

# **BOSTON FIRE DEPARTMENT**

## **Minutes**

Public Facilities Commission  
Boston Fire Department  
Virtually via Zoom  
Boston, MA 02201

May 1, 2025

### **ATTENDANCE:**

Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner  
Donald E. Wright, Commissioner  
ThyThy Le, Legal Advisor PFC/PFD, Law Department  
Colleen M. Daley, PFC Secretary, Law Department  
Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department  
Patricia Cafferky, Deputy Chief of Operations, Capital Investment & Special Projects Mayor's Office  
Rodney Marshall, Chief of Operations, Support Services, BFD  
Deputy Chief Bart Shea, Special Operations Command, BFD  
Connie Wong, Deputy Commissioner Legal Affairs & Human Resources and Legal Affairs  
Neil Janulewicz, Senior Assistant Corporation Counsel, BFD  
Paul Burke, Commissioner, BFD  
Patrick Lee, Facilities Director, BFD

Chair Craven called the meeting to order.

The minutes from the meetings of February 26, 2025 for the Boston Transportation Department, and March 26, 2025, for the Public Facilities Department and Mayor's Office of Housing, were presented to and approved by the Commission.

**NOTE:** ThyThy Le noted for the record, the meeting is being recorded and broadcast live. She then noted that Colleen Daley, the Public Facilities Commission Secretary, would take a roll call of the meeting participants.

**NOTE:** Colleen Daley performed the roll call and confirmed the individuals in attendance.

**NOTE:** ThyThy Le noted for the record, the disclosure notice filed by Commissioner Mammoli. She then noted he would recuse himself from participating in this vote request.

**VOTE 1: Commissioner Paul Burke and Kevin Coyne, Deputy Commissioner, Administration & Finance**

Unique acquisition for additional space by amendment to the vote of December 13, 2023 concerning an existing lease by and between 151 - 155 Rivermoor Street LLC (“landlord”) and the City of Boston’s Boston Fire Department (“tenant”) for property located at 151 Rivermoor Street in the West Roxbury District of the City of Boston.

**Original lease terms:**

Property: 151 Rivermoor Street

Ward: 20

Parcel Number: 09227010

Term: 5 years, with option to renew for an additional 5 years (commenced January 1, 2024)

Square feet: 20,946

**Amendment terms:** Additional 12,109 square feet of interior space and 16,675 square feet of exterior space, all other terms and conditions of the existing lease shall remain in effect, with the exception of the following additional cost:

	Dates	Add'l Sq. Ft	Per Sq. Ft	Cost/Additi onal
Year 1	01/01/2024-12/31/2024	NO COST	N/A	NO COST
Year 2	01/01/2025-12/31/2025	NO COST	N/A	NO COST
Lease Amendment	07/01/2025-12/31/2025	12,109	\$32.00	\$387,488.00
Year 3	01/01/2026-12/31/2026	12,109	\$32.00	\$387,488.00
Year 4	01/01/2027-12/31/2027	12,109	\$33.00	\$399,597.00
Year 5	01/01/2028-12/31/2028	12,109	\$34.00	\$411,706.00
Option-Year 6	01/01/2029-12/31/2029	12,109	\$35.00	\$423,815.00
Option-Year 7	01/01/2030-12/31/2030	12,109	\$36.00	\$435,924.00
Option-Year 8	01/01/2031-12/31/2031	12,109	\$37.00	\$448,033.00
Option-Year 9	01/01/2032-12/31/2032	12,109	\$38.00	\$460,142.00



Option-Year 10	01/01/2033-12/31/2033	12,109	\$39.00	\$472,251.00
			<i>TOTAL cost for the additional 12,109 sq. ft. (interior space)</i>	<i>\$3,826,444.00</i>

That the vote of the Commission at its December 13, 2023 meeting authorizing the Commissioner of the BFD to enter into the above described lease agreement, and BFD having made a determination for a unique acquisition for additional space for expansion of existing leased premises to meet BFD's operational needs as publicly noticed in the Central Register on March 26, 2025 pursuant to MGL c. 30B s. 16.

be, and hereby is amended as follows:

By deleting the figure and word "20,946 leased square feet" and substituting in place thereof the following figure and word "30,055 square feet (interior) and an additional 16,675 square feet (exterior) wherever such may appear.

By adding the following figure and word " and duly executed amendments..." after the following "subject to such other terms, conditions and restrictions..." and preceding "...as the Commissioner of the Boston Fire Department deems appropriate for the aforementioned use by the City of Boston"

That the Commissioner of the BFD, is hereby authorized to execute a lease amendment and deliver any other documents or instruments necessary, which are approved as to form by the Corporation Counsel of the City of Boston when such are deemed necessary or appropriate to effectuate said lease amendment, and to record and file any and all of the required documents concerning the same with the Suffolk Registry of Deeds and/or the Suffolk Registry District of the Land Court.

**NOTE:** Commissioner Burke and Kevin Coyne addressed the Commission and provided an overview of the vote request.

**NOTE:** Chair Craven thanked BFD for their presentation. She then asked if Commissioner Wright had any questions.

**NOTE:** No questions were raised by the Commission.

**NOTE:** On a motion duly made and seconded, the vote was unanimously approved.

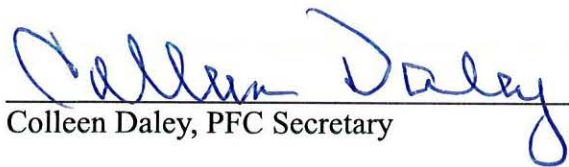
**Exhibits:** May 1, 2025 project background memorandum with attachments and PowerPoint presentation.

**NOTE:** On a motion duly made and seconded, the meeting was adjourned.

**NOTE:** A recording of this May 1, 2025 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=58944](https://www.cityofboston.gov/cable/video_library.asp?id=58944).

A True Record.

The meeting commenced at 10:18 a.m. and adjourned at 10:29 a.m.

  
Colleen Daley, PFC Secretary