



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

January 13, 2021

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 January 13, 2021 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 2021: \$73,700
Appraised Value July 10, 2020: \$525,000
DND Program: GrassRoots
RFP Issuance Date: August 24, 2020

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BOSTON, MA



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 2021: \$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 Boston Food Forest Coalition, 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 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: 00041000
Square Feet: 42,120
Future Use: New Construction - Housing
Estimated Total Development Cost: \$10,173,729
Assessed Value Fiscal Year 2021: \$612,400
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 principals¹ of Caribbean Integration 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

¹ 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.

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 2021: \$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: 18; 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.

VOTE 5: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division

Tentative Developer Designation and Intent to Sell to Pedro Miguel Ribeiro Goncalves Morais: Vacant land located at 6 Lawson Place, East Boston.

Purchase Price: \$23,000

Ward: 01
Parcel Number: 00114000
Square Feet: 1,120
Future Use: Side Yard
Assessed Value Fiscal Year 2021: \$25,300

Appraised Value July 10, 2020: \$11,000
DND Program: REMS – Land disposition
RFP Issuance Date: September 21, 2020

That, having duly advertised a Request for Proposals to develop said property, Pedro Miguel Ribeiro Goncalves Morais, an individual, with an address of 456 Saratoga Street, Apt. 1, East Boston, MA 02128, be tentatively designated as developer of the vacant land located at 6 Lawson Place (Ward: 01, Parcel Number: 00114000) in the East Boston District of the City of Boston containing approximately 1,120 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 Pedro Miguel Ribeiro Goncalves Morais;

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 6: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division

Tentative Developer Designation and Intent to Sell to Alex Kosmadakis: Land with building thereon located at 431 Belgrade Avenue, West Roxbury.

Purchase Price: \$10,595

Ward: 20
Parcel Number: 01613000
Square Feet: 1,042
Future Use: Commercial
Assessed Value Fiscal Year 2021: \$44,700
Appraised Value June 30, 2020: \$8,000
DND Program: REMS – Land Disposition
RFP Issuance Date: September 21, 2020

That, having duly advertised a Request for Proposals to develop said property, Alex Kosmadakis, an individual, with an address of 6 Mattakesett Circle, Sharon, MA 02067, be tentatively designated as developer of the land with building thereon located at 431 Belgrade Avenue (Ward: 20, Parcel Number: 01613000) in the West Roxbury District of the City of Boston containing approximately 1,042 square feet, 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 Alex Kosmadakis;

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, Housing Development Officer, Neighborhood Housing Development Division

Amendment to the vote of January 16, 2019 to extend the Tentative Designation and Intent to Sell period from 24 to 48 months to a nominee comprised of principals of Codman Square Neighborhood Development Corporation and TLee Development, LLC: Land with building thereon located at 270 Talbot Avenue and an unnumbered parcel on Spencer Street, Dorchester.

Time Extension

- 3) TD – 1/16/19 through 1/16/21 = 24 months
- 4) TD extension for an additional twenty-four (24) months 1/16/21 through 1/16/23 = 48 months
TD total time is 48 months

Ward: 17
Parcel Numbers: 00593000 and 00592000
Square Feet: 24,683 (total)
Future Use: New Construction - Housing
Estimated Total Development Cost: \$13,088,070
Assessed Value Fiscal Year 2021: \$526,900 (total)
Appraised Value January 15, 2018: \$900,000 (total)
DND Program: REMS – Building Sales
RFP Issuance Date: January 29, 2018

That the vote of this Commission at its meeting of January 16, 2019, regarding the tentative designation and intent to sell the land with building thereon located at:

270 Talbot Avenue, Ward: 17, Parcel: 00593000, Square Feet: 15,753

Unnumbered parcel on Spencer Street, Ward: 17, Parcel: 00592000, Square Feet: 8,930

in the Dorchester District of the City of Boston containing approximately 24,683 total square feet, to a nominee comprised of principals² of Codman Square Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 587 Washington Street, Dorchester, MA 02124, and TLee Development, LLC, a Massachusetts limited liability company, with an address of 1452 Dorchester Avenue 4th Floor, Dorchester, MA 02122;

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: “48 months” wherever such may appear.

Sincerely,

Sheila A. Dillon
Chief and Director

² 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.