

BOSTON PUBLIC LIBRARY

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
Thomas J. Broom, Sr. Assistant Corporation Counsel, Government Services
Patricia Cafferky, Deputy Chief of Operations, Capital Investment & Special Projects Mayor's Office
Jonathan Eshel, Chief of Operations, BPL
Alison Ford, Manager of Major Projects & Special Operations, BPL

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 draft meeting 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. She then asked for a motion to approve.

NOTE: On a motion duly made and seconded, the February 26, 2025 meeting minutes for the Boston Transportation Department and March 26, 2025 meeting minutes for the Public Facilities Department and Mayor's Office of Housing were unanimously approved.

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: Alison Ford, Manager of Major Projects & Special Operations

Proposed Site Selection Recommendation and Unique Acquisition of a Commercial Leasehold Condominium Unit from the Asian Community Development Corporation

Located at 0, 55 and 57 Hudson Street, 0, 52, 54, 56 and 58 Tyler Street, 0 Holland Place in the Chinatown Neighborhood of Boston (the “site”) for the future municipal use to establish the Chinatown Branch Library.

WHEREAS, pursuant to the requirements of St. 1966, C. 642, § 4(B), on the 8th day of April 2025 the Director acting for and on behalf of the Public Facilities Department (“PFD”) gave written notice to the President of the Boston Public Library (“BPL”) the site referenced above for the future municipal use and development of the Chinatown Branch Library; and

WHEREAS, the President of the BPL, having determined that the aforementioned site meets BPL operational and community needs, provided written approval of the selection of the proposed site to the Director of PFD on the 10th day of April 2025 pursuant to the requirements of St. 1966, c. 642 § 4(B); and

WHEREAS, pursuant to MGL c. 30B s. 16, BPL posted in the Central Register on March 19, 2025 BPL’s determination for a unique acquisition and intent to enter into an agreement with the Asian Community Development Corporation for a commercial leasehold condominium unit (“leasehold unit”) at the above referenced site consisting of approximately ± 17,027 square feet of land at an anticipated cost of \$9,705,558.00, but not exceeding a maximum cost of \$11,812,500.00.

WHEREAS, the Director of PFD, in receipt of the aforementioned BPL site acceptance letter, recommends to the Public Facilities Commission, pursuant to the requirements of St. 1966, c. 642, §§ 4(A), the unique acquisition of the leasehold unit at the recommended site for the future municipal use and development of the new BPL Chinatown Branch Library; and

WHEREAS, the Public Facilities Commission by this vote authorizes the preparation and undertaking of this unique acquisition as described above; and

NOW, THEREFORE, BE IT VOTED: That the President of the BPL be, and hereby is, authorized to deliver an instrument and any documents, approved as to form by the City’s Corporation Counsel, on behalf of the City of Boston, acting through its Public Facilities Commission, to effectuate the purposes of this vote.

NOTE: Alison Ford addressed the Commission and provided an overview of the vote request.

NOTE: Chair Craven thanked Alison for her presentation. She then asked if Commissioner Wright had any questions.

NOTE: Commissioner Wright stated, “No questions, just more of a comment. I just want to commend the teams for the work and the diligence that went into this. Appreciate the work, Alison.”

NOTE: Chair Craven asked, “Is it the permitting fee of \$588,000? What was that piece that you mentioned would be floated in between?”

NOTE: Alison Ford replied, “Because ACDC [Asian Community Development Corporation] needs to float the cost of our core shell, they will need to take out a loan to cover that cost, so they’ll incur interest, and that’s where that \$588,000 comes from.”

NOTE: Chair Craven stated, “Okay, good, thank you; just wanted clarification.”

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

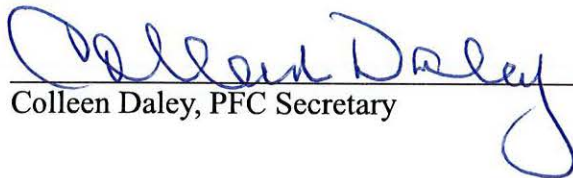
Exhibits: April 30, 2025 project background memorandum and PowerPoint presentation.

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=58943.

A True Record.

The meeting commenced at 10:05 a.m. and adjourned at 10:15 a.m.


Colleen Daley, PFC Secretary