



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

RECEIVED  
CITY CLERK'S OFFICE  
2017 JUL 18 A 9:26  
BOSTON, MA

July 20, 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 July 20, 2017 meeting:

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

**Conveyance to Cecilia Maya:** Vacant land located at Wordsworth Street, East Boston, Massachusetts.

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

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

That having duly advertised its intent to sell to Cecilia Maya, an individual, with an address of 224 Arborway, Jamaica Plain, MA 02130, 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 two consecutive weeks (June 12, 2017 and June 19, 2017) 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 May 17, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Cecilia Maya; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Cecilia Maya in consideration of Five Thousand Seven Hundred Dollars (\$5,700).

**VOTE 2: Bernard Mayo, Project Manager, Real Estate Management and Sales**

**Conveyance to Willow Ct, LLC:** Vacant land located at Willow Court, Dorchester, Massachusetts.

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

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 having duly advertised its intent to sell to Willow Ct, LLC, a Massachusetts limited liability company, with an address of 1451 Tremont Street, Boston, MA 02120, 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 two consecutive weeks (June 12, 2017 and June 19, 2017) 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 May 17, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Willow Ct, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Willow Ct, LLC in consideration of Twenty Three Thousand Dollars (\$23,000).

**VOTE 3: James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales**

**Conveyance to Dotave Ventures LLC:** Vacant land located at Alger Street, South Boston, Massachusetts.

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

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 having duly advertised its intent to sell to Dotave Ventures LLC, a Massachusetts limited liability company, with an address of 699 Boylston Street, 10<sup>th</sup> Floor, Boston, MA 02116, 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 two consecutive weeks (July 10, 2017 and July 17, 2017) 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 May 17, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Dotave Ventures LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Dotave Ventures LLC in consideration of One Hundred Forty Seven Thousand Dollars (\$147,000).

**VOTE 4: Thomas Gannon, Housing Development Officer, Neighborhood Housing Development**

**Conveyance to 206 WEST LLC<sup>1</sup>:** Vacant land located at 206-208 and 210-212 West Broadway, South Boston, Massachusetts.

**Purchase Price: \$200**

Ward: 06  
Parcel Numbers: 00288000, 00287000  
Square Feet: 3,983  
Use: Mixed use  
Estimated Total Development Cost: \$4,620,892  
Assessed Value Fiscal Year 2017: \$150,000  
Appraised Value October 22, 2016: \$598,000  
DND Program: Neighborhood Housing  
RFP Issuance Date: June 20, 2014

That having duly advertised its intent to sell to South Boston Neighborhood Development Corporation and Caritas Communities, Inc., Massachusetts non-profit corporations, with an address of 365 West Broadway, South Boston, MA 02127, the vacant land located at:

206-208 West Broadway, Ward:06 , Parcel: 00288000, Square Feet: 2,028

<sup>1</sup> South Boston Neighborhood Development Corporation and Caritas Communities, Inc. formed a new business entity on March 28, 2017 known as 206 WEST LLC, a Massachusetts limited liability company. This new entity provided a certificate of good standing from the Massachusetts Secretary of State. Also, the Department of Neighborhood Development (DND) provided a current Massachusetts Secretary of State summary sheet with this information. In addition, DND provided complete and current property affidavits (i.e. LOOPS forms) for Caritas Communities, Inc., South Boston Neighborhood Development Corporation and 206 WEST LLC.