

Robert P. Conley, Acting 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 November 7, 2013 recorded on November 14, 2013, with the Suffolk County Registry of Deeds in Book 52354 at Page 285, and filed with the Suffolk Registry District of the Land Court as Document Number 825676.

Katherine P. Craven, Chair

Larry D. Mammoli, Commissioner

Dion S. Irish, 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 Martin J. Walsh, its Mayor on this ____ day of December, 2015.

Martin J. Walsh, Mayor of Boston