



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

May 17, 2017

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

Location:  
Winter Chambers  
26 Court Street, 1<sup>st</sup> Floor  
Boston, MA 02108

Meeting time: 9:45 a.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its May 17, 2017 meeting:

RECEIVED  
CITY CLERK'S OFFICE  
2017 MAY 12 P 4:09  
BOSTON, MA

**VOTE 1: Bernard Mayo, Project Manager, Real Estate Management and Sales**

**Purchase Price: \$5,700**

**Tentative Developer Designation and Intent to Sell to Cecilia Maya:** Vacant land located at Wordsworth Street, East Boston, Massachusetts.

Ward: 01  
Parcel Number: 00557001  
Square Feet: 486  
Future Use: Access to parking area  
Assessed Value Fiscal Year 2017: \$5,700  
Appraised Value November 25, 2016: \$4,700  
DND Program: REMS Land Disposition  
RFP Issuance Date: January 30, 2017

That Cecilia Maya, an individual, with an address of 224 Arborway, Jamaica Plain, MA 02130 be tentatively designated as developer of the vacant land located at Wordsworth Street (Ward 01, Parcel Number 00557001) in the East Boston District of the City of Boston containing approximately 486 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 parcel; 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 Cecilia Maya;

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: Bernard Mayo, Project Manager, Real Estate Management and Sales**

**Purchase Price: \$23,000**

**Tentative Developer Designation and Intent to Sell to Willow Ct, LLC:** Vacant land located at Willow Court, Dorchester, Massachusetts.

Ward: 07  
Parcel Number: 03510000  
Square Feet: 1,140  
Future Use: Access to construction site and parking  
Assessed Value Fiscal Year 2017: \$8,300  
Appraised Value May 12, 2016: \$23,000  
DND Program: REMS Land Disposition  
RFP Issuance Date: January 30, 2017

That Willow Ct, LLC, a limited liability company, with an address of 1451 Tremont Street, Boston, MA 02120 be tentatively designated as developer of the vacant land located at Willow Court (Ward 07, Parcel Number 03510000) in the Dorchester District of the City of Boston containing approximately 1,140 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 parcel; 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 Willow Ct, 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 3: Bernard Mayo, Project Manager, Real Estate Management and Sales**

**Rescission of the Tentative Designation Vote of September 14, 2016 to Codman Square Neighborhood Development Corporation:** Vacant land located at 328, 330-334, 376, 378, 380, 382 and 384 Blue Hill Avenue, Dorchester, Massachusetts.

That the vote of this Commission at its meeting of September 14, 2016, which provides as follows:

That Codman Square Neighborhood Development Corporation, a non-profit corporation, with an address of 587 Washington Street, Dorchester, MA 02124 be tentatively designated as developer of the vacant land located at:

Address: 328 Blue Hill Avenue, Ward: 14, Parcel: 00284000, Square Feet: 9,702

Address: 330-334 Blue Hill Avenue, Ward: 14, Parcel: 00285000, Square Feet: 1,671

Address: 376 Blue Hill Avenue, Ward: 14, Parcel: 00507000, Square Feet: 2,295

Address: 378 Blue Hill Avenue, Ward: 14, Parcel: 00506000, Square Feet: 2,295

Address: 380 Blue Hill Avenue, Ward: 14, Parcel: 00505000, Square Feet: 2,295

Address: 382 Blue Hill Avenue, Ward: 14, Parcel: 00504000, Square Feet: 2,295

Address: 384 Blue Hill Avenue, Ward: 14, Parcel: 00503000, Square Feet: 2,295

in the Dorchester District of the City of Boston, containing approximately 22,848 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 redevelopment of this parcel; 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 Codman Square Neighborhood Development Corporation;

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;

be, and hereby is, rescinded in its entirety.

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

**Purchase Price: \$147,000**

**Tentative Developer Designation and Intent to Sell to Dotave Ventures LLC:** Vacant land located at Alger Street, South Boston, Massachusetts.

Ward: 07

Parcel Number: 00028001

Square Feet: 5,896

Future Use: Off Street Parking

Assessed Value Fiscal Year 2017: \$64,900

Appraised Values: December 2, 2016 (\$118,000) and March 7, 2017 (\$147,000)

DND Program: REMS Land Disposition

RFP Issuance Date: December 19, 2016

That Dotave Ventures LLC, a limited liability company, located at 699 Boylston Street, 10<sup>th</sup> Floor, Boston, MA 02116 to be tentatively designated as developer of the vacant land located at Alger Street (Ward 07, Parcel Number 00028001) in the South Boston District of the City of Boston containing approximately 5,896 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 redevelopment of this parcel; 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 Dotave Ventures 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 5: Christopher Rooney, Project Manager, Real Estate Management and Sales**

**Purchase Price: \$200**

**Tentative Developer Designation and Intent to Sell to Dudley Economic Empowerment Partners, Inc.:** Vacant land located at Ruskindale Road, Hyde Park, Massachusetts.

Ward: 18  
Parcel Numbers: 03998000 and 03999000  
Square Feet: 7,200 (total)  
Future Use: New Construction - Housing  
Estimated Total Development Cost: \$ 465,750  
Assessed Value Fiscal Year 2017: \$37,900  
Appraised Value August 2, 2016: \$125,000  
DND Program: REMS Land Disposition  
RFP Issuance Date: August 15, 2016

That Dudley Economic Empowerment Partners, Inc., a Massachusetts non-profit corporation, with an address of 27 Centre Street, Roxbury, MA 02119 to be tentatively designated as developer of the vacant land located at Ruskindale Road (Ward 18, Parcel Numbers 03998000 and 03999000) in the Hyde Park District of the City of Boston containing approximately 7,200 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 redevelopment of this parcel; 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 Dudley Economic Empowerment Partners, 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 6: Thomas McKay, Housing Development Officer, Neighborhood Housing Development**

**Time Extension**

**Amendment to the Vote of November 16, 2016 to Extend the Tentative Designation and Intent to Sell period from 24 to 36 months to Cote Village Limited Partnership:** Vacant land with building located at 820 Cummins Highway, 30-32 Regis Road, Cummins Highway and Regis Road, Mattapan, Massachusetts.

- 1) TD – 05/21/2015 through 05/21/2016 = 12 months
  - 2) TD extension for an additional 12 months 05/21/2016 through 05/21/2017 = 24 months
  - 3) TD extension for an additional 12 months 05/21/2017 through 05/21/2018 = 36 months
- TD total time is 36 months

Ward: 18

Parcel Numbers: 01058000, 01054000, 01091000 and 01092000

Square Feet: 113,695 (total)

Future Use: Mixed use

Estimated Total Development Cost: \$27,057,865

Assessed Value Fiscal Year 2015: \$1,326,400

Appraised Value Fiscal Year 2015: \$1,820,000

DND Program: Neighborhood Housing

RFP Issuance Date: June 30, 2014

That the vote of this Commission at its meeting on May 21, 2015 and, thereafter, amended on November 16, 2016 regarding the tentative designation and intent to sell the vacant land located at:

Address: 820 Cummins Highway, Ward: 18, Parcel: 01058000, Square Feet: 40,166

Address: 30-32 Regis Road, Ward: 18, Parcel: 01054000, Square Feet: 56,913

Address: Cummins Highway, Ward: 18, Parcel: 01091000, Square Feet: 10,366

Address: Regis Road, Ward: 18, Parcel: 01092000, Square Feet: 6,250

in the Mattapan District of the City of Boston containing approximately 113,695 total square feet of land, to Cote Village Limited Partnership, a Massachusetts non-profit corporation, with an address of 84 State Street, Suite 600, Boston, MA 02109; and

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.

**VOTE 7: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development**

**Time Extension**

**Amendment to the Vote of June 15, 2016 to Extend the Tentative Designation and Intent to Sell period from 12 to 24 months to Hearth, Inc.:** Vacant land located at 16 Ronald Street, Roxbury, Massachusetts.

- 1) TD – 06/15/2016 through 06/15/2017 = 12 months
- 2) TD extension for an additional 12 months 06/15/2017 through 06/15/2018 = 24 months  
TD total time is 24 months

Ward: 14  
Parcel Number: 01103000  
Square Feet: 34,415 (total)  
Future Use: New Construction - Housing  
Estimated Total Development Cost: \$17,807,052  
Assessed Value Fiscal Year 2017: \$606,400  
Appraised Value October 2015: \$520,000  
DND Program: Neighborhood Housing  
RFP Issuance Date: November 23, 2015

That the vote of this Commission at its meeting on June 15, 2016 regarding the tentative designation and intent to sell the vacant land located at 16 Ronald Street (Ward 14, Parcel Number 01103000) in the Roxbury District of the City of Boston containing approximately 34,415 total square feet of land, to Hearth, Inc., a Massachusetts non-profit corporation, with an address of 1640 Washington Street, Boston, MA 02118; and

be, and hereby is amended as follows:

By deleting the figure and word: “12 months” and substituting in place thereof the following figure and word: “24 months” wherever such may appear.

**VOTE 8: Thomas Gannon, Housing Development Officer, Neighborhood Housing Development**

**Purchase Price: \$300**

**Conveyance to Oxbow Urban LLC:** Vacant land located at 12 Roxton Street and 141 Glenway Street and 166-168 Glenway Street, Dorchester, Massachusetts.

Ward: 14  
Parcel Numbers: 02602000, 02642000, 02605000  
Square Feet: 15,860  
Future Use: First-time Homebuyer Program  
Estimated Total Development Cost: \$1,804,200  
Assessed Value Fiscal Year 2017: \$255,700  
Appraised Value April 28, 2016: \$345,000  
DND Program: Neighborhood Housing  
RFP Issuance Date: June 20, 2016

That having duly advertised its intent to sell to Oxbow Urban LLC, a limited liability company, with

an address of 75 Arlington Street, Suite 500, Boston, MA 02116, the vacant land located at:

**Address: 12 Roxton Street, Ward: 14, Parcel: 02602000, Square Feet: 5,000**

**Address: 141 Glenway Street, Ward: 14, Parcel: 02642000, Square Feet: 5,360**

**Address: 166-168 Glenway Street, Ward: 14, Parcel: 02605000, Square Feet: 5,500**

in the Dorchester District of the City of Boston containing approximately 15,860 square feet of land, for two consecutive weeks (October 17, 2016 and October 24, 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 September 14, 2016, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Oxbow Urban LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Oxbow Urban LLC in consideration of Three Hundred Dollars (\$300.00).

**VOTE 9: Thomas Gannon, Housing Development Officer, Neighborhood Housing Development**

**Rescission of the Tentative Designation vote of May 19, 2016 to JPA Development Company, Inc.:** Vacant land located at 20 Mt. Bowdoin Terrace, 24 Mt. Bowdoin Terrace, 39-41 Mt. Bowdoin Terrace, Mt. Bowdoin Terrace, 29 Rosseter Street, 154 Rosseter Street, 27 Mallon Road and 81 Bowdoin Avenue, Dorchester, Massachusetts.

That the vote of this Commission at its meeting of May 19, 2016, which provides as follows:

That JPA Development Company, Inc., a Massachusetts corporation, with an address 45 Braintree Hill Office Park, Suite 402, Braintree, MA 02184 to be tentatively designated as developer of the vacant land located at:

Address: 20 Mt. Bowdoin Terrace, Ward: 14, Parcel: 0128500, Square Feet: 8,477

Address: 24 Mt. Bowdoin Terrace, Ward: 14, Parcel: 01283000, Square Feet: 6,722

Address: 39-41 Mt. Bowdoin Terrace, Ward: 14, Parcel: 01250000, Square Feet: 4,946

Address: Mt. Bowdoin Terrace, Ward: 14, Parcel: 01251000, Square Feet: 15,374

Address: 29 Rosseter Street, Ward: 14, Parcel: 01261000, Square Feet: 4,897

Address: 154 Rosseter Street, Ward: 14, Parcel: 01424000, Square Feet: 4,320

Address: 27 Mallon Road, Ward: 14, Parcel: 01230000, Square Feet: 5,334

Address: 81 Bowdoin Avenue, Ward: 14, Parcel: 01165000, Square Feet: 4,808

in the Dorchester District of the City of Boston, containing approximately 54,878 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 redevelopment of this parcel; 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 JPA Development Company, 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;

be, and hereby is, rescinded in its entirety.

Sincerely,

Sheila A. Dillon  
Chief and Director