



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

December 16, 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.

RECEIVED  
CITY CLERK'S OFFICE  
2020 DEC 14 A 9:18  
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 December 16, 2020 meeting:

**VOTE 1: Shani Fletcher, Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to Eastie Farm, Inc.:** Vacant land located at 6 Chelsea Terrace, East Boston.

**Purchase Price: \$100**

Ward: 01  
Parcel Number: 06284000  
Square Feet: 4,453  
Future Use: Garden  
Estimated Total Development Cost: \$170,100  
Assessed Value Fiscal Year 2020: \$73,700  
Appraised Value July 10, 2020: \$525,000  
DND Program: GrassRoots  
RFP Issuance Date: August 24, 2020



That, having duly advertised a Request for Proposals to develop said property, Eastie Farm, Inc., a Massachusetts non-profit corporation, with an address of 213 Webster Street, No. 2, East Boston, MA 02128, be tentatively designated as developer of the vacant land located at 6 Chelsea Terrace (Ward: 01, Parcel Number: 06284000) in the East Boston District of the City of Boston containing approximately 4,453 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 this property; 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 Eastie Farm, 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 2: Shani Fletcher, Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to Boston Food Forest Coalition, Inc.:**  
Vacant land located at two (2) unnumbered parcels on River Street in Mattapan.

**Purchase Price: \$200**

Ward: 18  
Parcel Numbers: 01202000 and 01203000  
Square Feet: 11,816 (total)  
Future Use: Garden  
Estimated Total Development Cost: \$184,480  
Assessed Value Fiscal Year 2020: \$225,300 (total)  
Appraised Value July 15, 2020: \$118,000 (total)  
DND Program: GrassRoots  
RFP Issuance Date: August 31, 2020

That, having duly advertised a Request for Proposals to develop said properties, Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of 23 Egleston Street, Jamaica Plain, MA 02130, be tentatively designated as developer of the vacant land located at:

Unnumbered parcel on River Street, Ward: 18, Parcel: 01202000, Square Feet: 1,072

Unnumbered parcel on River Street, Ward: 18, Parcel: 01203000, Square Feet: 10,744

in the Mattapan District of the City of Boston containing approximately 11,816 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.

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

**Amendment to the vote of December 12, 2018 to extend the Tentative Designation and Intent to Sell period from 24 to 36 months to a nominee comprised of principals of Caribbean Integration Community Development Inc. and Planning Office for Urban Affairs, Inc.:** Vacant located at 150 River Street, Mattapan.

**Time Extension**

- 1) TD – 12/12/18 through 12/12/20 = 24 months
- 2) TD extension for an additional twelve (12) months 12/12/20 through 12/12/21 = 36 months  
TD total time is 36 months

Ward: 18  
Parcel Number: 0041000  
Square Feet: 42,120  
Future Use: New Construction - Housing  
Estimated Total Development Cost: \$10,173,729  
Assessed Value Fiscal Year 2020: \$636,300  
Appraised Value November 26, 2018: \$337,000  
DND Program: Neighborhood Housing  
RFP Issuance Date: February 26, 2018

That the vote of this Commission at its meeting of December 12, 2018, regarding the tentative designation and intent to sell the vacant land located at 150 River Street, (Ward: 18, Parcel Number: 00041000) in the Mattapan District of the City of Boston containing approximately 42,120 square feet of land, to a nominee comprised of principals<sup>1</sup> of Caribbean Integration

---

<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.

Community Development Inc., a Massachusetts non-profit corporation, with a former address of 1601 Blue Hill Avenue, Mattapan, MA 02126, and Planning Office for Urban Affairs, Inc., a

Massachusetts non-profit corporation, with an address of 84 State Street, Suite 600, Boston, MA 02109;

be, and hereby is amended as follows:

By deleting the figure and word: “24 months” and substituting in place thereof the following figure and word: “36 months” wherever such may appear; and

Also, by deleting the figures and words: “1601 Blue Hill Avenue, Mattapan, MA 02126” and substituting in place thereof the following figures and words: “19 Tesla Street, Boston, MA 02126” wherever such may appear.

**VOTE 4: James Smith, Senior Environmental Compliance Manager, Real Estate Management & Sales Division**

**Transfer of the care, custody, management and control from the Department of Neighborhood Development (DND) to the Boston Public School Department (BPS):** Vacant land located at 11 Cookson Terrace, Mattapan.

**Property Transfer**

Ward: 18

Parcel Number: 00516000

Square Feet: 6,526

Assessed Value Fiscal Year 2020: \$124,200

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 11 Cookson Terrace (Ward: 09; Parcel Number: 00516000 ) in the Mattapan District of the City of Boston containing approximately 6,526 square feet of land, be and the same hereby is, transferred from the care, custody, management and control of the Department of Neighborhood Development to the care, custody, management and control of the Boston Public School Department.

Sincerely,

Sheila A. Dillon  
Chief and Director