

MEMORANDUM

SEPTEMBER 26, 2013

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

FROM: HEATHER CAMPISANO, DEPUTY DIRECTOR FOR DEVELOPMENT
REVIEW
RAUL DUVERGE, PROJECT ASSISTANT

SUBJECT: DUDLEY NEIGHBORS INC.; OPEN SPACE PROJECT;
DEMONSTRATION PROJECT PLAN AND RELATED ACTIONS

SUMMARY: This Memorandum requests approval of the following items: (1) authorization to establish a “demonstration project” under General Laws Chapter 121B, Section 46(f) for the acquisition from the City of Boston (the “City”) of those certain parcels of land located off of West Cottage Street, Gouldville Terrace, Brook Avenue, Victor Street, and Judson Street in the Dorchester District of the City of Boston, together consisting of approximately 60,007 square feet of land (the “Open Space Demonstration Parcels”) and the subsequent conveyance of such Open Space Demonstration Parcels from the Authority to DNI 4, Inc. (“DNI 4”) in order to facilitate the continued use of the Open Space Demonstration Parcels as open space for the conservation of natural resources (“Open Space Project”); (2) adoption of a “Demonstration Project Plan” for the Open Space Project which grants the Authority authorization to acquire and convey the Open Space Demonstration Parcels necessary and appropriate for the Open Space Project; and (3) authorize the Director to execute a deed and any and all other documents deemed necessary and appropriate by the Director in connection with the Open Space Project .

PROJECT BACKGROUND

On September 25, 2013, DNI 4, Inc. (“DNI 4”), a Massachusetts nonprofit corporation, requested that the Authority establish a demonstration project and a demonstration project plan, pursuant to Massachusetts General Laws Chapter 121B, Section 46(f) for the acquisition of those certain parcels of land located off of West Cottage Street, Gouldville Terrace, Brook Avenue, Victor Street, and Judson Street in the Dorchester District of the City of Boston, together consisting of approximately 60,007 square feet of land currently owned by the City of Boston and more particularly described in Exhibit A attached hereto (“Open Space Demonstration Parcels”) from the City of Boston and

the subsequent conveyance of such Open Space Demonstration Parcels from the Authority to DNI 4 in order to facilitate the continued use of the Open Space Demonstration Parcels as open space for the conservation of natural resources (“Open Space Project”).

The Open Space Demonstration Parcels are currently owned by the City of Boston within the portion of the Dudley Triangle located in the Dorchester District of the City of Boston. The Open Space Demonstration Parcels abutting West Cottage Street, Gouldville Terrace, Brook Avenue, and Victor Street are currently licensed by the City to The Food Project, Inc., a Massachusetts nonprofit corporation whose mission is to create a thoughtful and productive community of youth and adults from diverse backgrounds who work together to build a sustainable food system in an urban environment, and are improved with structures accessory to The Food Project’s operations. The Food Project produces healthy food for residents of Boston, provides youth leadership opportunities, and inspires and supports others to create a change in their own communities. The Open Space Demonstration Parcels abutting Judson Street are currently used as wooded open space parcels in an otherwise densely developed area of the City and will remain open space as part of the Open Space Project.

DNI 4 has been working closely with the City of Boston Department of Neighborhood Development (“DND”) on the Open Space Project and on August 1, 2013, the Public Facilities Commission voted to convey the Open Space Demonstration Parcels to the Authority. DNI 4 is a related entity to Dudley Neighbors, Inc., a Community Land Trust created by Dudley Street Neighborhood Initiative (“DSNI”) to further its neighborhood revitalization efforts.

DEMONSTRATION PROJECT AND DEMONSTRATION PROJECT PLAN

In connection with the Open Space Project, it is necessary that the Authority establish a “demonstration project” and adopt a demonstration project plan, which grants the Authority authorization to acquire the Open Space Demonstration Parcels from the City and to convey the same to DNI 4 for the continued use of the Open Space Demonstration Parcels as open space for the conservation of natural resources.

RECOMMENDATION

It is recommended that the Authority approve and establish, pursuant to Massachusetts General Laws Chapter 121(B), Section 46(f), as amended, a Demonstration Project and a Demonstration Plan for: (1) the acquisition from the City of Boston (the “City”) of those certain parcels of land located off of West Cottage Street, Gouldville Terrace, Brook Avenue, Victor Street, and Judson Street in the Dorchester District of the City of Boston, together consisting of approximately 60,007 square feet of land currently and the subsequent conveyance of such Open Space Demonstration Parcels from the Authority

to DNI 4 in order to facilitate the continued use of the Open Space Demonstration Parcels as open space for the conservation of natural resources; (2) adoption of a “Demonstration Project Plan” for the Open Space Project which grants the Authority authorization to acquire and convey the Open Space Demonstration Parcels necessary and appropriate for the Open Space Project.

Appropriate votes follow:

VOTED: That the Boston Redevelopment Authority (the “Authority”) hereby finds and declares as follows:

- (a) In order to prevent urban blight by the undertaking of the Open Space Project, it is in the public interest that the Authority acquire title to the Open Space Demonstration Parcels from the City of Boston;
- (b) That in accordance with the Massachusetts General Laws Chapter 30, Section 61, a finding and or determination is hereby made that the Open Space Project will not result in significant damage to the environment and further, with the implementation of mitigation measures, that all practicable and feasible means and measures will have been taken to avoid or minimize potential damage to the environment;
- (c) The undertaking of the Open Space Project requires the assistance of the Authority; and
- (d) Based on (a), (b) and (c) above, the Project constitutes a “demonstration project” under Massachusetts General Laws Chapter 121B, section 46(f), as amended; and

FURTHER

VOTED: That the Authority hereby adopts the following “Demonstration Project Plan” in connection with the Open Space Project: the Authority shall acquire certain parcels of City owned land located off of West Cottage Street, Gouldville Terrace, Brook Avenue, Victor Street, and Judson Street in the Dorchester District of the City of Boston, together consisting of approximately 60,007 square feet of land (the “Open Space Demonstration Parcels”) and convey such Open Space Demonstration Parcels to DNI 4 in order to facilitate the continued use of the Open Space Demonstration Parcels as open space for the conservation of natural resources. The Director is hereby authorized on behalf of the Authority to execute such instruments or agreements with the city of Boston and DNI 4 to effectuate the foregoing Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f), as amended, and the Authority’s role in the Open Space Project. The terms and conditions of

all instruments and agreements shall be at the sole discretion of the Director; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all other documents deemed necessary and appropriate by the Director in connection with the Open Space Project; and

FURTHER

VOTED: That the Authority hereby acknowledges and confirms that the Open Space Demonstration Parcels shall not constitute part of the Project Area and the Project of the so-called Dudley Neighbors, Inc. Chapter 121A Project, previously adopted and approved under General Laws Chapter 121A and the Acts of 1960, Chapter 652, both as amended.