

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

Public Facilities Commission
Department of Neighborhood Development
26 Court Street, 1st Floor, Winter Chambers
Boston, MA 02108

April 10, 2019

ATTENDING:

Katherine P. Craven, Chair (Not Present)
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner
Angela D. Atchue, Legal Advisor PFC/PFD, Law Department
Colleen M. Daley, PFC Secretary
Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department
Henry C. Luthin, First Assistant Corporation Counsel, Law Department
Sean Chen, Assistant Corporation Counsel, Law Department
Sheila A. Dillon, Chief and Director, DND
Marcy Ostberg, Director of Operations, DND (Not Present)
Alexander Sturke, Director of Communications, Marketing, DND
James McDonough, Senior Staff Attorney, DND
Rick Wilson, Deputy Director of Finance, DND (Not Present)
Philip Sweeney, Operations Manager, Administration and Finance, DND
Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, DND
Donald Wright, Deputy Director, Real Estate Management and Sales, DND
William Epperson, Assistant Director, Real Estate Management and Sales, DND
John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division, DND
Kelly Shay, Housing Development Officer, Neighborhood Housing Development Division, DND
Jonathan Spillane, Housing Development Officer, Neighborhood Housing Development Division, DND
Shani Fletcher, Development Officer, Real Estate Management and Sales, DND
Neriliz Llenas, Project Manager, Real Estate Management and Sales, DND
David Cotter, Housing Development Officer, Neighborhood Housing Development Division, DND
Christopher Rooney, Development Officer, Real Estate Management and Sales, DND
Dan Atkinson, Reporter, DigBoston.com, Weekly Dig

Commissioner Mammoli called the meeting to order.

The minutes from the meeting of March 13, 2019 were presented to and approved by Commissioners Mammoli and Irish.

VOTE 1: Jonathan Spillane, Housing Development Officer, Neighborhood Housing Development Division

Conveyance to Terrace Bravo, LLC: Vacant land located at 40-42 Terrace Street and 132 Terrace Street, Roxbury, Massachusetts.

Purchase Price: \$200

Ward: 10

Parcel Numbers: 00387000 and 00367000

Square Feet: 4,090 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$4,960,292

Assessed Value Fiscal Year 2019: \$92,500 (total)

Appraised Value February 6, 2017: \$81,820 (total)

DND Program: Neighborhood Housing

RFP Advertisement Publication Dates: March 13, 2017 and March 20, 2017 (Boston Herald) and March 15, 2017 (Central Register)

RFP Issuance Date: March 13, 2017

That having duly advertised its intent to sell to Terrace Bravo, LLC, a Massachusetts limited liability company, with an address of 1683 Cambridge Street, Cambridge, MA 02138, the vacant land located at:

40-42 Terrace Street, Ward: 10, Parcel: 00387000, Square Feet: 2,286

132 Terrace Street, Ward: 10, Parcel: 00367000, Square Feet: 1,804

in the Roxbury District of the City of Boston containing approximately 4,090 total square feet of land, for two consecutive weeks (February 12, 2018 and February 19, 2018) 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 December 13, 2017, and, thereafter, as amended on November 14, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Terrace Bravo, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Terrace Bravo, LLC, in consideration of Two Hundred Dollars (\$200).

NOTE: Jonathan Spillane addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli expressed praise for DND's work to get the properties out of the City's inventory and into productive uses.

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

Exhibits: April 10, 2019, project background memorandum with enclosures and PowerPoint presentation.

VOTE 2: Shani Fletcher, Development Officer, Real Estate Management & Sales Division

Conveyance to DNI 4, Inc.: Vacant land located at 25 and 27 Folsom Street, Roxbury, Massachusetts.

Purchase Price: \$200

Ward: 13

Parcel Numbers: 00148000 and 00149000

Square Feet: 4,978 (total)

Future Use: Garden

Estimated Total Development Cost: \$15,283

Assessed Value Fiscal Year 2019: \$42,000 (total)

Appraised Value March 26, 2018: \$75,000 (total)

DND Program: GrassRoots

RFP Advertisement Publication Dates: April 16, 2018 and April 23, 2018 (Boston Herald) and April 18, 2018 (Central Register)

RFP Issuance Date: April 17, 2018

That having duly advertised its intent to sell to DNI 4, Inc., a Massachusetts non-profit corporation, with an address of 504 Dudley Street, Roxbury, MA 02119, the vacant land located at:

25 Folsom Street, Ward: 13, Parcel: 00148000, Square Feet: 2,540

27 Folsom Street, Ward: 13, Parcel: 00149000, Square Feet: 2,438

in the Roxbury District of the City of Boston containing approximately 4,978 total square feet of land, for two consecutive weeks (March 11, 2019 and March 18, 2019) 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 February 13, 2019 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to DNI 4, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to DNI 4, Inc., in consideration of Two Hundred Dollars (\$200).

NOTE: Shani Fletcher addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli expressed praise for DND's work to bring the properties back into productive uses.

NOTE: Commissioner Irish expressed admiration for the work done by DND on the project and quick momentum in the advancement of the same.

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

Exhibits: March 7, 2019, project background memorandum with enclosure and PowerPoint presentation.

VOTE 3: Shani Fletcher, Development Officer, Real Estate Management & Sales Division

Conveyance to DNI 4, Inc.: Vacant land located at an unnumbered parcel on Langdon Street, 35 Langdon Street, 37-43 Langdon Street, 123-125 George Street, and 127-133R George Street, Roxbury, Massachusetts.

Purchase Price: \$500

Ward: 08

Parcel Numbers: 00599000, 00600000, 00601000, 00579000, and 00579001

Square Feet: 27,000 (total)

Future Use: Garden

Estimated Total Development Cost: \$24,309

Assessed Value Fiscal Year 2019: \$364,700 (total)

Appraised Value March 26, 2018: \$405,000 (total)

DND Program: GrassRoots

RFP Advertisement Publication Dates: April 16, 2018 and April 23, 2018 (Boston Herald) and April 18, 2018 (Central Register)

RFP Issuance Date: April 17, 2018

That having duly advertised its intent to sell to DNI 4, Inc., a Massachusetts non-profit corporation, with an address of 504 Dudley Street, Roxbury, MA 02119, the vacant land located at:

Unnumbered parcel on Langdon Street, Ward: 08, Parcel: 00599000, Square Feet: 9,000

35 Langdon Street, Ward: 08, Parcel: 00600000, Square Feet: 3,000

37-43 Langdon Street, Ward: 08, Parcel: 00601000, Square Feet: 6,000

123-125 George Street, Ward: 08, Parcel: 00579000, Square Feet: 2,745

127-133R George Street, Ward: 08, Parcel: 00579001, Square Feet: 6,255

in the Roxbury District of the City of Boston containing approximately 27,000 total square feet of land, for two consecutive weeks (March 11, 2019 and March 18, 2019) 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 February 13, 2019 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to DNI 4, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to DNI 4, Inc., in consideration of Five Hundred Dollars (\$500).

NOTE: Shani Fletcher addressed the Commission and provided an overview of the project.

NOTE: Commissioner Irish expressed praise for DND's work on the project.

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

Exhibits: March 7, 2019, project background memorandum with enclosure and PowerPoint presentation.

VOTE 4: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division

Conveyance to Robert M. Lunn: Vacant land located at an unnumbered parcel on Washburn Street, Dorchester, Massachusetts.

Purchase Price: \$7,100

Ward: 07

Parcel Number: 03267005

Square Feet: 711

Future Use: Landscaped Space

Assessed Value Fiscal Year 2019: \$22,500

Appraised Value September 7, 2018: \$7,100

DND Program: REMS – Land Disposition

RFP Advertisement Publication Dates: November 19, 2018 and November 26, 2018 (Boston Herald) and November 21, 2018 (Central Register)

RFP Issuance Date: November 19, 2018

That having duly advertised its intent to sell to Robert M. Lunn, an individual, with an address of 13 Howell Street, No. 1, Dorchester, MA 02125, the vacant land located at an unnumbered parcel on Washburn Street (Ward: 07, Parcel: 03267005), in the Dorchester District of the City of Boston containing approximately 711 square feet of land, for two consecutive weeks (April 1, 2019 and April 8, 2019) 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 March 13, 2019 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Robert M. Lunn; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Robert M. Lunn, in consideration of Seven Thousand One Hundred Dollars (\$7,100).

NOTE: Neriliz Llenas addressed the Commission and provided an overview of the project.

NOTE: Commissioners Mammoli and Irish expressed praise for DND's work on the project.

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

Exhibits: March 13, 2019, project background memorandum with enclosure and PowerPoint presentation.

VOTE 5: David Cotter, Housing Development Officer, Neighborhood Housing Development Division

Amendment to the vote of November 15, 2017 to extend the Tentative Designation and Intent to Sell period from 54 to 57 months to Codman Square Neighborhood Development Corporation: Vacant land located at 10 and 22 Bowdoin Street, Dorchester, Massachusetts.

Time Extension and Address Correction

- 1) TD – 10/01/2014 through 10/01/2015 = 12 months
 - 2) TD extension for an additional 12 months 10/01/2015 through 10/01/2016 = 24 months
 - 3) TD extension for an additional 12 months 10/01/2016 through 10/01/2017 = 36 months
 - 4) TD extension for an additional 18 months 10/01/2017 through 04/01/2019 = 54 months
 - 5) TD extension for an additional 3 months 04/01/2019 through 07/01/2019 = 57 months
- TD Total Time is 57 months

Ward: 14

Parcel Numbers: 01419000 and 01418000

Square Feet: 25,642 (total)

Future Use: Mixed use

Estimated Total Development Cost: \$15,320,035

Assessed Value Fiscal Year 2019: \$365,400 (total)

Appraised Value March 20, 2014: \$770,000 (total)

DND Program: Neighborhood Housing

RFP Advertisement Publication Dates: April 21, 2014 and April 28, 2014 (Boston Herald) and April 30, 2014 (Central Register)

RFP Issuance Date: April 22, 2014

That the vote of this Commission at its meeting on October 1, 2014 and, thereafter, as amended on October 21, 2015, September 14, 2016 and November 15, 2017 regarding the tentative designation and intent to sell the vacant land located at:

10 Bowdoin Street, Ward: 14, Parcel: 01419000, Square feet: 6,871

22 Bowdoin Street, Ward: 14, Parcel: 01418000, Square feet: 18,771

in the Dorchester District of the City of Boston containing approximately 25,642 total square feet of land to Codman Square Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 587 Washington Street, Dorchester, MA 02124;

be, and hereby is amended as follows:

By deleting the figure and word: “54 months” and substituting in place thereof the following figure and word: “57 months” wherever such may appear; and

Also, by deleting the figure and words: “10 Bowdoin Street” and substituting in place thereof the following figures and words: “10-20 Bowdoin Street” wherever such may appear.

NOTE: David Cotter addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli asked, “This is for a three month extension?”

NOTE: David Cotter replied, “Yes.”

NOTE: Sheila Dillon expressed confidence that DND would return for to the PFC for a conveyance vote request within the requested extension time period.

NOTE: Commissioner Irish commented on the total duration of the tentative designation period.

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

Exhibits: April 3, 2019, project background memorandum with enclosures and PowerPoint presentation.

VOTE 6: Christopher Rooney, Development Officer, Real Estate Management & Sales Division

Conveyance to Cruz Development Corporation: Land with buildings located at 280, 282, 284, 290 Warren Street and an unnumbered parcel on Warren Street, Roxbury, Massachusetts.

Purchase Price: \$500

Ward: 12

Parcel Numbers: 00491003, 00491002, 00491001, 00491000 and 00492000

Square Feet: 6,051 (total)

Future Use: Mixed Use

Assessed Value Fiscal Year 2019: \$529,900

Appraised Value August 22, 2016: \$127,000

DND Program: REMS – Building Sales

RFP Advertisement Publication Dates: August 25, 2014 and September 1, 2014 (Boston Herald) and August 27, 2014 (Central Register)

RFP Issuance Date: August 25, 2014

That having duly advertised its intent to sell to Cruz Development Corporation, a Massachusetts corporation, with an address of 1 John Eliot Square, Roxbury, MA 02119, the land with buildings located at:

280 Warren Street, Ward: 12, Parcel: 00491003, Square Feet: 921

282 Warren Street, Ward: 12, Parcel: 00491002, Square Feet: 931

284 Warren Street, Ward: 12, Parcel: 00491001, Square Feet: 931

290 Warren Street, Ward: 12, Parcel: 00491000, Square Feet: 2,871

Unnumbered Parcel on Warren Street, Ward: 12, Parcel: 00492000, Square Feet: 397

in the Roxbury District of the City of Boston containing approximately 6,051 total square feet, for two consecutive weeks (August 31, 2015 and September 7, 2015) 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 August 5, 2015, and, thereafter, as amended on November 16, 2016, November 15, 2017, and July 18, 2018, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Cruz Development Corporation; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Cruz Development Corporation, in consideration of Five Hundred Dollars (\$500).

NOTE: Christopher Rooney addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli complimented DND for the diligent and dedicated work undertaken to bring a high volume of properties back into productive uses.

NOTE: Sheila Dillon expressed gratitude for Commissioner Mammoli's compliments and excitement for the furtherance of the project with Cruz Development Corporation to revitalize the location on Warren Street in Roxbury.

NOTE: Commissioner Irish expressed praise for DND's work on the project and congratulations for the project's recent receipt of funding from the Massachusetts Department of Housing and Community Development (DHCD).

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

Exhibits: March 29, 2019, project background memorandum with enclosures and PowerPoint presentation.

NOTE: The April 10, 2019 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=30103.

A True Record.

The meeting commenced at 11:45 a.m. and adjourned at 12:08 p.m.


Colleen Daley, PFC Secretary