

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

July 14, 2021

ATTENDING:

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
ThyThy Le, Legal Advisor PFC/PFD, Law Department (Not Present)
Colleen M. Daley, PFC Secretary, Law Department
Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department (Not Present)
Shamus J. Hyland, Assistant Corporation Counsel PFD, Law Department
Henry C. Luthin, Corporation Counsel, Law Department (Not Present)
Katherine Jones, Assistant Corporation Counsel, Law Department
Julian Burlando, Intern, 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)
Maureen Flynn, Deputy Director, Boston Home Center Division, DND
Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, DND
Karen Rebaza, Assistant Director, Boston Home Center Division, DND
Kelly Shay, Senior Development Officer, Neighborhood Housing Development Division, DND
Joseph Backer, 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 meetings of June 25, 2021, for the Public Facilities Department and the Department of Neighborhood Development, were presented to and approved by Chair Craven and Commissioner Mammoli.

NOTE: Shamus Hyland noted for the record, the meeting is being recorded and broadcast live. He 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.

VOTE 1: Karen Rebaza, Assistant Director, Boston Home Center Division

To Accept and Expend a Grant from the Commonwealth of Massachusetts: To implement foreclosure prevention counseling services.

Grant Amount: \$225,625

WHEREAS, the Commonwealth of Massachusetts Division of Banks has awarded a grant to the City of Boston's Department of Neighborhood Development, acting by and through the Public Facilities Commission, in an amount not to exceed Two Hundred Twenty-Five Thousand Six Hundred Twenty-Five Dollars (\$225,625) to implement foreclosure prevention counseling services; and

WHEREAS, the duration of services will be through December 31, 2021; and

WHEREAS, the Public Facilities Commission, by virtue of the authority contained in Section (3)(f)(i) of Chapter 642 of the Acts of 1966 has the power and authority to accept grants, gifts and other aid from the Federal Government or any agency thereof, the Commonwealth or any agency or authority thereof, or any charitable foundation, private corporation or individual, and to expend the same without appropriation; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(ii) of Chapter 642 of the Acts of 1966 has the authority to delegate any of its powers or functions to any other department or officer of the City of Boston and such officer or department is authorized and directed to accept such delegation and exercise the power and perform the function so delegated; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts and instruments necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

NOW, THEREFORE, BE IT VOTED: That the Director of the Department of Neighborhood Development be, and hereby is, authorized to accept the above referenced grant and expend such funds, without further appropriation for the aforementioned purposes.

NOTE: The July 14, 2021 Department of Neighborhood Development Agenda, concerning vote one, was publicly posted with a scrivener's error stating the duration of the services would be through December 31, 2020, rather than December 31, 2021. Accordingly, the meeting minutes acknowledge the scrivener's error and such is corrected for the record. The backup documentation, vote certificate and meeting minutes reflect the correct information as presented at the public meeting.

NOTE: Karen Rebaza addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Karen for her presentation. She then asked if there were any questions from Commissioner Mammoli. No questions were raised.

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

Exhibits: June 18, 2021, project background memorandum with enclosures.

VOTE 2: Kelly Shay, Senior Development Officer, Neighborhood Housing Development Division

Conveyance to Morton Station Owner LLC: Vacant land located at 872 Morton Street and an unnumbered parcel on Hopkins Street, Mattapan.

Purchase Price: \$200

Ward: 17
Parcel Numbers: 02190000 and 02184000
Square Feet: 34,103 (total)
Future Uses: New Construction – Housing and Public Park
Estimated Total Development Cost: \$19,721,451
Assessed Value Fiscal Year 2021: \$576,400 (total)
Appraised Value March 13, 2016: \$500,000 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: July 5, 2016

That, having duly advertised its intent to sell to a to a nominee comprised of principals of Caribbean Integration Community Development Inc., a Massachusetts non-profit corporation, with an address of 19 Tesla Street, 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, vacant land located at:

872 Morton Street, Ward: 17, Parcel: 02190000, Square Feet: 16,238

Unnumbered parcel on Hopkins Street, Ward: 17, Parcel: 02184000, Square Feet: 17,865

in the Mattapan District of the City of Boston containing approximately 34,103 total square feet of land, for two consecutive weeks (March 13, 2017 and March 20, 2017) 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 votes of February 17, 2017 and, thereafter, as amended on March 14, 2018 and March 11, 2020, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Morton Station Owner LLC¹; a Massachusetts limited liability company with an address of 84 State Street, Suite 600, Boston, MA 02109; and

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

¹ Morton Station Owner LLC is a Massachusetts limited liability company formed on June 16, 2021, pursuant to G.L. Chapter 156C Section 12, to manage affordable housing projects and engage in lawful business. Morton Station Owner LLC provided a current certificate of good standing from the Massachusetts Secretary of State to DND. Additionally, Morton Station Owner LLC completed a property affidavit (i.e. LOOPS form) and provided such to DND.

NOTE: Kelly Shay addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Kelly for her presentation. She then asked if there were any questions from Commissioner Mammoli. No questions were raised.

NOTE: Commissioner Mammoli stated, “Sounds like a great project!”

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

Exhibits: June 9, 2021, project background memorandum with enclosures and PowerPoint presentation.

VOTE 3: Joseph Backer, Development Officer, Neighborhood Housing Development Division

Conveyance to 2147 LIHTC Owner LLC: Vacant land located at discontinued unnumbered Ballinger Place (former private way), 2147-2149 Washington Street and 2159-2163 Washington Street, Roxbury.

Purchase Price: \$300

Ward: 09

Parcel Numbers: 02431000 and 0243200002432000

Square Feet: 19,884 (total)

Future Use: Mixed-use

Estimated Total Development Cost: \$32,865,069

Assessed Value Fiscal Year 2021: \$325,900 (total)

Appraised Value June 10, 2019: \$1,552,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: July 16, 2018

That, having duly advertised its intent to sell to a nominee comprised of principal of New Atlantic Development LLC, a Massachusetts limited liability company, with an address of 236 Huntington Avenue, Suite 314, Boston, MA 02115, and DREAM Development LLC, a Massachusetts limited liability company, with an address of 236 Huntington Avenue, Suite 303, Boston, MA 02115, the vacant land located at:

Discontinued Unnumbered Ballinger Place (former private way)², Ward: 09, Parcel: n/a, Square Feet: 489

2147-2149 Washington Street, Ward: 09, Parcel: 02431000, Square Feet: 8,0672³

2159-2163 Washington Street, Ward: 09, Parcel: 02432000, Square Feet: 11,328

² February 20, 2014 the City of Boston Public Improvements Commission passed an Order discontinuing a former private way located at an unnumbered Ballinger Place.

³ The City of Boston Assessing department includes the square footage of both unnumbered Ballinger Place and 2147-2149 Washington Street, a total of 8,556 square feet, because unnumbered Ballinger Place does not have an assigned Parcel Number.

in the Roxbury District of the City of Boston containing approximately 50,417 total square feet of land, for two consecutive weeks (August 12, 2019 and August 19, 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 December 18, 2019 and, thereafter, as amended July 17, 2019, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to 2147 LIHTC Owner LLC, a limited liability company with an address of c/o New Atlantic Development LLC, 236 Huntington Avenue, Suite 314, Boston 02115; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to 2147 LIHTC Owner LLC, in consideration of Three Hundred Dollars (\$300).

NOTE: Joseph Backer addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Joseph for his presentation. She then asked if there were any questions from Commissioner Mammoli. No questions were raised.

NOTE: Commissioner Mammoli expressed praise for the work undertaken by DND on the project.

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

Exhibits: July 14, 2021, project background memorandum with enclosure and PowerPoint presentation.

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

Conveyance to Boston Food Forest Coalition, Inc.: Vacant land located at 632 Morton Street, Mattapan.

Purchase Price: \$100

Ward: 14
Parcel Number: 04566000
Square Feet: 3,794
Future Use: Garden
Estimated Total Development Cost: \$333,316
Assessed Value Fiscal Year 2021: \$29,400
Appraised Value March 28, 2021: \$300,000
DND Program: GrassRoots
RFP Issuance Date: November 23, 2020

That, having duly advertised its intent to sell to Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of 23 Egleston Street, Jamaica Plain, MA 02130, the vacant land located at 632 Morton Street (Ward: 14, Parcel: 04566000) in the

Mattapan District of the City of Boston containing approximately 3,794 square feet of land, for two consecutive weeks (May 17, 2021 and May 24, 2021) 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 April 14, 2021, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Boston Food Forest Coalition, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Boston Food Forest Coalition, 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 if there were any questions from Commissioner Mammoli. No questions were raised.

NOTE: Commissioner Mammoli stated, “Another great project!”

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

Exhibits: June 16, 2021, project background memorandum with enclosure and PowerPoint presentation.

VOTE 5: Shani Fletcher, Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to The Trustees of Reservations: Vacant land located at 21 Winthrop Street and 23 Winthrop Street, Roxbury.

Purchase Price: \$200

Ward: 12
Parcel Numbers: 00088000 and 00089000
Square Feet: 6,000 (total)
Future Use: Garden
Estimated Total Development Cost: \$312,650
Assessed Value Fiscal Year 2021: \$70,800
Appraised Value November 21, 2020: \$380,000
DND Program: GrassRoots
RFP Issuance Date: May 3, 2021

That, having duly advertised a Request for Proposals to develop said properties, The trustees of Reservations, a Massachusetts non-profit corporation, with an address of 200 High Street, 4th Floor, Boston, MA 02110, be tentatively designated as developer of the vacant land located at:

21 Winthrop Street, Ward: 12, Parcel: 00088000, Square Feet: 3,000

23 Winthrop Street, Ward: 12, Parcel: 00089000, Square Feet: 3,000

in the Roxbury District of the City of Boston containing approximately 6,000 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 parcel; 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 The trustees of Reservations;

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: Chair Craven thanked Shani for her presentation. She then asked if there were any questions from Commissioner Mammoli.

NOTE: Commissioner Mammoli asked, “Could you just clarify a bit more about what was the issue that cropped up about funding for the site, or non-approval of funding?”

NOTE: Shani Fletcher replied, “There was an issue regarding some neighbors were concerned about access to the existing garden and therefore the funding of the expansion of that garden with the same owner being a concern because of those issues that we thought had been resolved, but were primarily about access and there’s also interest in local ownership. Those are the main issues that I’m aware of.”

NOTE: Commissioner Mammoli stated, “But the community has been involved since day 1 in this process.”

NOTE: Shani Fletcher replied, “Yes. We’ve been in communication with them for the last year and a half and had thought that the issues were resolved as of several months ago and were just informed this morning that they’re still of concern.”

NOTE: Commissioner Mammoli stated, “Okay.”

NOTE: Sheila Dillon stated, “Commissioner, if I could add, this is a tentative designation so we had a quick conversion, we only received that email at around 9:30 this morning. We are very committed to going back out to the community and resolving all issues before we come back to you for any kind of conveyance vote. We’ll do a full reporting when we come back.”

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

Exhibits: June 17, 2021, project background memorandum and PowerPoint presentation.

NOTE: Shamus Hyland noted for the record draft meeting minutes for the Public Facilities Department and the Department of Neighborhood Development from the prior meetings which took place on June 25, 2021. He then asked for a motion to approve.


NOTE: On a motion duly made and seconded, the June 25, 2021 meeting minutes for the Public Facilities Department and the Department of Neighborhood Development were unanimously approved by Chair Craven and Commissioner Mammoli.

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

NOTE: A recording of this July 14, 2021 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=35826.

A True Record.

The meeting commenced at 10:04 a.m. and adjourned at 10:35 a.m.



Colleen Daley, PFC Secretary