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BOSTON, MA

PLEASE POST

August 15, 2016

Maureen Feeney, City Clerk
Boston City Hall
One City Hall Square, Room 601
Boston, MA 02201-2014

RE: Public Facilities Commission Meetings

Dear Ms. Feeney:

In accordance with the provisions of G.L. c. 30A, section 20(b) notice is hereby given that there will be a Public Facilities Commission Meeting held on **Thursday, August 18, 2016 at 9:30 a.m.** at 26 Court Street, 11th Floor, Department of Neighborhood Development, Conference Room 11A. The Agendas for PFD, BTM and DND are attached hereto.

Sincerely,



Colleen Daley
PFC Secretary

Public Facilities Department
26 Court Street, 10 Fl.
Boston, MA 02108
617-635-4826 (phone)
617-635-0558 (fax)



CITY OF BOSTON • MASSACHUSETTS

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
MARTIN J. WALSH, MAYOR

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BOSTON, MA

August 18, 2016

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

Location:
Public Facilities Commission
26 Court Street, 11th Floor, Conf. Rm. 11A
Boston, MA 02108

Meeting Time: 10:00 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 August 18, 2016 meeting:

VOTE 1	TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO	Purchase
Juan	CARLOS CASTILLO: Land with building thereon located at 29-31 Mt. Everett	Price
Morales	Street, Dorchester, Massachusetts.	\$45,000

Ward: 15
Parcel Number : 01974000
Square Feet: 6,618
Use: Rehabilitation - Housing
Estimated Total Development Cost: \$435,000
Assessed Value Fiscal Year 2016: \$165,400
Appraised Value December 2015: \$255,000
DND Program: REMS-Building Sales
RFP Issuance Date: 03/28/2016

VOTE 2	AMENDMENT TO THE VOTE OF AUGUST 5, 2015 TO EXTEND THE	Time
Reay Pannesi	TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 12 TO	Extension
	18 MONTHS TO A NOMINEE COMPRISED OF PRINCIPALS¹ FROM THE	
	EAST BOSTON COMMUNITY DEVELOPMENT CORPORATION AND	
	EAST BOSTON ECUMENICAL COMMUNITY COUNCIL: Land with building	
	thereon located at 280-282 Meridian Street, East Boston, Massachusetts.	

¹ The nominee is to be a newly formed entity. DND shall not bring a future vote for conveyance of the property before the PFC without evidence of the nominee being registered and in good standing with the Massachusetts Secretary of State and, also, providing a complete and current property affidavit (i.e. LOOPS form) from the nominee.



- 1) TD – 8/5/2015 through 8/5/2016 = 12 months
 - 2) TD extension for an additional 6 months 8/5/2016 through 2/5/17 = 18 months
- TD total time is 18 months

Ward: 01
 Parcel Number: 05935000
 Square Feet: 10,486
 Use: Non-profit community programming center
 Estimated Total Development Cost: \$2,681,250
 Assessed Value Fiscal Year 2015: \$4,401,500
 Appraised Value December 2014: \$1,225,000
 DND Program: REMS-Building Sales
 RFP Issuance Date: 02/09/2015

VOTE 3
Tom
McKay

TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO NICOYA PARTNERS, LLC AND JOYNER DEVELOPMENT, INC.²: Vacant land located at 22-24 Vine Street, 26 Vine Street, 30-34 Vine Street, 38-40 Vine Street, 24-26 Forest Street, 72 Mt. Pleasant Avenue and 21 Mt. Pleasant Avenue, Roxbury, Massachusetts.

Purchase
Price
\$700

Ward: 08
 Parcel Numbers: 02698000, 02697000, 02776000, 02775000, 02638001, 02684000, 02572000
 Square Feet: 35,920 (total)
 DND Program: Neighborhood Housing
 Use: New Construction - Housing
 Estimated Total Development Cost: \$3,504,953
 Assessed Value Fiscal Year 2015: \$488,500
 Appraised Value April 2016: \$785,000
 RFP Issuance Date: 04/04/2016

VOTE 4
Sheila Dillon

CERTIFICATE OF AUTHORITY

² Upon approval of the tentative developer designation, Nicoya Partners, LLC and Joyner Development Inc. will form a new business entity as developer for the above referenced properties and register such with the Massachusetts Secretary of State. The newly formed entity will obtain and provide a certificate of good standing from the Massachusetts Secretary of State to DND before the conveyance vote request to the PFC. Additionally, the newly formed entity will provide a complete property affidavit (i.e. LOOPS) form for itself and submit the same to DND before the conveyance vote request to the PFC.

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
AGENDA
PUBLIC FACILITIES COMMISSION**

August 18, 2016

VOTE 1: That Carlos Castillo, an individual, with an address of 197 Hamilton Street, Dorchester, Massachusetts 02122 be tentatively designated as developer of the land with the building thereon located at 29-31 Mt. Everett Street (Ward 15, Parcel Number 01974000) in the Dorchester District of the City of Boston, containing approximately 6,618 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 Carlos Castillo;

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: That the vote of this Commission at its meeting on August 5, 2015 regarding the tentative designation and intent to sell the land with building thereon located at 280-282 Meridian Street (Ward 01, Parcel Number 05935000) in the East Boston District of the City of Boston containing approximately 10,486 square feet of land, to a nominee comprised of principals³ from the East Boston Community Development Corporation and East Boston Ecumenical Community Council; 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: "18 months" wherever such may appear.

The Director is, also, authorized to execute such amendment in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.

VOTE 3: That Nicoya Partners, LLC a Massachusetts limited liability company, with an address of 1582 Dorchester Avenue, Dorchester, Massachusetts 02122 and Joyner Development, Inc., a Massachusetts corporation, with an address of 119B Wrentham

³ The nominee is to be a newly formed entity. DND shall not bring a future vote for conveyance of the property before the PFC without evidence of the nominee being registered and in good standing with the Massachusetts Secretary of State and, also, providing a complete and current property affidavit (i.e. LOOPS form) from the nominee.

Street, Dorchester, MA 02124 be tentatively designated as developer of the land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
22-24 Vine	08	02698000	2,531
26 Vine	08	02697000	1,527
30-34 Vine	08	02776000	6,075
38-40 Vine	08	02775000	4,425
24-26 Forest	08	02638001	4,228
72 Mt. Pleasant	08	02684000	7,174
21 Mt. Pleasant	08	02572000	9,960

in the Roxbury District of the City of Boston, containing approximately 35,920 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 Nicoya Partners, LLC and Joyner Development, Inc.;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent⁴ 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 terms of M.G.L. c.30B, section 16.

VOTE 4:

CERTIFICATE OF AUTHORITY

By this writing, signed by a majority of its members and filed with the Secretary, the City of Boston Public Facilities Commission, upon written recommendation of the Director of the Department of Neighborhood Development, does hereby vote:

VOTED: "Subject to the approval of the Mayor, that in accordance with the provisions of Section 3(ii)(v) of Chapter 642 of the Acts of 1966, the Public Facilities Commission does hereby authorize and direct the following named individuals, in the name and on behalf of the Commission, to execute and deliver such documents, instruments and certificates as may be deemed necessary or appropriate by such named individuals relating to the Public Facilities Commission's approved acquisition or conveyance of real property or to the discharge, satisfaction, subordination or termination of instruments of record which have been recorded with the Suffolk County Registry of Deeds or filed for registration with the Suffolk

⁴ It is the intent of the PFC to tentatively designate Nicoya Partners, LLC and Joyner Development Inc. for the development of these properties. DND has represented to the PFC that both Nicoya Partners, LLC and Joyner Development Inc. will form a new business entity as developer of the properties and register such with the Massachusetts Secretary of State. The newly formed entity will obtain and provide a certificate of good standing from the Massachusetts Secretary of State to DND before the conveyance vote request to the PFC. Additionally, the newly formed entity will provide a complete property affidavit (i.e. LOOPS) form for itself and submit the same to DND before the conveyance vote request to the PFC.

Registry District of the Land Court. Deeds or Orders of Taking to be recorded with the Suffolk County Registry of Deeds or to be filed for registration with the Suffolk Registry District of the Land Court shall be accompanied by a separate vote of this Commission specifically authorizing such conveyance or acquisition. Said named individuals are further authorized and directed to execute and deliver Loan Agreements and Grant Agreements involving the City of Boston, Department of Neighborhood Development, in the name and on behalf of the Commission as they may deem necessary or appropriate.”

Sheila A. Dillon, Chief and Director
Department of Neighborhood Development

Devin L. Quirk, Director of Operations
Department of Neighborhood Development

Richard M. Wilson, Director of Administration and Finance
Department of Neighborhood Development

Robert C. Gehret, Jr., Deputy Director
Department of Neighborhood Development

John N. Carbone, Controller
Department of Neighborhood Development

FURTHER VOTED: That this authorization is effective immediately and shall remain in effect until such time as it is expressly rescinded, in whole or in part, by a vote of this Commission.

FURTHER VOTED: The taking of the foregoing vote and the naming of the above individuals, when approved by the Mayor of Boston, shall serve to expressly rescind that certain Certificate of Authority dated December 16, 2015 recorded on December 21, 2015, with the Suffolk County Registry of Deeds in Book 55500 at Page 136, and filed with the Suffolk Registry District of the Land Court as Document Number 851469.

Katherine P. Craven, Chair

Larry D. Mammoli, Commissioner

Dion S. Irish, Commissioner

A true record, ATTEST:

Colleen Daley, Secretary
City of Boston Public Facilities Commission