



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

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2016 NOV 14 A 9:06

November 16, 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: 9:45 a.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the AGENDA, be approved by the Commission at its November 16, 2016 meeting:

VOTE 1 Bernard Mayo	AMENDMENT TO THE VOTE OF MAY 21, 2015 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 12 TO 18 MONTHS TO HISTORIC BOSTON INCORPORATED: Land with building thereon located at 611 Columbia Road, Dorchester, Massachusetts.	Time Extension
	1) TD – 5/21/2015 through 5/21/2016 = 12 months 2) TD extension for an additional 6 months 5/21/2016 through 11/21/2016 = 18 months 3) TD extension for an additional 6 months 11/21/2016 through 5/21/2017 = 24 months TD total time is 24 months	
	Ward: 07 Parcel Number: 03999010 Square Feet: 2,317 Use: Bike Shop/Cafe Estimated Total Development Cost: \$1,103,014 Assessed Value Fiscal Year 2014: \$86,200 Appraised Value May 2016: \$50,000 DND Program: REMS-Building Sales RFP Issuance Date: 09/08/2014	
VOTE 2 Reay Pannesi	CONVEYANCE TO JOHN P. AND MARY DOHERTY: Vacant land located at 19-21 Minot Park, Dorchester, Massachusetts.	Purchase Price \$15,000



Ward: 16
Parcel Number : 03410000
Square Feet: 4,113
Use: New Construction - Housing
Estimated Total Development Cost: \$814,000
Assessed Value Fiscal Year 2016: \$49,400
Appraised Value December 2015: \$74,000
DND Program: REMS-Land Disposition
RFP Issuance Date: 01/25/2016

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VOTE 3
Kelly Shay

AMENDMENT TO THE VOTE OF MAY 21, 2015 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 12 TO 24 MONTHS TO COTE VILLAGE LIMITED PARTNERSHIP:¹ Land with building thereon and land located at 820 Cummins Highway, 30-32 Regis Road, Cummins Highway and Regis Road, Mattapan, Massachusetts.

**Time
Extension
and Name
Change**

- 1) TD – 5/21/2015 through 5/21/2016 = 12 months
- 2) TD extension for an additional 12 months 5/21/2016 through 5/21/2017 = 24 months
TD total time is 24 months

Ward: 18
Parcel Numbers: 01058000, 01054000, 01091000 and 01092000
Square Feet: 113,695 (total)
DND Program: Real Estate Development Initiative
Use: Mixed Use
Estimated Total Development Cost: \$25,813,017
Assessed Value Fiscal Year 2014: \$1,035,500 (total)
Appraised Value April 2014: \$1,820,000 (total)
RFP Issuance Date: 06/30/2014

VOTE 4
Tom
McKay

AMENDMENT TO THE VOTE OF AUGUST 18, 2016: 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.

**Removal of
Two Parcels
and Name
Change**

¹ Caribbean Integration Community Development, Inc. and Planning Office for Urban Affairs, Inc. created a new entity on March 3, 2016 known as Cote Village Limited Liability Partnership, a Massachusetts limited partnership. DND provided a current Massachusetts Secretary of State summary sheet with this information. In addition, DND provided complete and current property affidavits (i.e. LOOPS forms) for Caribbean Integration Community Development, Inc., Planning Office for Urban Affairs, Inc. and Cote Village Limited Partnership.

² Upon approval of the tentative developer designation, Nicoya Partners, LLC and Joyner Development Inc. formed a new business entity known as JDNP DEVELOPMENT, LLC as developer for the above referenced properties and registered such with the Massachusetts Secretary of State. JDNP DEVELOPMENT, LLC provided a certificate of good standing from the Massachusetts Secretary of State to DND. Additionally, JDNP DEVELOPMENT, LLC completed a property affidavit (i.e. LOOPS) form and provided such to DND.

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 5
Tom
McKay

CONVEYANCE TO JDNP DEVELOPMENT, LLC: Vacant land located at 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
\$500

Ward: 08
Parcel Numbers: 02776000, 02775000, 02638001, 02684000,
02572000
Square Feet: 31,862 (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 6
Ryan
Lundergan

AMENDMENT TO THE VOTE OF AUGUST 5, 2015 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 12 TO 24 MONTHS TO CRUZ DEVELOPMENT CORPORATION: Land with building thereon and land located at 280, 282, 284, 290 and ES Warren Street, Roxbury, Massachusetts.

Time
Extension
and Name
Change

- 1) TD – 8/5/2015 through 8/5/2016 = 12 months
- 2) TD extension for an additional 12 months 8/5/2016 through 8/5/2017 = 24 months
TD total time is 24 months

Ward: 12
Parcel Numbers: 00491000, 00491001, 00491002, 00491003
and 00492000
Square Feet: 6,051 (total)
Use: Mixed Use
Estimated Total Development Cost: \$22,093,238
2015 Assessed Value: \$377,000
8/22/2016 Appraised Value: \$127,000
DND Program: Neighborhood Housing
RFP Issuance Date: 08/25/2014

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

November 16, 2016

VOTE 1: That the vote of this Commission at its meeting on May 21, 2016 and again on June 15, 2016 regarding the tentative designation and intent to sell the land with building thereon located at 611 Columbia Road (Ward 07, Parcel Number 03999010) in the Dorchester District of the City of Boston containing approximately 2,317 square feet of land to Historic Boston Incorporated;

be, and hereby is, amended as follows:

By deleting the figure and word: “18 months” and substituting in place thereof the following figure and word: “24 months” wherever such may appear.

VOTE 2: That having duly advertised its intent to sell to John P. and Mary Doherty, husband and wife, tenants by the entirety, with an address of 9 Frazer Street, Dorchester, MA 02124, the vacant land located at 19-21 Minot Park (Ward 16, Parcel Number 03410000) in the Dorchester District of the City of Boston containing approximately 4,113 square feet of land, for two consecutive weeks (August 8, 2016 and August 15, 2016) 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 July 20, 2016 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to John P. and Mary Doherty; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to John P. and Mary Doherty in consideration of FIFTEEN THOUSAND DOLLARS (\$15,000).

VOTE 3: That the vote of this Commission at its meeting on May 21, 2015 regarding the tentative designation and intent to sell the land with building thereon located at 820 Cummins Highway, 30-32 Regis Road, Cummins Highway and Regis Road (Ward 18, Parcel Numbers 01058000, 01054000, 01091000 and 01092000) in the Mattapan District of the City of Boston containing approximately 113,695 total square feet of land to a nominee comprised of principals from the Caribbean Integration Community Development, Inc. and Planning Office for Urban Affairs, Inc., Massachusetts non-profit corporations, with respective office addresses of 18

Cross Street, Apt. 2, Waltham, MA 02453 and 84 State Street, Suite 600, Boston, MA 02109;

be, and hereby is, amended as follows:

By deleting the figure and word: “Caribbean Integration Community Development, Inc. and Planning Office for Urban Affairs, Inc., Massachusetts non-profit corporations, with respective office addresses of 18 Cross Street, Apt. 2, Waltham, MA 02453 and 84 State Street, Suite 600, Boston, MA 02109 and substituting in place thereof the following words and figures: “Cote Village Limited Partnership, a Massachusetts Limited Partnership, with an address of 84 State Street, Suite 600, Boston, MA 02109;”

And further 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 4: That the vote of this Commission at its meetings of August 18, 2016, which provides as follows:

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 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 Street	08	02698000	2,531
26 Vine Street	08	02697000	1,527
30-34 Vine Street	08	02776000	6,075
38-40 Vine Street	08	02775000	4,425
24-26 Forest Street	08	02638001	4,228
72 Mt. Pleasant Avenue	08	02684000	7,174
21 Mt. Pleasant Avenue	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 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 terms of M.G.L. c.30B, section 16;

be, and hereby is amended as follows:

By deleting the properties listed below:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
22-24 Vine Street	08	02698000	2,531
26 Vine Street	08	02697000	1,527

Also, by deleting the figure: “35,920” and substituting in place thereof the following figure: “31,862;”

And further by deleting the words and figures: “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 Street, Dorchester, MA 02124” and substituting in place thereof the following words and figures “JDNP Development, LLC, a Massachusetts limited liability company located at 1582 Dorchester Avenue, Dorchester, MA 02122” wherever such may appear.

VOTE 5: That having duly advertised its intent to sell to JDNP Development, LLC, a Massachusetts limited liability company located at 1582 Dorchester Avenue, Dorchester, MA 02122, the land located at:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
30-34 Vine Street	8	02776000	6,075
38-40 Vine Street	8	02775000	4,425
24-26 Forest Street	8	02638001	4,228
72 Mt. Pleasant Avenue	8	02684000	7,174
21 Mt. Pleasant Avenue	8	02572000	9,960

in the Roxbury District of the City of Boston containing approximately 31,862 square feet of land, for two consecutive weeks (September 26, 2016 and October 3, 2016) 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 August 18, 2016 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to JDNP Development, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to JDNP Development, LLC in consideration of FIVE HUNDRED DOLLARS (\$500).

VOTE 6: 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 and land located at 280, 282, 284, 290 and ES Warren Street (Ward 12, Parcel Number 00491003, 00491002, 00491001, 00491000, 00492000) in the Roxbury District of the City of Boston containing approximately 6,051 total square feet of land to Cruz Development Corporation;

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.

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PLEASE POST

November 14, 2016

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

RE: Public Facilities Commission Meeting

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 **Wednesday, November 16, 2016 at 9:30 a.m.** at 26 Court Street, 11th Floor, Department of Neighborhood Development, Conference Room 11A. The Agenda for DND is 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)