



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

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BOSTON, MA

December 13, 2017

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

Location:
Winter Chambers
26 Court Street, 1st 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 October 26, 2017 meeting:

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

Tentative Developer Designation and Intent to Sell to Oxbow Urban LLC: Vacant land located at 21, 22, 28, 37 Angell Street and 12, 14 Lorne Street, Mattapan, Massachusetts.

Purchase Price: \$600

Ward: 14
Parcel Numbers: 04224000, 04259000, 04256000, 04229000, 04296000 and 04295000
Square Feet: 33,871 (total)
Future Use: New Construction - Housing
Estimated Total Development Cost: \$3,194,648
Assessed Value Fiscal Year 2017: \$606,800 (total)
Appraised Value February 17, 2017: \$718,000 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: June 26, 2017

That, having duly advertised a Request for Proposals to develop said properties, Oxbow Urban LLC, a Massachusetts limited liability company, with an address of 75 Arlington Street, Suite 500, Boston, MA 02116 to be tentatively designated as developer of the vacant land located at:



21 Angell Street, Ward: 14, Parcel: 04224000, Square Feet: 10,000

22 Angell Street, Ward: 14, Parcel: 04259000, Square Feet: 5,398

28 Angell Street, Ward: 14, Parcel: 04256000, Square Feet: 5,420

37 Angell Street, Ward: 14, Parcel: 04229000, Square Feet: 6,625

12 Lorne Street, Ward: 14, Parcel: 04296000, Square Feet: 3,214

14 Lorne Street, Ward: 14, Parcel: 04295000, Square Feet: 3,214

in the Dorchester District of the City of Boston containing approximately 33,871 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 Oxbow Urban 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 2: John Feuerbach, Senior Development Officer, Neighborhood Housing Development

Conveyance to Jamaica Plain Neighborhood Development Corporation: Vacant land located at 9-11 Bromley Street, 13-17 Bromley Street, 19 Bromley Street, 21 Bromley Street, 58 New Heath Street, 60 New Heath Street, 62 New Heath Street, New Heath Street, 894-900 Parker Street and 908 Parker Street, Jamaica Plain, Massachusetts.

Purchase Price: \$1,000

Ward: 10

Parcel Numbers: 02458000, 02459000, 02460000, 02461000, 02471000, 02470000, 02469000, 02457000, 02468000 and 02467000

Square Feet: 28,872 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$17,219,937

Assessed Value Fiscal Year 2017: \$500,100 (total)

Appraised Value June 24, 2016: \$2,750,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: October 6, 2014

That having duly advertised its intent to sell to Jamaica Plain Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 31 Germania Street, Jamaica Plain, MA 02130, the vacant land located at:

9-11 Bromley Street, Ward: 10, Parcel: 02458000, Square Feet: 2,515

13-17 Bromley Street, Ward: 10, Parcel: 02459000, Square Feet: 2,560

19 Bromley Street, Ward: 10, Parcel: 02460000, Square Feet: 2,400

21 Bromley Street, Ward: 10, Parcel: 02461000, Square Feet: 1,411

58 New Heath Street, Ward: 10, Parcel: 02471000, Square Feet: 1,763

60 New Heath Street, Ward: 10, Parcel: 02470000, Square Feet: 1,352

62 New Heath Street, Ward: 10, Parcel: 02469000, Square Feet: 3,092

Unnumbered parcel on New Heath Street, Ward: 10, Parcel: 02457000, Square Feet: 2,958

894-900, Ward: 10, Parcel: 024680000, Square Feet: 3,834

908 Parker Street, Ward: 10, Parcel: 02467000, Square Feet: 6,987

in the Jamaica Plain District of the City of Boston containing approximately 28,872 square feet of land, for two consecutive weeks (October 30, 2017 and November 6, 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 6, 2015 and, thereafter, amended on July 20, 2016 and April 14, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Jamaica Plain Neighborhood Development Corporation; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Jamaica Plain Neighborhood Development Corporation in consideration of One Thousand Dollars (\$1,000).

VOTE 3: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development

Amendment to the vote of July 20, 2016 to extend the Tentative Designation and Intent to Sell period from 24 to 48 months to Indigo Block Apartments, LLC: Vacant land located at 65 East Cottage Street, Roxbury, Massachusetts.

Time Extension

- 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 24 months 05/21/2017 through 05/21/2019 = 48 months
TD total time is 48 months