



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

October 24, 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: 12:05 p.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 24, 2018 meeting:

RECEIVED
CITY CLERK'S OFFICE
2018 OCT 19 P 3:29
BOSTON, MA

VOTE 1: Jonathan Spillane, Development Officer, Neighborhood Housing Development Division

Conveyance to Habitat for Humanity Greater Boston, Inc.: Vacant land located at 725-727 and 729R Parker Street, Roxbury, Massachusetts.

Purchase Price: \$200

Ward: 10
Parcel Numbers: 00495000 and 00496000
Square Feet: 5,680 (total)
Future Use: New Construction - Housing
Estimated Total Development Cost: \$797,204
Assessed Value Fiscal Year 2018: \$180,800 (total)
Appraised Value February 6, 2017: \$115,000 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: March 17, 2017

That having duly advertised its intent to sell to Habitat for Humanity Greater Boston, Inc., a Massachusetts non-profit corporation, with an address of 240 Commercial Street, Boston, MA 02109, the vacant land located at:



725-727 Parker Street, Ward: 10, Parcel: 00495000, Square feet: 3,207

729R Parker Street, Ward: 10, Parcel: 00496000, Square feet: 2,473

in the Roxbury District of the City of Boston containing approximately 5,680 total square feet of land, for two consecutive weeks (February 12, 2018 and February 19, 2018) 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 December 13, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Habitat for Humanity Greater Boston, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Habitat for Humanity Greater Boston, Inc., in consideration of Two Hundred Dollars (\$200).

VOTE 2: Jonathan Spillane, Development Officer, Neighborhood Housing Development Division

Amendment to the prior Tentative Designation and Intent to Sell vote on December 13, 2017 to increase the purchase price from \$207,000 to \$295,000 and Conveyance to Z Capital Investments, LLC: Vacant land located at 21-23 Wensley Street, 53 Wensley Street and unnumbered Fisher Avenue, Roxbury, Massachusetts.

Purchase Price: \$295,000

Ward: 10

Parcel Numbers: 01298000, 01299000 and 01321000

Square Feet: 8,783 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$4,288,266

Assessed Value Fiscal Year 2018: \$133,600 (total)

21-23 Wensley St., Appraised Value February 6, 2017: \$115,000

53 Wensley St. and Unnumbered Fisher Ave., Appraised Value November 11, 2017: \$180,000

Combined Appraised Values: \$295,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: March 17, 2017

That having duly advertised its intent to sell to Z Capital Investments, LLC, a Massachusetts limited liability company, with an address of 1089 Commonwealth Avenue, Boston, MA 02215, the vacant land located at:

21-23 Wensley Street, Ward: 10, Parcel: 01298000, Square feet: 3,070

53 Wensley Street, Ward: 10, Parcel: 01299000, Square feet: 1,647

Unnumbered Fisher Avenue, Ward: 10, Parcel: 01321000, Square feet: 4,066

in the Roxbury District of the City of Boston containing approximately 8,783 total square feet of land, for two consecutive weeks (February 12, 2018 and February 19, 2018) 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 December 13, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Z Capital Investments, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Z Capital Investments, LLC, in consideration of Two Hundred and Ninety-Five Thousand Dollars (\$295,000).

VOTE 3: Joseph Backer, Development Officer, Neighborhood Housing Development Division

Conveyance to DREAM Development, LLC: Vacant land located at 24 Westminster Avenue, Roxbury, Massachusetts.

Purchase Price: \$115,000

Ward: 11

Parcel Number: 01703000

Square Feet: 10,077

Future Use: New Construction - Housing

Estimated Total Development Cost: \$3,069,836

Assessed Value Fiscal Year 2018: \$177,500

Appraised Value June 27, 2016: \$115,000

DND Program: Neighborhood Housing

RFP Issuance Date: November 2, 2016

That having duly advertised its intent to sell to DREAM Development, LLC, a Massachusetts limited liability corporation, with an address of 236 Huntington Avenue, Suite 303, Boston, MA 02115, the vacant land located at 24 Westminster Street, (Ward: 11, Parcel: 01703000) in the Roxbury District of the City of Boston containing approximately 10,077 square feet of land, for two consecutive weeks (August 7, 2017 and August 14, 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 June 21, 2017 and, thereafter, amended on June 13, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to DREAM Development, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to DREAM Development, LLC, in consideration of One Hundred and Fifteen Thousand Dollars (\$115,000).

VOTE 4: Joseph Backer, Development Officer, Neighborhood Housing Development Division

Amendment to the prior Tentative Designation and Intent to Sell vote on October 26, 2017 to increase the purchase price from \$600,000 to \$670,000 and Conveyance to Sebastian Mariscal Studio, Inc.: Vacant land located at 77 Terrace Street and 778, 780, 782, 784, 786, 788, 790, 792, 794, and 796 Parker Street and, Roxbury, Massachusetts.