



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

September 22, 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 Department of Neighborhood Development agenda, be approved by the Commission at its September 22, 2017 meeting:

**VOTE 1: Beverly Estes-Smargiassi, Assistant Director, Neighborhood Housing Development**

**Accept and Expend a grant from the Boston Housing Authority (BHA):** To implement the neighborhood strategy of the Whittier Transformation Plan.

**Grant Amount: \$4,300,000**

WHEREAS, the Boston Housing Authority (BHA) 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 \$4,300,000 to be the lead on the neighborhood component of the grant, which encompasses homeownership programs, streetscape improvements, public safety measures, Wi-Fi installation, storefront improvements and other initiatives. These initiatives will be administered by a variety of City departments with DND in a coordinating role; and

WHEREAS, the duration will be from December 12, 2016 through September 30, 2023; 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: Christopher Rooney, Project Manager, Real Estate Management and Sales**

**Amendment to the vote of October 5, 2016 to extend the Tentative Designation and Intent to Sell period from 12 to 24 months to Vietnamese American Initiative for Development, Inc.:** Vacant land located at 191 Bowdoin Street, Dorchester, Massachusetts.

**Time Extension**

- 1) TD – 10/05/2016 through 10/05/2017 = 12 months
- 2) TD for an additional 12 months 10/05/2017 through 10/05/2018 = 24 months

Ward: 15  
Parcel Number: 01294000  
Square Feet: 10,778  
Future Use: Mixed use  
Estimated Total Development Cost: \$18,386,552  
Assessed Value Fiscal Year 2016: \$178,500  
Appraised Value June 8, 2015: \$185,000  
DND Program: REMS Land Disposition  
RFP Issuance Date: January 18, 2016

That the vote of this Commission at its meeting on October 5, 2016 regarding the tentative designation and intent to sell the vacant land located at 191 Bowdoin Street (Ward 15, Parcel Number 01294000) in the Dorchester District of the City of Boston containing approximately 10,778 square feet of land, to Vietnamese American Initiative for Development, Inc., a Massachusetts non-profit corporation, with an address of 42 Charles Street, Suite E, Dorchester, MA 02122;

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 3: Christine O'Keefe, Senior Housing Development Officer, Neighborhood Housing Development**

**Tentative Developer Designation and Intent to Sell to Magnolia-Woodford-Ceylon Joint Venture, LLC:** Vacant land located at various parcels in Dorchester, Massachusetts.

**Purchase Price: \$36,129**

Ward: 13  
Parcel Numbers: Various  
Square Feet: 25,647 (total)  
Future Use: New Construction - Housing  
Assessed Value Fiscal Year 2017: \$421,300 (total)  
Appraised Values: April 26, 2016 : \$565,000 (total)  
DND Program: Neighborhood Homes Initiative  
RFP Issuance Date: May 31, 2017

That, having duly advertised a Request for Proposals to develop said properties, Magnolia-Woodford-Ceylon Joint Venture, LLC, a Massachusetts limited liability corporation, with an address of 58 Union Street, Brighton, MA 02135 be tentatively designated as developer of the vacant land located at:

98 Magnolia Street, Ward: 13, Parcel: 01155000 Square Feet: 7,200

100 Magnolia Street, Ward: 13, Parcel: 01154000, Square Feet: 3,600

164 Magnolia Street, Ward: 13, Parcel: 01178000, Square Feet: 4,341

7-9 Ceylon Street, Ward: 13, Parcel: 01182000, Square Feet: 6,250

170 Magnolia Street, Ward: 13, Parcel: 01196000, Square Feet: 4,256

in the Dorchester District of the City of Boston containing approximately 25,647 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 parcels; 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 Magnolia-Woodford-Ceylon Joint Venture, 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 4: Christine O’Keefe, Senior Housing Development Officer, Neighborhood Housing Development**

**Tentative Developer Designation and Intent to Sell to Magnolia-Woodford-Ceylon Joint Venture, LLC:** Vacant land located at various parcels in Dorchester, Massachusetts.

**Purchase Price: \$38,861**

Ward: 13

Parcel Numbers: Various

Square Feet: 18,231 (total)

Future Use: New Construction - Housing

Assessed Value Fiscal Year 2017: \$236,7000 (total)

Appraised Values: April 26, 2016 : \$450,000 (total)

DND Program: Neighborhood Homes Initiative

RFP Issuance Date: May 31, 2017

That, having duly advertised a Request for Proposals to develop said properties, Magnolia-Woodford-Ceylon Joint Venture, LLC, a Massachusetts limited liability corporation, with an address of 58 Union Street, Brighton, MA 02135 be tentatively designated as developer of the vacant land located at:

8 Woodford Street, Ward: 13, Parcel: 00263000 Square Feet: 2,212

Magnolia Street, Ward: 13, Parcel: 00254000, Square Feet: 1,068

21 Magnolia Street, Ward: 13, Parcel: 00252000, Square Feet: 2,582

23 Magnolia Street, Ward: 13, Parcel: 00253000, Square Feet: 2,700

7 Half Moon Street, Ward: 13, Parcel: 01038000, Square Feet: 5,183

4 Chamblet Street, Ward: 13, Parcel: 00988000, Square Feet: 4,486

in the Dorchester District of the City of Boston containing approximately 18,231 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 parcels; 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 Magnolia-Woodford-Ceylon Joint Venture, 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.

Sincerely,

Sheila A. Dillon  
Chief and Director