

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

January 13, 2021

ATTENDING:

Katherine P. Craven, Chair (Not Present)

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

Sheila A. Dillon, Chief and Director, DND

James McDonough, Senior Staff Attorney, DND

Rick Wilson, Deputy Director for Administration and Finance, DND (Not Present)

Donald Wright, Deputy Director, Real Estate Management & Sales Division, 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

Anne Conway, Housing Development Officer, Neighborhood Housing Development Division, DND

James Smith, Sr. Environmental Compliance Manager, Real Estate Management & Sales Division, DND

Neriliz Llenas, Project Manager, Real Estate Management & Sales Division, DND

Christopher Rooney, Housing Development Officer, Neighborhood Housing Development Division, DND

Commissioner Mammoli called the meeting to order.

The minutes from the meetings of November 18, 2020, for the Public Facilities Department and the Department of Neighborhood Development, were presented to and approved by Commissioners Mammoli and Irish.

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. The roll call and confirmation of attendees is hereby corrected [to reflect that Donald Wright was not in attendance], as noted above.

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

Tentative Developer Designation and Intent to Sell to Eastie Farm, Inc.: Vacant land located at 6 Chelsea Terrace, East Boston.

Purchase Price: \$100

Ward: 01
Parcel Number: 06284000
Square Feet: 4,453
Future Use: Garden
Estimated Total Development Cost: \$170,100
Assessed Value Fiscal Year 2021: \$73,700
Appraised Value July 10, 2020: \$525,000
DND Program: GrassRoots
RFP Issuance Date: August 24, 2020

That, having duly advertised a Request for Proposals to develop said property, Eastie Farm, Inc., a Massachusetts non-profit corporation, with an address of 213 Webster Street, No. 2, East Boston, MA 02128, be tentatively designated as developer of the vacant land located at 6 Chelsea Terrace (Ward: 01, Parcel Number: 06284000) in the East Boston District of the City of Boston containing approximately 4,453 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 property; 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 property to Eastie Farm, Inc.;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property 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: Shani Fletcher addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by Commissioners Mammoli or Irish.

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

Exhibits: November 2, 2020, project background memorandum and PowerPoint presentation.

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

Tentative Developer Designation and Intent to Sell to Boston Food Forest Coalition, Inc.:

Vacant land located at two (2) unnumbered parcels on River Street in Mattapan.

Purchase Price: \$200

Ward: 18

Parcel Numbers: 01202000 and 01203000

Square Feet: 11,816 (total)

Future Use: Garden

Estimated Total Development Cost: \$184,480

Assessed Value Fiscal Year 2021: \$225,300 (total)

Appraised Value July 15, 2020: \$118,000 (total)

DND Program: GrassRoots

RFP Issuance Date: August 31, 2020

That, having duly advertised a Request for Proposals to develop said properties, Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of 23 Egleston Street, Jamaica Plain, MA 02130, be tentatively designated as developer of the vacant land located at:

Unnumbered parcel on River Street, Ward: 18, Parcel: 01202000, Square Feet: 1,072

Unnumbered parcel on River Street, Ward: 18, Parcel: 01203000, Square Feet: 10,744

in the Mattapan District of the City of Boston containing approximately 11,816 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 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 Boston Food Forest Coalition, Inc.;

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

NOTE: No questions were raised by Commissioners Mammoli or Irish.

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 by Commissioners Mammoli and Irish.

Exhibits: December 7, 2020, project background memorandum and PowerPoint presentation.

VOTE 3: Anne Conway, Housing Development Officer, Neighborhood Housing Development Division

Amendment to the vote of December 12, 2018 to extend the Tentative Designation and Intent to Sell period from 24 to 36 months to a nominee comprised of principals of Caribbean Integration Community Development Inc. and Planning Office for Urban Affairs, Inc.: Vacant located at 150 River Street, Mattapan.

Time Extension

- 1) TD – 12/12/18 through 12/12/20 = 24 months
- 2) TD extension for an additional twelve (12) months 12/12/20 through 12/12/21 = 36 months
TD total time is 36 months

Ward: 18
Parcel Number: 00041000
Square Feet: 42,120
Future Use: New Construction - Housing
Estimated Total Development Cost: \$10,173,729
Assessed Value Fiscal Year 2021: \$612,400
Appraised Value November 26, 2018: \$337,000
DND Program: Neighborhood Housing
RFP Issuance Date: February 26, 2018

That the vote of this Commission at its meeting of December 12, 2018, regarding the tentative designation and intent to sell the vacant land located at 150 River Street, (Ward: 18, Parcel Number: 00041000) in the Mattapan District of the City of Boston containing approximately 42,120 square feet of land, to a nominee comprised of principals¹ of Caribbean Integration Community Development Inc., a Massachusetts non-profit corporation, with a former address of 1601 Blue Hill Avenue, Mattapan, MA 02126, and Planning Office for Urban Affairs, Inc., a Massachusetts non-profit corporation, with an address of 84 State Street, Suite 600, Boston, MA 02109;

be, and hereby is amended as follows:

¹ The nominee is to be a newly formed Massachusetts entity. DND shall not bring a future vote for conveyance of the property before the PFC without evidence of the nominee being registered and in good standing with the Massachusetts Secretary of State and, also, providing a complete and current property affidavit (i.e. LOOPS form) for the nominee.

By deleting the figure and word: “24 months” and substituting in place thereof the following figure and word: “36 months” wherever such may appear; and

Also, by deleting the figures and words: “1601 Blue Hill Avenue, Mattapan, MA 02126” and substituting in place thereof the following figures and words: “19 Tesla Street, Boston, MA 02126” wherever such may appear.

NOTE: Anne Conway addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by Commissioners Mammoli or Irish.

NOTE: Commissioner Mammoli stated, “I have no questions. Again, good project assuming we’re just waiting for the state round of funding.”

NOTE: Commissioner Irish stated, “I’m glad to see this is still moving forward.”

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

Exhibits: November 3, 2020, project background memorandum with enclosure and PowerPoint presentation.

VOTE 4: James Smith, Senior Environmental Compliance Manager, Real Estate Management & Sales Division

Transfer of the care, custody, management and control from the Department of Neighborhood Development (DND) to the Boston Public School Department (BPS): Vacant land located at 11 Cookson Terrace, Mattapan.

Property Transfer

Ward: 18

Parcel Number: 00516000

Square Feet: 6,526

Assessed Value Fiscal Year 2021: \$124,200

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), the vacant land located at 11 Cookson Terrace (Ward: 18; Parcel Number: 00516000) in the Mattapan District of the City of Boston containing approximately 6,526 square feet of land, 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 Public School Department.

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

NOTE: No questions were raised by Commissioners Mammoli or Irish.

NOTE: Commissioner Irish expressed his understanding of the rationale for the request and thanked James for his presentation.

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

Exhibits: November 6, 2020, project background memorandum with enclosures and PowerPoint presentation.

VOTE 5: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division

Tentative Developer Designation and Intent to Sell to Pedro Miguel Ribeiro Goncalves

Morais: Vacant land located at 6 Lawson Place, East Boston.

Purchase Price: \$23,000

Ward: 01

Parcel Number: 00114000

Square Feet: 1,120

Future Use: Side Yard

Assessed Value Fiscal Year 2021: \$25,300

Appraised Value July 10, 2020: \$11,000

DND Program: REMS – Land disposition

RFP Issuance Date: September 21, 2020

That, having duly advertised a Request for Proposals to develop said property, Pedro Miguel Ribeiro Goncalves Morais, an individual, with an address of 456 Saratoga Street, Apt. 1, East Boston, MA 02128, be tentatively designated as developer of the vacant land located at 6 Lawson Place (Ward: 01, Parcel Number: 00114000) in the East Boston District of the City of Boston containing approximately 1,120 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 property; 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 property to Pedro Miguel Ribeiro Goncalves Morais;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property 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: Neriliz Llenas addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by Commissioners Mammoli or Irish.

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

Exhibits: December 28, 2020, project background memorandum and PowerPoint presentation.

VOTE 6: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division

Tentative Developer Designation and Intent to Sell to Alex Kosmadakis: Land with building thereon located at 431 Belgrade Avenue, West Roxbury.

Purchase Price: \$10,595

Ward: 20
Parcel Number: 01613000
Square Feet: 1,042
Future Use: Commercial
Assessed Value Fiscal Year 2021: \$44,700
Appraised Value June 30, 2020: \$8,000
DND Program: REMS – Land Disposition
RFP Issuance Date: September 21, 2020

That, having duly advertised a Request for Proposals to develop said property, Alex Kosmadakis, an individual, with an address of 6 Mattakesett Circle, Sharon, MA 02067, be tentatively designated as developer of the land with building thereon located at 431 Belgrade Avenue (Ward: 20, Parcel Number: 01613000) in the West Roxbury District of the City of Boston containing approximately 1,042 square feet, 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 property; 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 property to Alex Kosmadakis;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property 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: Neriliz Llenas addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by Commissioners Mammoli or Irish.

NOTE: Commissioner Irish thanked Neriliz for her presentation.

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

Exhibits: December 28, 2020, project background memorandum and PowerPoint presentation.

VOTE 7: Christopher Rooney, Housing Development Officer, Neighborhood Housing Development Division

Amendment to the vote of January 16, 2019 to extend the Tentative Designation and Intent to Sell period from 24 to 48 months to a nominee comprised of principals of Codman Square Neighborhood Development Corporation and TLee Development, LLC: Land with building thereon located at 270 Talbot Avenue and an unnumbered parcel on Spencer Street, Dorchester.

Time Extension

- 1) TD – 1/16/19 through 1/16/21 = 24 months
- 2) TD extension for an additional twenty-four (24) months 1/16/21 through 1/16/23 = 48 months
TD total time is 48 months

Ward: 17
Parcel Numbers: 00593000 and 00592000
Square Feet: 24,683 (total)
Future Use: New Construction - Housing
Estimated Total Development Cost: \$13,088,070
Assessed Value Fiscal Year 2021: \$526,900 (total)
Appraised Value January 15, 2018: \$900,000 (total)
DND Program: REMS – Building Sales
RFP Issuance Date: January 29, 2018

That the vote of this Commission at its meeting of January 16, 2019, regarding the tentative designation and intent to sell the land with building thereon located at:

270 Talbot Avenue, Ward: 17, Parcel: 00593000, Square Feet: 15,753

Unnumbered parcel on Spencer Street, Ward: 17, Parcel: 00592000, Square Feet: 8,930

in the Dorchester District of the City of Boston containing approximately 24,683 total square feet, to a nominee comprised of principals² of Codman Square Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 587 Washington Street,

² The nominee is to be a newly formed Massachusetts entity. DND shall not bring a future vote for conveyance of the property before the PFC without evidence of the nominee being registered and in good standing with the Massachusetts Secretary of State and, also, providing a complete and current property affidavit (i.e. LOOPS form) for the nominee.

Dorchester, MA 02124, and TLee Development, LLC, a Massachusetts limited liability company, with an address of 1452 Dorchester Avenue 4th Floor, Dorchester, MA 02122;

be, and hereby is amended as follows:

By deleting the figure and word: “24 months” and substituting in place thereof the following figure and word: “48 months” wherever such may appear.

NOTE: The January 13, 2021 Department of Neighborhood Development agenda, concerning vote seven, was publicly posted with a formatting error in the numbered list, denoting items 3) and 4) for the TD total time. Accordingly, the meeting minutes acknowledge the scrivener’s error and such is corrected for the record.

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

NOTE: Commissioner Mammoli stated, “Sounds like a great project, to get an underutilized site up and running.”

NOTE: Commissioner Irish stated, “It’s definitely a great project and I’m glad it’s still moving along.”

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

Exhibits: December 14, 2020, project background memorandum with enclosure and PowerPoint presentation.

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

NOTE: A recording of this January 13, 2021 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=35692.

A True Record.

The meeting commenced at 10:44 a.m. and adjourned at 11:07 a.m.



Colleen Daley, PFC Secretary