



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

February 10, 2016

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

RECEIVED
 CITY CLERK'S OFFICE
 2016 FEB - 8 A 8:50
 BOSTON, MA

Location:
 Public Facilities Commission
 26 Court Street, 11th 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 February 10, 2016 meeting:

- | | | |
|----------------------------------|---|---|
| VOTE 1
Reay
Pannesi | TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO ROBERT AND MEREDITH CARLSON: Vacant land located at Lot B Howell Street, Dorchester. | Purchase Price
\$5,000 |
| | Ward: 07
Parcel Number: 03275005
Square Feet: 1,288
Use: Landscaped Space
Estimated Total Development Cost: \$10,500
Fiscal Year 2015 Assessed Value: \$31,100
August 2015 Appraised Value: \$19,153
DND Program: REMS Land Disposition
RFP Issuance Date: 11/23/2015 | |
| VOTE 2
Reay
Pannesi | CONVEYANCE TO THE HUB DEVELOPMENT, LLC: Land with building thereon located at 77 Dwinell Street, West Roxbury. | Purchase Price
\$142,000 |
| | 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
August 2012 Appraised Value: \$260,000
DND Program: Middle Income Housing Initiative
RFP Issuance Date: 08/17/2015 | |



**VOTE 3
Bernard
Mayo**

TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO ESCAZU DEVELOPMENT LLC: Land with building thereon located at 139 Stoughton Street, Dorchester.

**Purchase
Price
\$20,001**

Ward: 13
Parcel Number: 01487000
Square Feet: 5,286
Use: Rehabilitation-Housing
Estimated Total Development Cost: \$374,000
Fiscal Year 2015 Assessed Value: \$258,400
March 2015 Appraised Value: \$150,000
DND Program: Neighborhood Housing
RFP Issuance Date: 08/17/2015

**VOTE 4
Bernard
Mayo**

TRANSFER OF VACANT LAND FROM THE PUBLIC WORKS DEPARTMENT TO THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT: Vacant land located at Willow Court, Dorchester.

**Property
Transfer**

Ward: 07
Parcel Number: 03510000
Square Feet: 1,140
Use: Off Street Parking
Fiscal Year 2016 Assessed Value: \$8,000
DND Program: REMS Land Disposition

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

February 10, 2016

VOTE 1: That Robert and Meredith Carlson, husband and wife, tenants by the entirety, with an address of 11 Howell Street, Unit 1, Dorchester, MA 02125 to be tentatively designated as developer of the vacant land located at Lot B Howell Street (Ward 07, Parcel Number 03275005) in the Dorchester District of the City of Boston, containing approximately 1,288 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 Robert and Meredith Carlson;

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 having duly advertised its intent to sell to Hub Development, LLC, a Massachusetts limited liability company located at 20 Milton Street, Dedham, MA 02026, 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 two consecutive weeks (January 25, 2016 and February 1, 2016) in accordance with the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities Commission, pursuant to its vote of December 16, 2015 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Hub Development, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Hub Development, LLC in consideration of ONE HUNDRED FORTY TWO THOUSAND DOLLARS (\$142,000).

VOTE 3: That Escazu Development LLC, a Massachusetts limited liability company, with an address of 1582 Dorchester Avenue, Dorchester, MA 02122 to be tentatively designated as developer of the land with building thereon located at 139 Stoughton Street (Ward 13, Parcel Number 01487000) in the Dorchester District of the City of Boston containing approximately 5,286 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 Escazu 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 4: Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31A (as appearing in St. 1966, c. 642, § 12) the vacant land located at Willow Court (Ward 07, Parcel Number 03510000) in the Dorchester district of the City of Boston, containing approximately 1,140 square feet of land be and the same hereby is, transferred from the care, custody, management and control of the Public Works Department to the care, custody, management and control to the Department of Neighborhood Development.

PLEASE POST

February 5, 2016

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 Meetings

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, February 10, 2016 at 9:30 a.m.** at 26 Court Street, 11th Floor, Department of Neighborhood Development, Conference Room 11A. The Agendas for PFD and DND are 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)