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

November 18, 2020

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

Location:  
Virtually via Zoom  
Boston, MA 02201

Meeting time: 10:10 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 November 18, 2020 meeting:

**VOTE 1: Donald Wright, Deputy Director, Real Estate Management & Sales Division**

**Transfer of the care, custody, management and control from the Public Works Department (PWD) to the Department of Neighborhood Development (DND):** Vacant land located at unnumbered parcels on Tremont Street and Melnea Cass Boulevard, South End.

**Property Transfer**

Ward: 09  
Parcel Numbers: 02240020 and 02225005  
Square Feet: 14,200 (total)  
Assessed Value Fiscal Year 2020: \$256,600 (total)  
DND Program: REMS – Land Disposition

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:



An unnumbered parcel on Tremont Street, Ward: 09, Parcel: 02240020, Square Feet: 10,258

An unnumbered parcel on Melnea Cass Boulevard, Ward: 09, Parcel: 02225005, Square Feet: 3,942

in the South End District of the City of Boston containing approximately 14,200 total 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 of the Department of Neighborhood Development.

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

**Conveyance to the Suffolk County Conservation District (SCCD):** Vacant land located at 41 and 43 Alpine Street, Roxbury.

**Purchase Price: \$1.00**

Ward: 12

Parcel Numbers: 01457000 and 01458000

Square Feet: 9,869 (total)

Future Use: Open Space Preservation

Assessed Value Fiscal Year 2020: \$29,800 (total)

DND Program: GrassRoots

Subject to the approval of the Mayor under the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) the Public Facilities Commission does hereby vote to sell to the Suffolk County Conservation District, an independent body politic and corporate, duly organized by the Massachusetts State Commission of Soil, Water & Related Resources on January 8, 1981, with an address of 100 Cambridge Street, Suite 900, Boston, MA 02114, the vacant land located at:

41 Alpine Street, Ward: 12, Parcel: 01457000, Square feet: 4,729

43 Alpine Street, Ward: 12, Parcel: 01458000, Square feet: 5,140

in the Roxbury District of the City of Boston containing approximately 9,869 total square feet of land, subject to such terms, conditions and restrictions as the Director deems appropriate; and

**FURTHER VOTED:** That the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the Suffolk County Conservation District in compliance with all applicable laws, including G.L. c.30B, section 16(i), in consideration of One Dollar (\$1.00).

**VOTE 3: Julio Plier, Development Officer, Neighborhood Housing Development Division**

**Conveyance to Norfolk Design & Construction LLC:** Land with building thereon located at an unnumbered parcel on Rosebery Road and 25 Rosebery Road, Hyde Park.

**Purchase Price: \$200**

Ward: 18  
Parcel Numbers: 03718000 and 03719000  
Square Feet: 9,200 (total)  
Future Use: New Construction – Housing  
Estimated Total Development Cost: \$883,339  
Assessed Value Fiscal Year 2020: \$132,200 (total)  
Appraised Value July 16, 2018: \$202,000 (total)  
DND Program: REMS – Building Sales  
RFP Issuance Date: January 28, 2019

That, having duly advertised its intent to sell to Norfolk Design & Construction LLC, a Massachusetts limited liability company, with an address of 1600 Boston-Providence Highway, Suite 287, Walpole, MA 02081, the land with building thereon located at:

An unnumbered parcel on Rosebery Road, Ward: 18, Parcel: 03718000, Square Feet: 4,600

25 Rosebery Road, Ward: 18, Parcel: 03719000, Square Feet: 4,600

in the Hyde Park District of the City of Boston containing approximately 9,200 total square feet of land, for two consecutive weeks (July 1, 2019 and July 8, 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 June 12, 2019, and, thereafter, as amended October 14, 2020 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Norfolk Design & Construction LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Norfolk Design & Construction LLC, in consideration of Two Hundred Dollars (\$200).

**VOTE 4: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division**

**Conveyance to Erica Davis Estates LLC:** Vacant land located at Lot 1 and Lot 2, Ballou Avenue, Dorchester.

**Purchase Price: \$103,500**

Ward: 14  
Parcel Numbers: 03818000 and 03815000  
Square Feet: 6,384 (total)  
Future Use: Yard Space  
Assessed Value Fiscal Year 2020: \$45,300 (total)  
Appraised Value December 8, 2019: \$103,500 (total)  
DND Program: REMS – Land Disposition  
RFP Issuance Date: May 13, 2019

That, having duly advertised its intent to sell to Erica Davis Estates LLC, a Massachusetts limited liability company, with an address of 40 Ballou Avenue, Dorchester, MA 02124, the vacant land located at:

Lot 1, Ballou Avenue, Ward: 14, Parcel: 03818000, Square Feet: 2,992

Lot 2, Ballou Avenue, Ward: 14, Parcel: 03815000, Square Feet: 3,392

in the Dorchester District of the City of Boston containing approximately 6,384 total square feet of land, for two consecutive weeks (April 13, 2020 and April 20, 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 March 11, 2020, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Erica Davis Estates LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Erica Davis Estates LLC, in consideration of One Hundred Three Thousand Five Hundred Dollars (\$103,500).

**VOTE 5: Kirsten Studlien, Project Manager, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to Norfolk Design & Construction LLC:**  
Vacant land located at 27-29 Browning Avenue, 29 Bradlee Street, 30 Clarkson Street, 38 Clarkson Street and 42 Georgia Street in Dorchester and Roxbury.

**Purchase Price: \$500**

Wards: 14, 17, 15 and 12  
Parcel Numbers: 02155000, 00082000, 01816000, 01814000, and 02508000  
Square Feet: 27,565 (total)  
Future Use: New Construction – Housing  
Estimated Total Development Cost: \$3,490,060  
Assessed Value Fiscal Year 2020: \$280,800 (total)  
Appraised Value April 15, 2020: \$1,477,000 (total)  
DND Program: Neighborhood Housing  
RFP Issuance Date: March 9, 2019

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:

27-29 Browning Avenue, Ward: 14, Parcel: 02155000, Square Feet: 4,600

29 Bradlee Street, Ward: 17, Parcel: 00082000, Square Feet: 4,800

30 Clarkson Street, Ward: 15, Parcel: 01816000, Square Feet: 5,388

38 Clarkson Street, Ward: 15, Parcel: 01814000, Square Feet: 5,388

42 Georgia Street, Ward: 12, Parcel: 02508000, Square Feet: 7,389

in the Dorchester and Roxbury Districts of the City of Boston containing approximately 27,565 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 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 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