



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

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2019 MAY 13 A 8:54

BOSTON, MA
May 13, 2019

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 May 15, 2019 meeting:

VOTE 1: Christine McCrorey, Senior Program Manager, Boston Home Center Division

To Accept and Expend a Grant from the Commonwealth of Massachusetts: To implement foreclosure prevention counseling services.

Grant Amount: \$191,357.79

WHEREAS, the Commonwealth of Massachusetts Division of Banks has awarded a 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 One Hundred Ninety One Thousand Three Hundred Fifty Seven Dollars and Seventy Nine Cents (\$191,357.79) to implement foreclosure prevention counseling services; and

WHEREAS, the duration of services will be through December 31, 2019; 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 2: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development Division

Conveyance to Hearth, Inc.: Vacant land located at 16 Ronald Street, Roxbury, Massachusetts.

Purchase Price: \$100

Ward: 14

Parcel Number: 01103000

Square Feet: 34,415

Future Use: New Construction – Housing

Estimated Total Development Cost: \$16,375,792

Assessed Value Fiscal Year 2019: \$709,300

Appraised Value October 31, 2015: \$520,000

DND Program: Neighborhood Housing

RFP Issuance Date: November 23, 2015

That having duly advertised its intent to sell to Hearth, Inc., a Massachusetts non-profit corporation, with an address of 1640 Washington Street, Boston, MA 02118, the vacant land located at 16 Ronald Street (Ward: 14, Parcel: 01103000) in the Roxbury District of the City of Boston containing approximately 34,415 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 June 15, 2016, and, thereafter, as amended on May 17, 2017 and May 16, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Hearth, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Hearth, Inc. in consideration of One Hundred Dollars (\$100).

VOTE 3: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development Division

Conveyance to Indigo Block Apartments, LLC: Vacant land located at 65 East Cottage Street, Dorchester, Massachusetts.

Purchase Price: \$100

Ward: 07
Parcel Number: 03644000
Square Feet: 120,238
Future Use: Mixed Use
Estimated Total Development Cost: \$48,952,833
Assessed Value Fiscal Year 2017: \$3,025,500
Appraised Value April 8, 2014: \$2,170,000
DND Program: Neighborhood Housing
RFP Issuance Date: July 21, 2014

That having duly advertised its intent to sell to Indigo Block Apartments, LLC, a Massachusetts limited liability company, with an address of 594 Columbia Road, Suite 302, Dorchester, MA 02125, the vacant land located at 65 East Cottage Street (Ward: 07, Parcel: 03644000) in the Dorchester District of the City of Boston containing approximately 120,238 square feet of land, for two consecutive weeks (June 15, 2015 and June 22, 2015) 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 May 21, 2015, and, thereafter, as amended on July 20, 2016 and December 13, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Indigo Block Apartments, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Indigo Block Apartments, LLC, in consideration of One Hundred Dollars (\$100).

VOTE 4: David Cotter, Housing Development Officer, Neighborhood Housing Development Division

Conveyance to Four Corners Plaza LLC: Vacant land located at 10-20 and 22 Bowdoin Street, Dorchester, Massachusetts.

Purchase Price: \$200

Ward: 14
Parcel Numbers: 01419000 and 01418000
Square Feet: 25,642 (total)
Future Use: Mixed Use