



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

June 10, 2020

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

**RECEIVED**

**By City Clerk at 6:53 am, Jun 08, 2020**

Location:  
Virtually via Zoom  
Boston, MA 02201

Meeting time: 10:00 a.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the Department of Neighborhood Development agenda, be approved by the Commission at its June 10, 2020 meeting:

**VOTE 1: Christine McCrorey, Senior Program Manager, Boston Home Center Division**

**To Accept and Expend a Grant from the Commonwealth of Massachusetts:** To implement foreclosure prevention counseling services.

**Grant Amount: \$190,921.33**

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 One Hundred Ninety Thousand Nine Hundred Twenty-One Dollars and Thirty-Three Cents (\$190,921.33) to implement foreclosure prevention counseling services; and

WHEREAS, the duration of services will be through December 31, 2020; and

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.

**VOTE 2: Shani Fletcher, Development Officer, Neighborhood Housing Development Division**

**Conveyance to DNI 4, Inc.:** Vacant land located at 26 and 28 Magnolia Street, 23 and 25 Alexander Street, Roxbury.

**Purchase Price: \$400**

Ward: 13

Parcel Numbers: 01051000, 01050000, 01072000, and 01073000

Square Feet: 5,691 (total)

Future Use: Garden

Estimated Total Development Cost: \$263,623

Assessed Value Fiscal Year 2020: \$53,200 (total)

Appraised Value June 23, 2019: \$85,500 (total)

DND Program: GrassRoots

RFP Issuance Date: April 17, 2018

That, having duly advertised its intent to sell to DNI 4, Inc., a Massachusetts non-profit corporation, with an address of 504 Dudley Street, Roxbury, MA 02119, the vacant land located at:

26 Magnolia Street, Ward: 13, Parcel: 01051000, Square Feet: 1,380

28 Magnolia Street, Ward: 13, Parcel: 01050000, Square Feet: 1,380

23 Alexander Street, Ward: 13, Parcel: 01072000, Square Feet: 1,457

25 Alexander Street, Ward: 13, Parcel: 01073000, Square Feet: 1,474

in the Roxbury District of the City of Boston containing approximately 5,691 total square feet of land, for two consecutive weeks (January 6, 2020 and January 13, 2020) 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 18, 2019, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to DNI 4, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to DNI 4, Inc., in consideration of Four Hundred Dollars (\$400).

**VOTE 3: Anne Conway, Housing Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to The Boston Partnership for Community Reinvestment, LLC:** Vacant land located at 81 Bowdoin Avenue, 27 Mallon Road, 20, 24 and 39-41 Mt. Bowdoin Terrace, 29 and 154 Rosseter Street, Dorchester.

**Purchase Price: \$700**

Ward: 14

Parcel Numbers: 01165000, 01230000, 01285000, 01283000, 01250000, 01261000, and 01424000

Square Feet: 39,504 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$5,221,513

Assessed Value Fiscal Year 2020: \$668,800 (total)

Appraised Value February 2, 2020: \$1,570,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: September 3, 2019

That, having duly advertised a Request for Proposals to develop said properties, The Boston Partnership for Community Reinvestment, LLC, a Massachusetts limited liability company, with an address of 55 Bent Street, Cambridge, MA 02141, be tentatively designated as developer of the vacant land located at:

81 Bowdoin Avenue, Ward: 14, Parcel: 01165000, Square Feet: 4,808

27 Mallon Road, Ward: 14, Parcel: 01230000, Square Feet: 5,334

20 Mt. Bowdoin Terrace, Ward: 14, Parcel: 01285000, Square Feet: 8,477

24 Mt. Bowdoin Terrace, Ward: 14, Parcel: 01283000, Square Feet: 6,722

39-41 Mt. Bowdoin Terrace, Ward: 14, Parcel: 01250000, Square Feet: 4,946

29 Rosseter Street, Ward: 14, Parcel: 01261000, Square Feet: 4,897

154 Rosseter Street, Ward: 14, Parcel: 01424000, Square Feet: 4,320

in the Dorchester District of the City of Boston containing approximately 39,504 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 development of these properties; 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 properties to The Boston Partnership for Community Reinvestment, LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties 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: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to a nominee comprised of principals of Urbanica, Inc.:** Vacant land located at 120 and 122 Hancock Street, Dorchester.

**Purchase Price: \$200**

Ward: 13  
Parcel Numbers: 01632000 and 01631000  
Square Feet: 13,609 (total)  
Future Use: New Construction – Housing  
Estimated Total Development Cost: \$5,705,028  
Assessed Value Fiscal Year 2020: \$364,700 (total)  
Appraised Value August 25, 2019: \$585,000 (total)  
DND Program: Neighborhood Housing  
RFP Issuance Date: January 28, 2019

That, having duly advertised a Request for Proposals to develop said properties, a nominee comprised of principals<sup>1</sup> of Urbanica, Inc., a Massachusetts corporation, with an address of 429 Melnea Cass Blvd., Boston, MA 02119, be tentatively designated as developer of the vacant land located at:

120 Hancock Street, Ward: 13, Parcel: 01632000, Square Feet: 5,884

122 Hancock Street, Ward: 13, Parcel: 01631000, Square Feet: 7,725

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<sup>1</sup> 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) for the nominee.

in the Dorchester District of the City of Boston containing approximately 13,609 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 development of these properties; 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 properties to a nominee comprised of principals of Urbanica, Inc.;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties 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.

Sincerely,

Sheila A. Dillon  
Chief and Director