



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

September 16, 2020

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

Location:
Virtually via Zoom
Boston, MA 02201

Meeting time: 10:00 a.m.

RECEIVED
CITY CLERK'S OFFICE
2020 SEP 14 A 8:55
BOSTON, MA

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 September 16, 2020 meeting:

VOTE 1: Jessica Boatright, Deputy Director, Neighborhood Housing Development Division

To Accept and Expend a Grant from the Enterprise Community Partners, Inc.: The grant will be utilized to hire an architectural fellow as a full time employee for the duration of the grant period of two years. The fellow will work as a member of the Design Staff within the Neighborhood Housing Development Division.

Grant Amount: \$136,000

WHEREAS, Enterprise Community Partners, Inc. 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 Thirty-Six Thousand Dollars (\$136,000) to help fund the hiring of an architectural fellow to work with the Department of Neighborhood Development Design Staff within the Neighborhood Housing Development Division; and

WHEREAS, the duration of this grant will be from October 11, 2020 through October 1, 2022; 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 Mission Hill Health Movement, Inc.: Vacant land located at 6-8 Gore Street, Roxbury.

Purchase Price: \$100

Ward: 10
Parcel Number: 00468000
Square Feet: 2,548
Future Use: Garden
Estimated Total Development Cost: \$76,195
Assessed Value Fiscal Year 2020: \$183,500
Appraised Value February 6, 2017: \$115,000
DND Program: GrassRoots
RFP Issuance Date: March 13, 2017

That, having duly advertised its intent to sell to Mission Hill Health Movement, Inc., a Massachusetts non-profit corporation, with an address of 1534 Tremont Street, Roxbury, MA 02120, the vacant land located at 6-8 Gore Street (Ward: 10, Parcel: 00468000) in the Roxbury District of the City of Boston containing approximately 2,548 square feet of land, for two consecutive weeks (July 9, 2018 and July 16, 2018) 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 June 13, 2018, and, thereafter, as amended on August 19, 2020 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Mission Hill Health Movement, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Mission Hill Health Movement, Inc., in consideration of One Hundred Dollars (\$100).

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

Tentative Developer Designation and Intent to Sell to Norfolk Design & Construction LLC:
Vacant land located at 14-14A, 15-15A and 17 Holborn Street, Roxbury/Dorchester.

Purchase Price: \$300

Ward: 12
Parcel Numbers: 02844000, 02810000, and 02811000
Square Feet: 16,627 (total)
Future Use: New Construction - Housing
Estimated Total Development Cost: \$2,500,917
Assessed Value Fiscal Year 2020: \$214,400 (total)
Appraised Value July 10, 2020: \$1,200,000 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: March 9, 2020

That, having duly advertised a Request for Proposals to develop said properties, Norfolk Design & Construction LLC, a Massachusetts limited liability company, with an address of 1600 Boston-Providence Highway, Suite 287, Walpole, MA 02081, be tentatively designated as developer of the vacant land located at:

14-14A Holborn Street, Ward: 12, Parcel: 02844000, Square Feet: 4,905

15-15A Holborn Street, Ward: 12, Parcel: 02810000, Square Feet: 7,346

17 Holborn Street, Ward: 12, Parcel: 02811000, Square Feet: 4,376

in the Roxbury/Dorchester District of the City of Boston containing approximately 16,627 total 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 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 Norfolk Design & Construction 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: Kirsten Studlien, Project Manager, Neighborhood Housing Development Division

Conveyance to Seth Andrea McCoy and Miguel Chavez: Land with building thereon located at 22 Kenilworth Street, Roxbury.

Purchase Price: \$150,000

Ward: 09
Parcel Number: 03213000
Square Feet: 4,050
Future Use: Primary Residence
Estimated Total Development Cost: \$865,821
Assessed Value Fiscal Year 2020: \$308,500
Appraised Value February 21, 2019: \$500,000
DND Program: REMS – Building Sales
RFP Issuance Date: March 18, 2019

That, having duly advertised its intent to sell to Seth Andrea McCoy and Miguel Chavez, individuals, with an address of 955 River Street, Hyde Park, MA 02136, the land with building thereon located at 22 Kenilworth Street (Ward: 09, Parcel: 03213000) in the Roxbury District of the City of Boston containing approximately 4,050 square feet, for two consecutive weeks (October 21, 2019 and October 28, 2019) 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 September 25, 2019, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Seth Andrea McCoy and Miguel Chavez; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Seth Andrea McCoy and Miguel Chavez, in consideration of One Hundred Fifty Thousand Dollars (\$150,000).

VOTE 5: Christopher Rooney, Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Habitat For Humanity Greater Boston, Inc.: Vacant land located at 174 Norfolk Street, an unnumbered parcel on Norfolk Street, and 180 Norfolk Street, Dorchester.

Purchase Price: \$131,000

Ward: 17
Parcel Numbers: 01971000, 0197000, and 01969000
Square Feet: 15,432 (total)
Future Use: New Construction - Housing
Estimated Total Development Cost: \$2,092,643
Assessed Value Fiscal Year 2020: \$209,000 (total)
Appraised Value June 23, 2019: \$650,000 (total)
DND Program: REMS – Land Disposition
RFP Issuance Date: January 27, 2020

That, having duly advertised a Request for Proposals to develop said properties, Habitat For Humanity Greater Boston, Inc., a Massachusetts non-profit corporation, with an address of 240 Commercial Street, Boston, MA 02109, be tentatively designated as developer of the vacant land located at:

174 Norfolk Street, Ward: 17, Parcel: 01971000, Square Feet: 4,859

Unnumbered Parcel Norfolk Street, Ward: 17, Parcel: 01970000, Square Feet: 4,194

180 Norfolk Street, Ward: 17, Parcel: 01969000, Square Feet: 6,379

in the Dorchester District of the City of Boston containing approximately 15,432 total 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 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 Habitat For Humanity Greater Boston, 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.

VOTE 6: Christopher Rooney, Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to The People's Academy Inc.: Vacant land located at 436 Warren Street, 7-9 Quincy Street and 20-22 Glenburne Street, Roxbury.

Purchase Price: \$300

Ward: 12
Parcel Numbers: 02831000, 02833000, and 02849000
Square Feet: 18,954 (total)
Future Use: Mixed Use
Estimated Total Development Cost: \$28,368,100
Assessed Value Fiscal Year 2020: \$198,300 (total)
Appraised Value February 16, 2020: \$800,000 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: February 10, 2020

That, having duly advertised a Request for Proposals to develop said properties, The People's Academy Inc., a Massachusetts non-profit corporation, with an address of 8 Sumner Park, Unit 3, Dorchester, MA 02125, be tentatively designated as developer of the vacant land located at:

436 Warren Street, Ward: 12, Parcel: 02831000, Square Feet: 11,060

7-9 Quincy Street, Ward: 12, Parcel: 02833000, Square Feet: 3,100

20-22 Glenburne Street, Ward: 12, Parcel: 02849000, Square Feet: 4,794

in the Roxbury District of the City of Boston containing approximately 18,954 total 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 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 People's Academy 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 7: Christopher Rooney, Development Officer, Neighborhood Housing Development Division

Conveyance to Vietnamese-American Initiative for Development, Inc. (VietAID): Vacant land located at 191 Bowdoin Street, Dorchester.

Purchase Price: \$100

Ward: 15
Parcel Number: 01294000
Square Feet: 10,778

Future Use: Mixed Use
Estimated Total Development Cost: \$20,013,055
Assessed Value Fiscal Year 2020: \$226,900
Appraised Value June 8, 2015: \$185,000
DND Program: REMS – Land Disposition
RFP Issuance Date: January 19, 2016

That, having duly advertised its intent to sell to Vietnamese-American Initiative for Development, Inc. (VietAID), a Massachusetts non-profit corporation, with an address of 42 Charles Street, Suite E, Dorchester, MA 02122, the vacant land located at 191 Bowdoin Street (Ward: 15, Parcel: 01294000) in the Dorchester District of the City of Boston containing approximately 10,778 square feet of land, for two consecutive weeks (October 31, 2016 and November 7, 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 October 5, 2016, and, thereafter, as amended on September 22, 2017, and September 19, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Vietnamese American Initiative for Development, Inc. (VietAID); and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Vietnamese American Initiative for Development, Inc. (VietAID), in consideration of One Hundred Dollars (\$100).

Sincerely,

Sheila A. Dillon
Chief and Director