



CITY OF BOSTON • MASSACHUSETTS

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
KIM JANNEY, MAYOR

September 15, 2021

Public Facilities Commission  
Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner  
JocCole Burton, Commissioner

Location:  
Virtually via Zoom  
Boston, MA 02201

Meeting time: 10:00 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 September 15, 2021 meeting:

RECEIVED  
CITY CLERK'S OFFICE  
2021 SEP 13 A 8:47  
BOSTON, MA

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

**Conveyance to Codman Square Health Center, Inc.:** Vacant land located at an unnumbered parcel on Epping Street, Dorchester.

**Purchase Price: \$100**

Ward: 17  
Parcel Number: 01287010  
Square Feet: 1,316  
Future Use: Walkway  
Assessed Value Fiscal Year 2021: \$18,400  
Appraised Value November 7, 2020: \$20,000  
DND Program: REMS – Land Disposition  
RFP Issuance Date: February 22, 2021

That, having duly advertised its intent to sell to Codman Square Health Center, Inc., a Massachusetts non-profit corporation, with an address of 637 Washington Street, Dorchester, MA 02124, the vacant land located at an unnumbered parcel on Epping Street (Ward: 17, Parcel: 01287010) in the



Dorchester District of the City of Boston containing approximately 1,316 square feet of land, for two consecutive weeks (August 23, 2021 and August 30, 2021) 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 25, 2021 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Codman Square Health Center, Inc.; and

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

**VOTE 2: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division**

**To Accept and Expend a Grant from the New Commonwealth Racial Equity and Social Justice Fund and The Boston Foundation:** To implement development consulting services and technical assistance.

**Grant Amount: \$50,000**

WHEREAS, the New Commonwealth Racial Equity and Social Justice Fund and The Boston Foundation 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 Fifty Thousand Dollars (\$50,000) to help implement development consulting services and technical assistance associated with the Blue Hill Avenue Action Plan; and

WHEREAS, the duration of services will be from July 1, 2021 through June 30, 2022; 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 3: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division**

**Conveyance to 405 Washington Street LLC:** Vacant land located at 405 Washington Street, Dorchester.

**Purchase Price: \$100**

Ward: 17  
Parcel Number: 00102000  
Square Feet: 8,850  
Future Use: New Construction - Housing  
Estimated Total Development Cost: \$6,139,053  
Assessed Value Fiscal Year 2021: \$71,000  
Appraised Value August 25, 2019: \$299,000  
DND Program: Neighborhood Housing  
RFP Issuance Date: July 22, 2019

That, having duly advertised its intent to sell to a nominee comprised of principals of Urbanica, Inc., a Massachusetts corporation, with an address of 429 Melnea Cass Boulevard, Boston, MA 02119, the vacant land located at 405 Washington Street (Ward: 17, Parcel: 00102000) in the Dorchester District of the City of Boston containing approximately 8,850 square feet of land, for two consecutive weeks (June 8, 2020 and June 15, 2020) 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 13, 2020, as amended June 25, 2021, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to 405 Washington Street LLC, a Massachusetts limited liability company, with an address of 429 Melnea Cass Boulevard, Boston, MA 02119; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to 405 Washington Street LLC in consideration of One Hundred Dollars (\$100).

**VOTE 4: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division**

**Conveyance to 120 Hancock Street LLC:** Vacant land located at 120 and 122 Hancock Street, Dorchester.

**Purchase Price: \$200**

Ward: 13  
Parcel Numbers: 01632000 and 01631000  
Square Feet: 13,609 (total)  
Future Use: New Construction - Housing  
Estimated Total Development Cost: \$6,735,050  
Assessed Value Fiscal Year 2021: \$363,100 (total)  
Appraised Value August 25, 2019: \$585,000 (total)  
DND Program: Neighborhood Housing  
RFP Issuance Date: January 25, 2019