

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT**

**Minutes**

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

June 12, 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  
Kellie Duffy, Intern PFC/PFD, Law Department  
Sheila A. Dillon, Chief and Director, DND (Not Present)  
Marcy Ostberg, Director of Operations, DND (Not Present)  
James McDonough, Senior Staff Attorney, DND  
Rick Wilson, Deputy Director of Finance, DND  
Philip Sweeney, Operations Manager, Administration and Finance, DND  
William Epperson, Assistant Director, Real Estate Management and Sales, DND  
Alexander Sturke, Director of Communications, Marketing, DND  
Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division, DND  
Winnie Zhang, Project Manager, Real Estate Management and Sales, DND  
James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales, DND  
Donald Wright, Deputy Director, Real Estate Management and Sales, DND

Commissioner Mammoli called the meeting to order.

The minutes from the meeting of May 15, 2019 were presented to and approved by the Commissioners.

**VOTE 1: Winnie Zhang, Project Manager, Real Estate Management & Sales Division**

**Tentative Developer Designation and Intent to Sell to Norfolk Design & Construction LLC:**  
Vacant land located at an unnumbered parcel on Rosebery Road and 25 Rosebery Road, Hyde Park, Massachusetts.

**Purchase Price: \$205,000**

Ward: 18  
Parcel Numbers: 03718000 and 03719000  
Square Feet: 9,200 (total)  
Future Use: New Construction – Housing  
Estimated Total Development Cost: \$1,184,000  
Assessed Value Fiscal Year 2019: \$132,200 (total)  
Appraised Value July 16, 2018: \$202,000 (total)  
DND Program: REMS – Land Disposition  
RFP Issuance Date: January 28, 2019

That, having duly advertised a Request for Proposals to develop said properties, Norfolk Design & Construction LLC, a Massachusetts limited liability company, with an address of 60 Commercial Street, Stoughton, MA 02072 be tentatively designated as developer of the vacant land located at:

Unnumbered parcel on Rosebery Road, Ward: 18, Parcel: 03718000, Square feet: 4,600

25 Rosebery Road, Ward: 18, Parcel: 03719000, Square feet: 4,600

in the Hyde Park District of the City of Boston containing approximately 9,200 total square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper development of this properties; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned properties to Norfolk Design & Construction LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

**NOTE:** Winnie Zhang addressed the Commission and provided an overview of the project.

**NOTE:** Commissioners Mammoli and Irish expressed praise for the project. No questions were raised.

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

**Exhibits:** May 24, 2019, project background memorandum and PowerPoint presentation.

**VOTE 2: James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales**

**Tentative Developer Designation and Intent to Lease to North End Music and Performing Arts Center, Inc.:** Land and building thereon located at 48 and 50 Tileston Street, North End District of the City of Boston.

**Annual Base Rent: \$1 per year**

**Lease Term:** Fifteen (15) year lease term with an option to renew for an additional fifteen (15) years up to a thirty (30) year lease term.

Ward: 03

Parcel Numbers: 02295000 and 02294000

Square Feet: 1,016 (total)

Future Use: Rehabilitation – Public Use

Estimated Total Development Cost: \$431,106

Assessed Value Fiscal Year 2019: \$432,000 (total)

Appraised Value December 12, 2018: \$68,000 per year (NNN<sup>1</sup> net rent)

DND Program: REMS – Building Sales

RFP Issuance Date: February 11, 2019

That, having duly advertised a Request for Proposals to develop said properties, North End Music and Performing Arts Center, Inc., a Massachusetts non-profit corporation, with an address of 290 North Street, Boston, MA 02113, as lessee for a fifteen (15) year lease term with an option to renew for an additional fifteen (15) years up to a thirty (30) year lease term, the land and building thereon located at:

48 Tileston Street, Ward: 03, Parcel: 02295000, Square feet: 616

50 Tileston Street, Ward: 03, Parcel: 02294000, Square feet: 400

in the North End District of the City of Boston containing approximately 1,016 total square feet of land, for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper development of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to lease the aforementioned properties to North End Music and Performing Arts Center, Inc.;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to lease the above described properties in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

**NOTE:** James Smith addressed the Commission and provided an overview of the project.

**NOTE:** Commissioner Irish expressed praise for the project and stated, “It’s an interesting and exciting project. No questions were raised.”

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

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<sup>1</sup> Triple Net Lease is a lease agreement that designates the lessee, the tenant, as being solely responsible for all the costs relating to the asset being leased, in addition to the rent fee applied under the lease.

**Exhibits:** June 10, 2019, project background memorandum and PowerPoint presentation.

**VOTE 3: Donald Wright, Deputy Director, Real Estate Management and Sales**

**Transfer of the care, custody, management and control from the Department of Neighborhood Development (DND) to the Boston Police Department (BPD):** Portions of land with building thereon located at 2406 and 2430 Washington Street, Roxbury.

**Property Transfer**

Ward: 12

Parcel Numbers: 01263000 and 01261000

Square Feet: 47,046 (total)

Assessed Value Fiscal Year 2019: \$17,123,000

DND Program: REMS - Land Disposition

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31A (as appearing in St. 1966, c. 642, § 12), portions of land with building located at 2406 and 2430 Washington Street (Ward: 12, Parcels: 01263000 and 01261000) containing approximately 47,046 total square feet, in the Roxbury district of the City of Boston, be and the same hereby is, transferred from the care, custody, management and control of the Department of Neighborhood Development to the care, custody, management and control of the Boston Police Department.

**NOTE:** Donald Wright addressed the Commission and provided an overview of the project.

**NOTE:** No questions were raised.

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

**Exhibits:** June 4, 2019, project background memorandum with enclosures and PowerPoint presentation.

**NOTE:** The June 12, 2019 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=30198](https://www.cityofboston.gov/cable/video_library.asp?id=30198).

A True Record.

The meeting commenced at 9:53 a.m. and adjourned at 10:03 a.m.

  
Colleen Daley, PFC Secretary