

# DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

## Minutes

Public Facilities Commission  
Department of Neighborhood Development  
Virtually via Zoom  
Boston, MA 02201

August 19, 2020

### **ATTENDING:**

Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner  
Dion S. Irish, 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  
Shamus J. Hyland, Assistant Corporation Counsel PFD, Law Department  
Sean Chen, Assistant Corporation Counsel, Law Department  
Sheila A. Dillon, Chief and Director, DND (Not Present)  
Marcy Ostberg, Director of Operations, DND  
James McDonough, Senior Staff Attorney, DND  
Rick Wilson, Deputy Director for Administration and Finance, DND (Not Present)  
Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, DND  
John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division, DND  
Shani Fletcher, Development Officer, Neighborhood Housing Development Division, DND

Chair Craven called the meeting to order.

The minutes from the meeting of July 22, 2020, for the Public Facilities Department, were presented to and approved by the Commissioners.

**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 meeting of July 22, 2020 for the Public Facilities Department. She then asked for a motion to approve.

**NOTE:** On a motion duly made and seconded, the July 22, 2020 meeting minutes for the Public Facilities Department were unanimously approved.

**VOTE 1: Shani Fletcher, Development Officer, Neighborhood Housing Development Division**

**Conveyance to Urban Farming Institute Community Land Trust, Inc.:** Vacant land located at an unnumbered parcel on Akron Street, Roxbury.

**Purchase Price: \$100**

Ward: 12  
Parcel Number: 01382002  
Square Feet: 4,836  
Future Use: Garden  
Assessed Value Fiscal Year 2020: \$38,500  
Appraised Value January 17, 2020: \$72,500  
DND Program: GrassRoots  
RFP Issuance Date: December 16, 2019

That, having duly advertised its intent to sell to Urban Farming Institute Community Land Trust, Inc., a Massachusetts non-profit corporation, with an address of 487 Norfolk Street, Mattapan, MA 02126, the vacant land located at an unnumbered parcel on Akron Street (Ward: 12, Parcel: 01382002) in the Roxbury District of the City of Boston containing approximately 4,836 square feet of land, for two consecutive weeks (June 15, 2020 and June 22, 2020) 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 May 13, 2020, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Urban Farming Institute Community Land Trust, Inc.; and

**FURTHER VOTED:** the Director be, and hereby is, authorized to deliver an instrument conveying said property to Urban Farming Institute Community Land Trust, Inc., in consideration of One Hundred Dollars (\$100).

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

**NOTE:** Chair Craven thanked Shani for her presentation. She then asked Commissioners Mammoli and Irish if they had any questions. No questions were raised.

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

**Exhibits:** July 2, 2020, project background memorandum with enclosure and PowerPoint presentation.

**VOTE 2: Shani Fletcher, Development Officer, Neighborhood Housing Development Division**

**Conveyance to Sonoma, Maple & Schuyler (SMS) Tenants Association, Inc.:** Vacant land located at 84 Maple Street, Roxbury.

**Purchase Price: \$100**

Ward: 12  
Parcel Number: 02423000  
Square Feet: 10,800  
Future Use: Landscaped Space  
Assessed Value Fiscal Year 2020: \$114,400  
Appraised Value February 17, 2020: \$140,000  
DND Program: GrassRoots  
RFP Issuance Date: January 13, 2020

That, having duly advertised its intent to sell to Sonoma, Maple & Schuyler (SMS) Tenants Association, Inc., a Massachusetts non-profit corporation, with an address of 1 Maple Court, Suite 1A, Dorchester MA 02121, the vacant land located at 84 Maple Street (Ward: 12, Parcel: 02423000) in the Roxbury District of the City of Boston containing approximately 10,800 square feet of land, for two consecutive weeks (June 15, 2020 and June 22, 2020) 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 May 13, 2020, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Sonoma, Maple & Schuyler (SMS) Tenants Association, Inc.; and

**FURTHER VOTED:** the Director be, and hereby is, authorized to deliver an instrument conveying said property to Sonoma, Maple & Schuyler (SMS) Tenants Association, Inc., in consideration of One Hundred Dollars (\$100).

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

**NOTE:** Commissioner Mammoli asked, “[Is] the maintenance going to be done by SMS Tenants Association?”

**NOTE:** Shani Fletcher replied, “Yes. They are also part owner of the [abutting] development and will extend their contract for those grounds to the playground and park area.”

**NOTE:** Commissioner Irish expressed praise for the work done by DND on the project.

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

**Exhibits:** July 9, 2020, project background memorandum with enclosure and PowerPoint presentation.

**VOTE 3: Shani Fletcher, Development Officer, Neighborhood Housing Development Division**

**Conveyance to Codman Academy Foundation, Inc.:** Vacant land located at 45 Norfolk Street, Dorchester.

**Purchase Price: \$100**

Ward: 17  
Parcel Number: 01419000  
Square Feet: 4,855  
Future Use: Landscaped Space  
Estimated Total Development Cost: \$110,100  
Assessed Value Fiscal Year 2020: \$44,300  
Appraised Value January 19, 2020: \$73,000  
DND Program: GrassRoots  
RFP Issuance Date: December 30, 2019

That, having duly advertised its intent to sell to Codman Academy Foundation, Inc., a Massachusetts non-profit corporation, with an address of 637 Washington Street, Dorchester, MA 02124, the vacant land located at 45 Norfolk Street (Ward: 17, Parcel: 01419000) in the Dorchester District of the City of Boston containing approximately 4,855 square feet of land, for two consecutive weeks (June 15, 2020 and June 22, 2020) 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 May 13, 2020, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Codman Academy Foundation, Inc.; and

**FURTHER VOTED:** the Director be, and hereby is, authorized to deliver an instrument conveying said property to Codman Academy Foundation, Inc., in consideration of One Hundred Dollars (\$100).

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

**NOTE:** Chair Craven thanked Shani for her presentation. She then asked Commissioners Mammoli and Irish if they had any questions. No questions were raised.

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

**Exhibits:** July 7, 2020, project background memorandum with enclosure and PowerPoint presentation.

**VOTE 4: Shani Fletcher, Development Officer, Neighborhood Housing Development Division**

**Amendment to the vote of June 13, 2018 to extend the Tentative Designation and Intent to Sell period from 12 to 28 months to Mission Hill Health Movement, Inc.:** Vacant land located at 6-8 Gore Street, Roxbury.

**Time Extension**

- 1) TD – 06/13/18 through 06/13/19 = 12 months
- 2) TD extension for an additional sixteen (16) months 06/13/19 through 10/13/20 = 28 months  
TD total time is 28 months

Ward: 10  
Parcel Number: 00468000  
Square Feet: 2,548  
Future Use: Garden  
Estimated Total Development Cost: \$76,195  
Assessed Value Fiscal Year 2020: \$183,500  
Appraised Value February 6, 2017: \$115,000  
DND Program: GrassRoots  
RFP Issuance Date: March 13, 2017

That the vote of this Commission at its meeting of June 13, 2018 regarding the tentative designation and intent to sell the vacant land located at 6-8 Gore Street (Ward: 10, Parcel: 00468000), in the Roxbury District of the City of Boston containing approximately 2,548 square feet of land, to Mission Hill Health Movement, Inc., a Massachusetts non-profit corporation, with a former address of 1582 Tremont Street, Roxbury, MA 02119;

be, and hereby is amended as follows:

By deleting the figure and word: “12 months” and substituting in place thereof the following figure and word: “28 months” wherever such may appear; and

Also, by deleting the figures and words: “1582 Tremont Street, Roxbury, MA 02119” and substituting in place thereof the following figures and words: “1534 Tremont Street, Roxbury, MA 02120” wherever such may appear.

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

**NOTE:** Commissioner Mammoli asked, “Is there any problem with the fact that technically the tentative designation has expired and we’re doing a retroactive vote?”

**NOTE:** James McDonough replied, “No. It’s not a problem. The internal rule that the tentative designations were only good for a year was set up by prior commission. As a result, the fact that we are effectively revising it and extending it by this vote is in fact legal and allowable.”

**NOTE:** Commissioner Mammoli stated, “Thank you, no other questions.”

**NOTE:** Commissioner Irish stated, “Great work on preserving these public spaces, engaging the community and activating these spaces.”

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

**Exhibits:** July 7, 2020, project background memorandum with enclosure and PowerPoint presentation.

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

**NOTE:** The August 19, 2020 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=34604](https://www.cityofboston.gov/cable/video_library.asp?id=34604).

A True Record.

The meeting commenced at 10:03 a.m. and adjourned at 10:21 a.m.

  
Colleen Daley, PFC Secretary