



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

September 19, 2018

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: 9:35 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 19, 2018 meeting:

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

Transfer of the care, custody, management and control from the Department of Neighborhood Development (DND) to the Public Works Department (PWD): Vacant land located at 1-5 Woodrow Avenue, Dorchester, Massachusetts.

Property Transfer

Ward: 17
Parcel Number: 01501000
Square Feet: 2,397
Future Use: Municipal Purpose
Assessed Value Fiscal Year 2018: \$35,700
DND Program: REMS – Land Disposition

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31A (as appearing in St. 1966, c. 642, § 12), the vacant land located at 1-5 Woodrow Avenue (Ward: 17, Parcel: 01501000), consisting of approximately 2,397 square feet, in the Dorchester District of the City of Boston and, further, be and the same hereby is, transferred from the care, custody,

RECEIVED
CITY OF BOSTON
2018 SEP 14 P 4:00
BOSTON, MA



management and control of the Department of Neighborhood Development to the care, custody, management and control of the Public Works Department.

VOTE 2: Neriliz Llenas, Project Manager, Real Estate Management and Sales Division

Tentative Developer Designation and Intent to Sell to Michelle Fornabai: Vacant land located at 310 Warren Street, Roxbury, Massachusetts.

Purchase Price: \$30,000

Ward: 12
Parcel Number: 00777000
Square Feet: 1,923
Future Use: Landscaped Space
Assessed Value Fiscal Year 2018: \$14,700
Appraised Value March 12, 2018: \$15,000
DND Program: REMS – Land Disposition
RFP Issuance Date: June 11, 2018

That, having duly advertised a Request for Proposals to develop said property, Michelle Fornabai, an individual, with an address of 324 Warren Street, Roxbury, MA 02119 be tentatively designated as developer of the vacant land located at 310 Warren Street (Ward: 12, Parcel: 00777000), in the Roxbury District of the City of Boston containing approximately 1,923 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 Michelle Fornabai;

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: Neriliz Llenas, Project Manager, Real Estate Management and Sales Division

Tentative Developer Designation and Intent to Sell to Cambridge Street Realty, LLC: Vacant land located at Humphreys Place, Dorchester, Massachusetts.

Purchase Price: \$2,500

Ward: 07
Parcel Number: 03670000
Square Feet: 330
Future Use: Side Yard
Assessed Value Fiscal Year 2018: \$1,300
Appraised Value March 12, 2018: \$2,500
DND Program: REMS – Land Disposition
RFP Issuance Date: June 11, 2018

That, having duly advertised a Request for Proposals to develop said property, Cambridge Street Realty, LLC, a Massachusetts limited liability company, with an address of 572 Freeport Street, Unit A, Dorchester, MA 02122 be tentatively designated as developer of the vacant land located at Humphreys Place (Ward: 07, Parcel: 03670000), in the Dorchester District of the City of Boston containing approximately 330 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 Cambridge Street Realty, 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: James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales Division

Tentative Developer Designation and Intent to Sell to FCA Realty LLC: Vacant land located at an unnumbered parcel on Leo M. Birmingham Parkway, Brighton, Massachusetts.

Purchase Price: \$12,000

Ward: 22
Parcel Number: 02762010
Square Feet: 14,332
Future Use: Parkland – Open Space
Assessed Value Fiscal Year 2018: \$260,000
Appraised Value March 8, 2018: \$57,000
DND Program: REMS – Land Disposition
RFP Issuance Date: June 11, 2018

That, having duly advertised a Request for Proposals to develop said property FCA Realty LLC, a Foreign Limited Liability Company, with an address of 1000 Chrysler Drive, Auburn Hills, MI

48326 be tentatively designated as developer of the vacant land located at an unnumbered parcel on Leo M. Birmingham Parkway (Ward: 22, Parcel: 02762010), in the Brighton District of the City of Boston containing approximately 14,332 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 FCA Realty 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, Development Officer, Real Estate Management and Sales Division

Amendment to the vote of September 22, 2017 to extend the Tentative Designation and Intent to Sell period from 24 to 48 months Vietnamese-American Initiative for Development, Inc. (VietAID): Vacant land located at 191 Bowdoin Street, Dorchester, Massachusetts.

Time Extension

- 1) TD – 10/05/2016 through 10/05/2017 = 12 months
 - 2) TD extension for an additional 12 months 10/05/2017 through 10/05/2018 = 24 months
 - 3) TD extension for an additional 24 months 10/05/2018 through 10/05/2020 = 48 months
- TD total time is 48 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 2018: \$206,600
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 and, thereafter, amended on September 22, 2017 regarding the tentative designation and intent to sell the vacant land located at 191 Bowdoin Street (Ward: 15, Parcel: 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. (VietAID), 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: "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