



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

June 12, 2019

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

Location:  
Winter Chambers  
26 Court Street, 1<sup>st</sup> 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 June 12, 2019 meeting:

RECEIVED  
CITY CLERK'S OFFICE  
2019 JUN - 7 P 4: 34  
BOSTON, MA

**VOTE 1: Winnie Zhang, Project Manager, Real Estate Management & Sales Division**

**Tentative Developer Designation and Intent to Sell to Norfolk Design & Construction LLC:**  
Vacant land located at an unnumbered parcel on Rosebery Road and 25 Rosebery Road, Hyde Park, Massachusetts.

**Purchase Price: \$205,000**

Ward: 18  
Parcel Numbers: 03718000 and 03719000  
Square Feet: 9,200 (total)  
Future Use: New Construction – Housing  
Estimated Total Development Cost: \$1,184,000  
Assessed Value Fiscal Year 2019: \$132,200 (total)  
Appraised Value July 16, 2018: \$202,000 (total)  
DND Program: REMS – Land Disposition  
RFP Issuance Date: January 28, 2019

That, having duly advertised a Request for Proposals to develop said properties, Norfolk Design & Construction LLC, a Massachusetts limited liability company, with an address of 60 Commercial Street, Stoughton, MA 02072, be tentatively designated as developer of the vacant land located at:

Unnumbered parcel on Rosebery Road, Ward: 18, Parcel: 03718000, Square feet: 4,600



25 Rosebery Road, Ward: 18, Parcel: 03719000, Square feet: 4,600

in the Hyde Park District of the City of Boston containing approximately 9,200 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 this 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 Norfolk Design & Construction 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 2: James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales**

**Tentative Developer Designation and Intent to Lease to North End Music and Performing Arts Center, Inc.:** Land and building thereon located at 48 and 50 Tileston Street, North End District of the City of Boston.

**Annual Base Rent: \$1 per year**

**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 2019: \$432,000 (total)

Appraised Value December 12, 2018: \$68,000 per year (NNN<sup>i</sup> net rent)

DND Program: REMS – Building Sales

RFP Issuance Date: February 11, 2019

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

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 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 parcels; 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 lease the aforementioned properties to North End Music and Performing Arts Center, Inc.;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to lease 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 3: Donald Wright, Deputy Director, Real Estate Management and Sales**

**Transfer of the care, custody, management and control from the Department of Neighborhood Development (DND) to the Boston Police Department (BPD):** Land and building thereon located at 2406 and 2430 Washington Street, Roxbury.

**Property Transfer**

Ward: 12

Parcel Numbers: 01263000 and 01261000

Square Feet: 47,046

Assessed Value Fiscal Year 2019: \$17,123,000

DND Program: REMS - Land Disposition

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31A (as appearing in St. 1966, c. 642, § 12), the land and building located at 2406 and 2430 Washington Street (Ward: 12, Parcel: 01263000 and 01261000) containing approximately 47,046 square feet, in the Roxbury district of the City of Boston, be and the same hereby is, transferred from the care, custody, management and control of the Department of Neighborhood Development to the care, custody, management and control of the Boston Police Department.

Sincerely,

Sheila A. Dillon  
Chief and Director

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<sup>1</sup> 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.