



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

August 14, 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 August 14, 2019 meeting:

**VOTE 1: Bernard Mayo, Project Manager, Real Estate Management and Sales Division**

**Transfer of the care, custody, management and control from the Boston Transportation Department (BTD) to the Department of Neighborhood Development (DND):** Vacant land located at 6 Epping Street, Dorchester, Massachusetts.

**Property Transfer**

Ward: 17  
Parcel Number: 01287000  
Square Feet: 2,663  
Assessed Value Fiscal Year 2019: \$39,100  
Future Subdivided Parcel Square Feet: 1,316  
DND Program: 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), a portion of land located at 6 Epping Street (Ward: 17, Parcel: 01287000) containing approximately 2,663 square feet, in the Dorchester district of the

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City of Boston, be and the same hereby is, transferred from the care, custody, management and control of the Boston Transportation Department to the care, custody, management and control of the Department of Neighborhood Development.

**VOTE 2: Joseph Backer, Housing Development Officer, Neighborhood Housing Development Division**

**Transfer of the care, custody, management and control from the Boston Transportation Department (BTD) to the Department of Neighborhood Development (DND):** Vacant land located at 40-50 Warren Street, Roxbury, Massachusetts.

**Property Transfer**

Ward: 08  
Parcel Number: 02550000  
Square Feet: 8,296  
Assessed Value Fiscal Year 2019: \$638,800  
Appraised Value June 20, 2019: \$1,245,000  
DND Program: 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), vacant land located at 40-50 Warren Street (Ward: 08, Parcel: 02550000) containing approximately 8,296 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 Boston Transportation Department to the care, custody, management and control of the Department of Neighborhood Development.

**VOTE 3: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division**

**Conveyance to 24WC Property Management, LLC:** Vacant land located at 26 West Cottage Street, Roxbury, Massachusetts.

**Purchase Price: \$35,100**

Ward: 13  
Parcel Number: 00003000  
Square Feet: 2,000  
Future Use: Off Street Parking  
Assessed Value Fiscal Year 2019: \$13,800  
Appraised Value December 7, 2018: \$32,500  
DND Program: REMS – Land Disposition  
RFP Issuance Date: February 11, 2019

That having duly advertised its intent to sell to 24WC Property Management, LLC, a Massachusetts limited liability company, with an address of 800 Boylston Street, P.O. Box 990528, Boston, MA 02119, the vacant land located at 26 West Cottage Street (Ward: 13, Parcel: 00003000) in the Roxbury District of the City of Boston containing approximately 2,000 square feet of land, for two consecutive weeks (June 17, 2019 and June 24, 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 May 15, 2019 and, subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to 24WC Property Management, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to 24WC Property Management, LLC, in consideration of Thirty-Five Thousand One Hundred Dollars (\$35,100).

**VOTE 4: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division**

**Conveyance to Claudino B. Correia:** Vacant land located at an unnumbered parcel on Homes Avenue, Dorchester, Massachusetts.

**Purchase Price: \$16,500**

Ward: 15  
Parcel Number: 01204001  
Square Feet: 1,023  
Future Use: Garage  
Assessed Value Fiscal Year 2017: \$3,400  
Appraised Value September 16, 2018: \$16,500  
DND Program: REMS – Land Disposition  
RFP Issuance Date: February 11, 2019

That having duly advertised its intent to sell to Claudino B. Correia, an individual, with an address of 18 Longfellow Street, Dorchester, MA 02122, the vacant land located at an unnumbered parcel on Homes Avenue (Ward: 15, Parcel: 01204001) in the Dorchester District of the City of Boston containing approximately 1,023 square feet of land, for two consecutive weeks (June 17, 2019 and June 24, 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 May 15, 2019, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Claudino B. Correia; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Claudino B. Correia, in consideration of Sixteen Thousand Five Hundred Dollars (\$16,500).

**VOTE: 5: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development Division**

**Rescission of the Tentative Developer Designation vote of December 13, 2017 and Conveyance vote of May 16, 2018 to Oxbow Urban LLC:** Vacant land located at 21, 22, 28, 37 Angell Street and 12 and 14 Lorne Street, Dorchester, Massachusetts.

**Purchase Price: \$600**

Ward: 14

Parcel Numbers: 04224000, 04259000, 04256000, 04229000, 04296000, and 04295000

Square Feet: 33,871 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$3,194,648

Assessed Value Fiscal Year 2017: \$679,500 (total)

Appraised Value February 17, 2017: \$718,000 (total)

DND Program: Middle Income Housing Initiative

RFP Issuance Date: June 26, 2017

That the votes of this Commission at its meetings of December 13, 2017 and May 16, 2018, the latter of which provides as follows:

That having duly advertised its intent to sell to Oxbow Urban LLC, a Massachusetts limited liability company, with an address of 75 Arlington Street, Suite 500, Boston, MA 02116, the vacant land located at:

21 Angell Street, Ward: 14, Parcel: 04224000, Square Feet: 10,000

22 Angell Street, Ward: 14, Parcel: 04259000, Square Feet: 5,398

28 Angell Street, Ward: 14, Parcel: 04256000, Square Feet: 5,420

37 Angell Street, Ward: 14, Parcel: 04229000, Square Feet: 6,625

12 Lorne Street, Ward: 14, Parcel: 04296000, Square Feet: 3,214

14 Lorne Street, Ward: 14, Parcel: 04295000, Square Feet: 3,214

in the Dorchester District of the City of Boston containing approximately 33,871 total square feet of land, for two consecutive weeks (March 5, 2018 and March 12, 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 property to Oxbow Urban LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Oxbow Urban LLC, in consideration of Six Hundred Dollars (\$600);  
be, and hereby are, rescinded in their entirety.

**Vote 6: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development Division**

**Rescission of the Tentative Developer Designation vote of November 15, 2017 and Conveyance vote of May 16, 2018 to Oxbow Urban LLC:** Vacant land located at 17 and 19 Helen Street, 115 Wheatland Avenue, 242-244 Norwell Street, Unnumbered Norwell Street and 78 Spencer Street, Dorchester, Massachusetts.

**Purchase Price: \$600**

Wards: 14 and 17  
Parcel Numbers: 02219000, 02220000, 00330000, 00345000, 00347000, and 00418000  
Square Feet: 22, 046 (total)  
Future Use: New Construction – Housing  
Estimated Total Development Cost: \$2,348,265  
Assessed Value Fiscal Year 2018: \$2.406,300 (total)  
Appraised Value April 15, 2017: \$566,000 (total)  
DND Program: Middle Income Housing Initiative  
RFP Issuance Date: April 18, 2017

That the votes of this Commission at its meetings of November 15, 2017 and May 16, 2018, the latter of which provides as follows:

That having duly advertised its intent to sell to Oxbow Urban LLC, a Massachusetts limited liability company, with an address of 75 Arlington Street, Suite 500, Boston, MA 02116, the vacant land located at:

17 Helen Street, Ward: 14, Parcel: 02219000, Square Feet: 3,770

19 Helen Street, Ward: 14, Parcel: 02220000, Square Feet: 3,765

115 Wheatland Avenue, Ward: 17, Parcel: 00330000, Square Feet: 5,500

242-244 Norwell Street, Ward: 17, Parcel: 00345000, Square Feet: 2,211

Unnumbered Norwell Street, Ward: 17, Parcel: 00347000, Square Feet: 2,188

78 Spencer Street, Ward: 17, Parcel: 00418000, Square Feet: 4,612

in the Dorchester District of the City of Boston containing approximately 22,046 total square feet

of land, for two consecutive weeks (March 5, 2018 and March 12, 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 November 15, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Oxbow Urban LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Oxbow Urban LLC, in consideration of Six Hundred Dollars (\$600);

be, and hereby are, rescinded in their entirety.

Sincerely,

Sheila A. Dillon  
Chief and Director