

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

December 15, 2021

ATTENDING:

Katherine P. Craven, Chair
Lawrence D. Mammoli, 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
Katherine Jones, Assistant Corporation Counsel, Law Department (Not Present)
Sheila A. Dillon, Chief and Director, DND (Not Present)
James McDonough, Senior Staff Attorney, DND
Rick Wilson, Deputy Director for Administration and Finance, DND
Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, DND
John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division, DND
Neriliz Llenas, Project Manager, Real Estate Management & Sales Division, DND
Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division, DND

Chair Craven called the meeting to order.

The minutes from the meetings of October 20, 2021, for the Public Facilities Department and Department of Neighborhood Development, were presented to and approved by the Commission.

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 meetings of October 20, 2021, for the Public Facilities Department and the Department of Neighborhood Development. She then asked for a motion to approve.

NOTE: On a motion duly made and seconded, the October 20, 2021 meeting minutes for the Public Facilities Department and the Department of Neighborhood Development were unanimously approved.

VOTE 1: John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division

Amendment to the vote of January 13, 2021 to extend the Tentative Designation and Intent to Sell period from 36 to 48 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
 - 3) TD extension for an additional twelve (12) months 12/12/21 through 12/12/22 = 48 months
- TD total time is 48 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: 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 an address of 19 Tesla Street, Boston, 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:

By deleting the figure and word: “36 months” and substituting in place thereof the following figure and word: “48 months” wherever such may appear.

NOTE: John Feuerbach addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked John for his presentation and asked if Commissioner Mammoli had any questions.

¹ The nominee is to be a newly formed 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.

NOTE: Commissioner Mammoli asked, “If they don’t receive the state funding in the next 12 months, do they have an alternative funding plan in place?”

NOTE: John Feuerbach replied, “Commissioner, it is structured as a tax credit project. It’s not unusual for multiple rejections at DHCD.² [DND is] optimistic that this will be looked at favorably given the recent 202³ funding. If for some reason they don’t receive funding they would just have to work with DND to renew our funds and then they would reapply.”

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

Exhibits: October 18, 2021 project background memorandum with enclosures and PowerPoint presentation.

VOTE 2: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division

Conveyance to Joao P. DaSilva.: Vacant land located at Clifton Street, Roxbury.

Purchase Price: \$5,000

Ward: 08

Parcel Number: 00300000

Square Feet: 500

Future Use: Side yard

Assessed Value Fiscal Year 2021: \$4,200

Appraised Value November 21, 2020: \$5,000

DND Program: REMS – Land Disposition

RFP Issuance Date: June 22, 2021

That, having duly advertised its intent to sell to Joao P. DaSilva, an individual, with an address of 12 Mount Cushing Terrace, Dorchester, MA 02125, the vacant land located at an Clifton Street (Ward: 08, Parcel: 00300000) in the Roxbury District of the City of Boston containing approximately 500 square feet of land, for two consecutive weeks (October 18, 2021 and October 25, 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 June 25, 2021 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Joao P. DaSilva; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Joao P. DaSilva in consideration of Five Thousand Dollars (\$5,000).

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

² Massachusetts Department of Housing and Community Development.

³ Housing and Urban Development (HUD) Section 202 Supportive Housing for the Elderly Program.

NOTE: Chair Craven thanked Neriliz for her presentation and asked if Commissioner Mammoli had any questions.

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

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

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

VOTE 3: John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to a nominee comprised of principals of TLee Development LLC and Co-Everything, LLC: Vacant land located at an unnumbered parcel on Standish Street, 18-24 Standish Street, and 114-122 Harvard Street, Dorchester.

Purchase Price: \$300

Ward: 14

Parcel Numbers: 02329000, 02325000, and 02330000

Square Feet: 26,589 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$8,780,550

Assessed Value Fiscal Year 2021: \$516,500 (total)

Appraised Value September 19, 2021: \$1,200,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: July 6, 2020

That, having duly advertised a Request for Proposals to develop said properties, a nominee comprised of principals⁴ of TLee Development LLC, a Massachusetts limited liability company, with an address of 1452 Dorchester Avenue, Dorchester, MA 02122, and Co-Everything, LLC, a Massachusetts limited liability company, with an address of 6 Liberty Square PMB #280, Boston, MA 02109, be tentatively designated as developer of the vacant land located at:

Unnumbered parcel on Standish Street, Ward: 14, Parcel: 02329000, Square Feet: 5,527

18-24 Standish Street, Ward: 14, Parcel: 02325000, Square Feet: 8,810

114-122 Harvard Street, Ward: 14, Parcel: 02330000, Square Feet: 12,252

⁴ The nominee is to be a newly formed entity. DND shall not bring a future vote for conveyance of the properties 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.

in the Dorchester District of the City of Boston containing approximately 26,589 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 a nominee comprised of principals of TLee Development LLC and Co-Everything, 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: John Feuerbach addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked John for his presentation and asked if Commissioner Mammoli had any questions. No questions were raised.

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

Exhibits: November 29, 2021 project background memorandum and PowerPoint presentation.

VOTE 4: Julio Pilier, Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to DVM Consulting, LLC: Vacant land located at 1028-1044 Blue Hill Avenue, 1015 Blue Hill Avenue, 1019 Blue Hill Avenue, 1039 Blue Hill Avenue, and 6 Fabyan Street, Mattapan.

Purchase Price: \$500

Ward: 14

Parcel Numbers: 03200000, 04405000, 04406000, 04432000, and 04458000

Square Feet: 20,867 (total)

Future Use: Mixed Use

Estimated Total Development Cost: \$14,647,353

Assessed Value Fiscal Year 2021: \$177,200 (total)

Appraised Value August 16, 2020: \$1,145,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: May 3, 2021

That, having duly advertised a Request for Proposals to develop said property, DVM Consulting, LLC, a Massachusetts limited liability company, with an address of 228 Almont Street, Mattapan, MA 02126, be tentatively designated as developer of the vacant land located at:

1028-1044 Blue Hill Avenue, Ward: 14, Parcel: 03200000, Square Feet: 6,041

1015 Blue Hill Avenue, Ward: 14, Parcel: 04405000, Square Feet: 3,437

1019 Blue Hill Avenue, Ward: 14, Parcel: 04406000, Square Feet: 3,600

1039 Blue Hill Avenue, Ward: 14, Parcel: 04432000, Square Feet: 4,296

6 Fabyan Street, Ward: 14, Parcel: 04458000, Square Feet: 3,493

in the Mattapan District of the City of Boston containing approximately 20,867 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 DVM Consulting, 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: Julio Pilier addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Julio for his presentation and asked if Commissioner Mammoli had any questions. No questions were raised.

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

Exhibits: November 30, 2021 project background memorandum and PowerPoint presentation.

VOTE 5: Julio Pilier, Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Habitat for Humanity Greater Boston, Inc. Vacant land located at 3 Baird Street, 982-978 Blue Hill Avenue, and 1085 Blue Hill Avenue, Dorchester.

Purchase Price: \$300

Ward: 14

Parcel Numbers: 04580000, 03128000 and 04487000

Square Feet: 13,459 (total)

Future Use: Mixed Use
Estimated Total Development Cost: \$3,263,028
Assessed Value Fiscal Year 2021: \$130,300 (total)
Appraised Value August 16, 2020: \$813,000 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: May 3, 2021

That, having duly advertised a Request for Proposals to develop said property, Habitat for Humanity Greater Boston, Inc., a Massachusetts non-profit corporation, with an address of 2240 Commercial Street, 4th floor, Boston, MA 02109, be tentatively designated as developer of the vacant land located at:

3 Baird Street, Ward: 14, Parcel: 04580000, Square Feet: 2,840

982-978 Blue Hill Avenue, Ward: 14, Parcel: 03128000, Square Feet: 5,619

1085 Blue Hill Avenue, Ward: 14, Parcel: 04487000, Square Feet: 5,000

in the Dorchester District of the City of Boston containing approximately 13,459 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 Habitat for Humanity Greater Boston, 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: Julio Pilier addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Julio for his presentation and asked if Commissioner Mammoli had any questions. No questions were raised.

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

Exhibits: November 30, 2021 project background memorandum and PowerPoint presentation.

VOTE 6: Rick Wilson, Director of Administration and Finance, Department of Neighborhood Development

CERTIFICATE OF AUTHORITY

By this writing, signed by a majority of its members and filed with the Secretary, the City of Boston Public Facilities Commission, upon written recommendation of the Director of the Department of Neighborhood Development, does hereby vote:

VOTED: “Subject to the approval of the Mayor, that in accordance with the provisions of Section 3(ii)(v) of Chapter 642 of the Acts of 1966, the Public Facilities Commission does hereby authorize and direct the following named individuals, in the name and on behalf of the Commission, to execute and deliver such documents, instruments and certificates as may be deemed necessary or appropriate by such named individuals relating to the Public Facilities Commission’s approved acquisition or conveyance of real property or to the discharge, satisfaction, subordination or termination of instruments of record which have been recorded with the Suffolk County Registry of Deeds or filed for registration with the Suffolk Registry District of the Land Court. Deeds or Orders of Taking to be recorded with the Suffolk County Registry of Deeds or to be filed for registration with the Suffolk Registry District of the Land Court shall be accompanied by a separate vote of this Commission specifically authorizing such conveyance or acquisition. Said named individuals are further authorized and directed to execute and deliver Loan Agreements and Grant Agreements involving the City of Boston, Department of Neighborhood Development, in the name and on behalf of the Commission as they may deem necessary or appropriate.”

Sheila A. Dillon, Chief and Director
Department of Neighborhood Development

Daniel Lesser, Director of Operations
Department of Neighborhood Development

Rick M. Wilson, Director of Administration and Finance
Department of Neighborhood Development

Tim H. Davis, Deputy Director
Department of Neighborhood Development

Debra Rufo, Controller
Department of Neighborhood Development

FURTHER VOTED: That this authorization is effective immediately and shall remain in effect until such time as it is expressly rescinded, in whole or in part, by a vote of this Commission.

FURTHER VOTED: The taking of the foregoing vote and the naming of the above individuals, when approved by the Mayor of Boston, shall serve to expressly rescind that certain Certificate

of Authority dated October 30, 2019 recorded on November 6, 2019, with the Suffolk County Registry of Deeds in Book 62027 at Page 216, and filed with the Suffolk Registry District of the Land Court as Document Number 900337.

NOTE: Rick Wilson addressed the Commission in Sheila Dillon's stead and provided an overview of the vote request.

NOTE: No questions were raised by the Commissioners.

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

Exhibits: December 10, 2021 recommendation letter.

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

NOTE: A recording of this December 15, 2021 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=38901.

A True Record.

The meeting commenced at 10:13 a.m. and adjourned at 10:41 a.m.


Colleen Daley, PFC Secretary