DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
KIM JANEY, MAYOR

August 18, 2021

Public Facilities Commission
Katherine P. Craven, Chair
Lawrence D. Mammoli, 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 August 18, 2021 meeting:

VOTE 1: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division

To Accept and Expend a Grant from the New Commonwealth Racial Equity and Social Justice Fund and The Boston Foundation: To implement development consulting services and technical assistance.

Grant Amount: $50,000

WHEREAS, the New Commonwealth Racial Equity and Social Justice Fund and The Boston Foundation 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 Fifty Thousand Dollars ($50,000) to help implement development consulting services and technical assistance associated with the Blue Hill Avenue Action Plan; and

WHEREAS, the duration of services will be from October 20, 2021 through October 20, 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: Joseph Backer, Housing Development Officer, Neighborhood Housing Development Division

Amendment to the vote of July 17, 2019 to extend the Tentative Designation and Intent to Sell period from 24 to 33 months to Madison Park Development Corporation: Vacant land located at 75-81 Dudley Street, Roxbury.

Time Extension

1) TD – 7/17/19 through 7/17/21 = 24 months
2) TD extension for an additional nine (9) months 7/17/19 through 4/17/22 = 33 months
   TD total time is 33 months

Ward: 09
Parcel Number: 03215010
Square Feet: 6,170
Future Use: New Construction – Housing
Estimated Total Development Cost: $8,638,069
Assessed Value Fiscal Year 2021: $52,600
Appraised Value June 20, 2019: $295,000
DND Program: Neighborhood Housing
RFP Issuance Date: July 16, 2018

That the vote of this Commission at its meeting of July 17, 2019, regarding the tentative designation and intent to sell the vacant land located at 75-81 Dudley Street (Ward: 09, Parcel: 03215010), in the Roxbury District of the City of Boston containing approximately 6,170 square feet of land, to Madison Park Development Corporation, a Massachusetts corporation, with an address of 184 Dudley Street, Suite 200, Roxbury, MA 02119;

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: "33 months" wherever such may appear.

VOTE 3: Joseph Backer, Housing Development Officer, Neighborhood Housing Development Division

Amendment to the vote of July 17, 2019 to extend the Tentative Designation and Intent to Lease period from 24 to 48 months to Cruz Development Corporation: Portions of vacant land located at 135 Dudley Street, 2430 Washington Street and 2406 Washington Street, Roxbury.

Time Extension

1) TD – 7/17/19 through 7/17/21 = 24 months
2) TD extension for an additional twenty-four (24) months 7/17/19 through 7/17/23 = 48 months TD total time is 48 months

Ward: 12
Portions of Undivided Parcel Numbers: 01180000, 01261000, and 01263000
Undivided Parcels Square Feet: 314,034 (total)
Undivided Parcels Assessed Value Fiscal Year 2021: $34,833,900 (total)
Future Subdivided Parcel Number: 01180030
Future Subdivided Parcel Square Feet: 69,835
Future Subdivided Parcel Address: 135 Dudley Street
Future Use: Mixed-use
Estimated Total Development Cost: $110,946,424
Assessed Value Fiscal Year 2021: $17,985,400
Appraised Value June 10, 2019: $28,700,000
DND Program: Neighborhood Housing
RFP Issuance Date: July 16, 2018

That the vote of this Commission at its meeting of July 17, 2019, regarding the tentative designation and intent to lease portions of the vacant land located at:

135 Dudley Street, Ward: 12, Parcel: 01180000, Square Feet: 201,765

2430 Washington Street, Ward: 12, Parcel: 01261000, Square Feet: 102,533

2406 Washington Street, Ward: 12, Parcel: 01263000, Square Feet: 9,736

in the Roxbury District of the City of Boston containing approximately 69,835 total square feet of land, to Cruz Development Corporation, a Massachusetts corporation, with an address of One John Eliot Square, Boston, MA 02119;

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