

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PETER MEADE, DIRECTOR

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

SUBJECT: DUDLEY NEIGHBORS INC.; DUDLEY/MILLER 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 on Dudley Street and two parcels commonly known as “Miller Park” in the Dorchester District of the City of Boston, together consisting of approximately 14,031 square feet of land (the “Dudley/Miller Demonstration Parcels”) and the subsequent conveyance of such Dudley Miller Demonstration Parcels from the Boston Redevelopment Authority (the “BRA” or “Authority”) to DNI 5, Inc. in order to facilitate the development of an approximately 14,000 square foot commercial building (the “Dudley/Miller Project”); (2) adoption of a “Demonstration Project Plan” for the Dudley/Miller Project which grants the Authority authorization to acquire and convey the Dudley/Miller Demonstration Parcels necessary and appropriate for the Dudley/Miller Project; and (3) authorization for the Director to execute a deed and any and all other documents deemed necessary and appropriate by the Director in connection with the Dudley/Miller Project .

PROJECT BACKGROUND

Dudley Neighbors Incorporated (“DNI ”), a Massachusetts 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 from the City of Boston (the “City”) of those certain parcels of land located on Dudley Street and two parcels commonly known as “Miller Park” in the Dorchester District of the City of Boston, together consisting of approximately 14,031 square feet of land and more particularly shown on Exhibit A attached hereto (the “Dudley/Miller Demonstration Parcels”) and the subsequent conveyance of such Dudley Miller

Demonstration Parcels from the BRA to DNI 5, Inc., a wholly owned subsidiary of DNI (“DNI 5”) in order to facilitate the development of an approximately 14,000 square foot commercial building (the “Dudley/Miller Project”).

The Dudley Miller Demonstration Parcels are currently owned by the City within the portion of the Dudley Triangle located in the Dorchester District of the City. DNI is a Community Land Trust in the Roxbury and North Dorchester area of Boston created by Dudley Street Neighborhood Initiative (“DSNI”) to play a critical role in the housing development portion of DSNI’s comprehensive master plan that was drafted by residents to guide the revitalization of the neighborhood. DNI 5, Inc. has been working closely with the City of Boston Department of Neighborhood Development (“DND”) on the Dudley/Miller Project and on August 1, 2013, the Public Facilities Commission voted to convey the Dudley/Miller Demonstration Parcels to the Authority. Consistent with the Request for Proposal for the Dudley/Miller Demonstration Parcels, the selected developer will develop, own and be responsible for the management and operation of the property.

DEMONSTRATION PROJECT AND DEMONSTRATION PROJECT PLAN

In connection with the Dudley/Miller 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 Dudley/Miller Demonstration Parcels from the City and to convey the same to DNI 5 for the development of a 14,000 square foot commercial building.

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 Project Plan for: (1) the acquisition from the City of Boston (the “City”) of those certain parcels of land located on Dudley Street and two parcels commonly known as “Miller Park” in the Dorchester District of the City of Boston, together consisting of approximately 14,031 square feet of land (the “Dudley Miller Demonstration Parcels”) and the subsequent conveyance of such Dudley Miller Demonstration Parcels from the Authority to DNI 5 in order to facilitate the development of an approximately 14,000 square foot commercial building; and (2) adoption of a “Demonstration Project Plan” for the Dudley/Miller Project which grants the Authority authorization to acquire and convey the Dudley/Miller Demonstration Parcels necessary and appropriate for the Dudley/Miller 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 proposed Dudley/Miller Project, it is in the public interest that the Authority acquires title to the Dudley/Miller 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 Dudley Miller 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 Dudley Miller 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 Dudley Miller Project: the Authority shall acquire from the City of Boston (the “City”) those certain parcels of land located on Dudley Street and two parcels commonly known as “Miller Park” in the Dorchester District of the City of Boston, together consisting of approximately 14,031 square feet of land (the “Dudley/Miller Demonstration Parcels”) and convey the Dudley Miller Demonstration Parcels to DNI 5, Inc., a wholly owned subsidiary of DNI, for the construction of an approximately 14,031 square foot commercial building. The Director is hereby authorized on behalf of the Authority to execute such instruments or agreements with the city of Boston and DNI 5, 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 Dudley/Miller 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 Dudley/Miller Project.