



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

March 11, 2020

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 March 11, 2020 meeting:

VOTE 1: James Smith, Senior Environmental Compliance Manager, Real Estate Management & Sales Division

Tentative Developer Designation and Intent to Sell to James W. O'Donoghue: Land with building thereon located at 83 Emerson Street, South Boston.

Purchase Price: \$39,000

Ward: 06
Parcel Number: 03198001
Square Feet: 646
Future Use: Rehabilitation – Housing
Estimated Total Development Cost: \$503,802
Assessed Value Fiscal Year 2020: \$400,200
Appraised Value June 20, 2019: \$500,000
DND Program: REMS Building Sales
RFP Issuance Date: November 12, 2019

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That, having duly advertised a Request for Proposals to develop said property, James W. O'Donoghue, an individual, with an address of 35 H Street, South Boston, MA 02127, be tentatively designated as developer of the land with building thereon located at 83 Emerson Street (Ward: 06, Parcel: 03198001) in the South Boston District of the City of Boston containing approximately 646 square feet of land, for the period of 24 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper development of this property; 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 James W. O'Donoghue;

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: James Smith, Senior Environmental Compliance Manager, Real Estate Management & Sales Division

Conveyance of Leasehold Interest to North End Music and Performing Arts Center, Inc.:
Land with building thereon located at 48 and 50 Tileston Street, North End.

Annual Base Rent: \$1

Lease Term: Fifteen (15) year lease term with an option to renew for an additional fifteen (15) years up to a thirty (30) year lease term.

Ward: 03
Parcel Numbers: 02295000 and 02294000
Square Feet: 1,016 (total)
Future Use: Rehabilitation – Public Use
Estimated Total Development Cost: \$431,106
Assessed Value Fiscal Year 2020: \$469,500 (total)
Appraised Value December 12, 2018: \$68,000 per year (NNN¹ net rent) (total)
DND Program: REMS – Building Sales
RFP Issuance Date: February 11, 2019

That having duly advertised its intent to lease, for a fifteen (15) year term with an option to renew for an additional fifteen (15) years up to a thirty (30) year lease term, to North End Music and Performing Arts Center, Inc., a Massachusetts non-profit corporation, with an address of 290 North Street, Boston, MA 02113, the land with building thereon located at:

¹ Triple Net Lease is a lease agreement that designates the lessee, the tenant, as being solely responsible for all the costs relating to the asset being leased, in addition to the rent fee applied under the lease.

48 Tileston Street, Ward: 03, Parcel: 02295000, Square Feet: 616

50 Tileston Street, Ward: 03, Parcel: 02294000, Square Feet: 400

in the North End District of the City of Boston containing approximately 1,016 total square feet of land, for two consecutive weeks (July 1, 2019 and July 8, 2019) 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 June 12, 2019 and subsequent approval by the Mayor, does hereby vote to lease the aforementioned properties to North End Music and Performing Arts Center, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying a leasehold interest in said properties to North End Music and Performing Arts Center, Inc., in consideration of an annual base rent of One Dollar (\$1.00).

VOTE 3: James Smith, Senior Environmental Compliance Manager, Real Estate Management & Sales Division

To Accept and Expend a Brownfields Site Assessment/Remediation Recoverable Grant from the Massachusetts Development and Finance Agency (MassDevelopment): To help fund site assessment and remediation, in preparation for redevelopment, of an unnumbered City-owned parcel of land located at Amory Street in Jamaica Plain.

Grant Amount: \$220,100

WHEREAS, the Massachusetts Development and Finance Agency (MassDevelopment) has awarded a Brownfields site assessment/remediation 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 Two Hundred Twenty Thousand and One Hundred Dollars (\$220,100) to help fund site assessment and remediation, in preparation for redevelopment, of the City-owned unnumbered parcel (Ward: 11, Parcel: 01174000) located at Amory Street in the Jamaica Plain District of the City of Boston; and

WHEREAS, the duration of this grant will be through October 31, 2020; 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 4: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division

Tentative Developer Designation and Intent to Sell to Erica Davis Estates, LLC: Vacant land located at two (2) unnumbered parcels on Ballou Avenue, Lot 1 and Lot 2, Dorchester.

Purchase Price: \$103,500

Ward: 14

Parcel Numbers: 03818000 and 03815000

Square Feet: 6,384 (total)

Future Use: Side Yard

Assessed Value Fiscal Year 2020: \$45,300 (total)

Appraised Value December 8, 2019: \$103,500 (total)

DND Program: REMS – Land Disposition

RFP Issuance Date: May 13, 2019

That, having duly advertised a Request for Proposals to develop said properties, Erica Davis Estates, LLC, a Massachusetts limited liability company, with an address of 40 Ballou Avenue, Dorchester, MA 02124, be tentatively designated as developer of the vacant land located at:

Unnumbered parcel on Ballou Avenue, Lot 1, Ward: 14, Parcel: 03818000, Square Feet: 2,992

Unnumbered parcel on Ballou Avenue, Lot 2, Ward: 14, Parcel: 03815000, Square Feet: 3,392

in the Dorchester District of the City of Boston containing approximately 6,384 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 properties; 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 properties to Erica Davis Estates, LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties 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: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division

Amendment to the vote of March 13, 2019 to extend the Tentative Designation and Intent to Sell period from 24 to 48 months to Harvard Street Neighborhood Health Center Inc.:
Land with building thereon located at 8 Old Road and 14 Ellington Street, Dorchester.

Time Extension

- 1) TD – 03/14/18 through 03/14/19 = 12 months
- 2) TD extension for an additional twelve (12) months 03/14/19 through 03/14/20 = 24 months
- 3) TD extension for an additional twenty-four (24) months 03/14/20 through 03/14/22 = 48 months
TD total time is 48 months

Ward: 14

Parcel Numbers: 02464000 and 02463000

Square Feet: 13,588 (total)

Future Use: Health Center

Estimated Total Development Cost: \$26,837,351

Assessed Value Fiscal Year 2020: \$483,700 (total)

Appraised Value February 22, 2020: \$680,000 (total)

DND Program: REMS – Building Sales

RFP Issuance Date: July 18, 2016

That the vote of this Commission at its meeting of March 13, 2019 regarding the tentative designation and intent to sell the land with building thereon located at:

8 Old Road, Ward: 14, Parcel: 02464000, Square Feet: 6,537

14 Ellington Street, Ward: 14, Parcel: 02463000, Square Feet: 7,051

in the Dorchester District of the City of Boston containing approximately 13,588 total square feet, to Harvard Street Health Center Inc., a Massachusetts non-profit corporation, with an address of 632 Blue Hill Avenue, Dorchester, MA 02121;

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.

VOTE 6: Kelly Shay, Senior Development Officer, Neighborhood Housing Development Division

Amendment to the Tentative Designation and Intent to Sell vote of February 17, 2017 to reduce the purchase price from \$350,000 to \$200 and Amendment to the vote of March 14, 2018 to extend the Tentative Designation and Intent to Sell period from 36 to 60 months to a nominee comprised of principals of Caribbean Integration Community Development Inc. and Planning Office for Urban Affairs, Inc.: Vacant land located at 872 Morton Street and an unnumbered parcel on Hopkins Street, Mattapan.

Amended Purchase Price: \$200

Time Extension

- 1) TD – 02/17/17 through 02/17/18 = 12 months
 - 2) TD extension for an additional twenty-four (24) months 02/17/18 through 02/17/20 = 36 months
 - 3) TD extension for an additional twenty-four (24) months 02/17/20 through 02/17/22 = 60 months
- TD total time is 60 months

Ward: 17

Parcel Numbers: 02190000 and 02184000

Square Feet: 34,103 (total)

Future Uses: New Construction – Housing and Public Park

Estimated Total Development Cost: \$19,721,451

Assessed Value Fiscal Year 2020: \$601,600 (total)

Appraised Value March 13, 2016: \$500,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: July 5, 2016

That the vote of this Commission at its meeting of March 14, 2018 regarding the tentative designation and intent to sell the vacant land located at:

872 Morton Street, Ward: 17, Parcel: 02190000, Square Feet: 16,238

Unnumbered parcel on Hopkins Street, Ward: 17, Parcel: 021840000, Square Feet: 17,865

in the Mattapan District of the City of Boston containing approximately 34,103 total square feet of land, to a nominee comprised of principals² of Caribbean Integration Community Development Inc., a Massachusetts non-profit corporation, with an address of 19 Tesla Street, Mattapan, MA 02126, and Planning Office for Urban Affairs, Inc., a Massachusetts non-profit corporation, with an address of 84 State Street, Suite 600, Boston, MA 02109;

² The nominee is to be a newly formed Massachusetts limited liability company. DND shall not bring a future vote for conveyance of the properties 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) for the nominee.

be, and hereby is amended as follows:

By deleting the figure and word: “36 months” and substituting in place thereof the following figure and word: “60 months” wherever such may appear.

VOTE 7: John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division

Conveyance to New Urban Collaborative Limited: Vacant land located at 108, 110, 112 and 114 Marcella Street, 93-95, 97, 101, 105, 109, 113, 115, 121, 123 and 125-125R Marcella Street, unnumbered Beech Glen Street and unnumbered Thwing Street, Roxbury.

Purchase Price: \$1,600

Ward: 11

Parcel Numbers: 00819000, 00818000, 00817000, 00816000, 00564000, 00565000, 00566000, 00567000, 00568000, 00569000, 00570000, 00571000, 00572000, 00573000, 00511000, and 00537000

Square Feet: 47,013 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$5,245,512

Assessed Value Fiscal Year 2020: \$665,800 (total)

Appraised Value September 15, 2019: \$2,900,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: November 13, 2017

That having duly advertised its intent to sell to New Urban Collaborative Limited, a Massachusetts non-profit corporation, with an address of 183 West Canton Street, Suite 4, Boston, MA 02116, the vacant land located at:

108 Marcella Street, Ward: 11, Parcel: 00819000, Square Feet: 1,738

110 Marcella Street, Ward: 11, Parcel: 00818000, Square Feet: 1,795

112 Marcella Street, Ward: 11, Parcel: 00817000, Square Feet: 1,852

114 Marcella Street, Ward: 11, Parcel: 00816000, Square Feet: 1,909

93-95 Marcella Street, Ward: 11, Parcel: 00564000, Square Feet: 3,450

97 Marcella Street, Ward: 11, Parcel: 00565000, Square Feet: 2,004

101 Marcella Street, Ward: 11, Parcel: 00566000, Square Feet: 2,132

105 Marcella Street, Ward: 11, Parcel: 00567000, Square Feet: 2,202

109 Marcella Street, Ward: 11, Parcel: 00568000, Square Feet: 2,172

113 Marcella Street, Ward: 11, Parcel: 00569000, Square Feet: 2,101

115 Marcella Street, Ward: 11, Parcel: 00570000, Square Feet: 3,000

121 Marcella Street, Ward: 11, Parcel: 00571000, Square Feet: 3,000

123 Marcella Street, Ward: 11, Parcel: 00572000, Square Feet: 2,746

125-125R Marcella Street, Ward: 11, Parcel: 00573000, Square Feet: 2,804

Unnumbered Beech Glen Street, Ward: 11, Parcel: 00511000, Square Feet: 5,708

Unnumbered Thwing Street, Ward: 11, Parcel: 00537000, Square Feet: 8,400

in the Roxbury District of the City of Boston containing approximately 47,013 total square feet of land, for two consecutive weeks (January 7, 2019 and January 14, 2019) 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 October 24, 2018, and, thereafter, as amended October 30, 2019 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to New Urban Collaborative Limited; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to New Urban Collaborative Limited, in consideration of One Thousand Six Hundred Dollars (\$1,600).

Sincerely,

Sheila A. Dillon
Chief and Director