

## DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

### Minutes

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

October 26, 2017

#### **ATTENDING:**

Katherine P. Craven, Chair, (Not Present)  
Lawrence D. Mammoli, Commissioner  
Dion S. Irish, Commissioner  
Angela D. Atchue, Senior Legal Officer  
Colleen M. Daley, PFC Secretary  
Henry C. Luthin, First Assistant Corporation Counsel, Law Department, (Not Present)  
David Zuares, Assistant Corporation Counsel, Law Department  
Sheila A. Dillon, Chief and Director  
Devin Quirk, Director of Operations, (Not Present)  
James McDonough, Senior Staff Attorney  
Rick Wilson, Deputy Director of Finance  
Philip Sweeney, Operations Manager, Administration and Finance  
John Feuerbach, Senior Development Officer, Neighborhood Housing Development  
Juan Morales, Project Manager, Real Estate Management and Sales  
James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales  
Donald Wright, Deputy Director, Real Estate and Management Sales  
William Epperson, Senior Project Manager  
Maureen Flynn, Deputy Director, Boston Home Center/Homeowner Services  
Beth Gavin, Special Assistant to the Director, Director's Office Division

Commissioner Mammoli called the meeting to order.

The minutes from the meeting of September 22, 2017 were presented to and approved by the Commissioners.

#### **VOTE 1: John Feuerbach, Senior Development Officer, Neighborhood Housing Development**

**Amendment to the vote of October 5, 2016 to extend the Tentative Designation and Intent to Sell period from 48 to 60 months to Sebastian Mariscal Studio, Inc.:** Vacant land located at 778, 780, 782, 784, 786, 788, 790, 792, 794, 796 Parker Street and 77 Terrace Street, Roxbury, Massachusetts.

#### **Time Extension**

- 1) TD – 11/07/2013 through 11/07/2014 = 12 months
- 2) TD for an additional 12 months 11/07/2014 through 11/07/2015 = 24 months
- 3) TD for an additional 12 months 11/07/2015 through 11/07/2016 = 36 months
- 4) TD for an additional 12 months 11/07/2016 through 11/07/2017 = 48 months
- 5) TD for an additional 12 months 11/07/2017 through 11/07/2018 = 60 months

Ward: 10

Parcel Numbers: 00437000, 00436000, 00435000, 00434000, 00433000, 00432000, 00431000, 00430000, 00429000, 00428000, and 00396000

Square Feet: 57,757 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$20,562,000

Assessed Value Fiscal Year 2017: \$1,713,300 (total)

Appraised Value October 10, 2012: \$990,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: March 13, 2013

That the vote of this Commission at its meeting on November 7, 2013 and, thereafter, amended on November 5, 2014, November 19, 2015 and October 5, 2016 regarding the tentative designation and intent to sell the vacant land located at:

Address: 778 Parker Street, Ward: Parker Street, Parcel: 00437000, Square Feet: 2,174

Address: 780 Parker Street, Ward: 10, Parcel: 00436000, Square Feet: 2,200

Address: 782 Parker Street, Ward: 10, Parcel: 00435000, Square Feet: 2,204

Address: 784 Parker Street, Ward: 10, Parcel: 00434000, Square Feet: 2,394

Address: 786 Parker Street, Ward: 10, Parcel: 00433000, Square Feet: 2,577

Address: 788 Parker Street, Ward: 10, Parcel: 00432000, Square Feet: 2,901

Address: 790 Parker Street, Ward: 10, Parcel: 00431000, Square Feet: 2,926

Address: 792 Parker Street, Ward: 10, Parcel: 00430000, Square Feet: 3,817

Address: 794 Parker Street, Ward: 10, Parcel: 00429000, Square Feet: 5,526

Address: 796 Parker Street, Ward: 10, Parcel: 00428000, Square Feet: 2,738

Address: 77 Terrace Street, Ward: 10, Parcel: 00396000, Square Feet: 28,300

in the Roxbury District of the City of Boston containing approximately 57,757 total square feet of land, to Sebastian Mariscal Studio, Inc., a Massachusetts corporation, with an address of 35 Medford Street, Suite 211, Somerville, MA 02143;

be, and hereby is amended as follows:

By deleting the figure and word: “48 months” and substituting in place thereof the following figure and word: “60 months” wherever such may appear.

**NOTE:** John Feuerbach addressed the Commission and answered their questions.

**NOTE:** Commissioner Mammoli asked, “Are all of the legal challenges complete, so the two (2) abutters do not have any additional avenues.”

**NOTE:** John Feuerbach replied, “Yes.”

**NOTE:** Commissioner Mammoli stated, “Good project and I hope you can finally get it going.”

**NOTE:** Commissioner Irish stated, “Very interesting project. I move to extend the time extension.”

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

**Exhibits:** Project background memorandum for amendment three (October 26, 2017), Project background memorandum for amendment two (October 5, 2016), Project background memorandum for amendment one (November 19, 2015), Project background memorandum for tentative developer designation (November 5, 2014) and copy of PowerPoint presentation.

## **VOTE 2: Juan Morales, Project Manager, Real Estate Management and Sales**

**Conveyance to Carlos Castillo:** Land with building located at 29-31 Mt. Everett Street, Dorchester, Massachusetts.

**Purchase Price: \$45,000**

Ward: 15

Parcel Number: 01974000

Square Feet: 6,618

Future Use: Rehabilitation - Housing

Estimated Total Development Cost: \$310,500

Assessed Value Fiscal Year 2017: \$182,300

Appraised Value December 21, 2015: \$255,000

DND Program: REMS Land Disposition

RFP Issuance Date: March 28, 2016

That having duly advertised its intent to sell to Carlos Castillo, an individual with an address of 197 Hamilton Street, Dorchester, MA 02125, the land with building located at 29-31 Mt. Everett

Street (Ward 15, Parcel Number 01974000) in the Dorchester District of the City of Boston containing approximately 6,618 square feet of land, for two consecutive weeks (September 26, 2016 and October 3, 2016) 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 August 18, 2016 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Carlos Castillo; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Carlos Castillo in consideration of Forty Five Thousand Dollars (\$45,000).

**NOTE:** Juan Morales addressed the Commission.

**NOTE:** Commissioner Irish stated, "Great project."

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

**Exhibits:** Project background memorandum for conveyance (October 26, 2017), Project background memorandum for tentative developer designation (August 18, 2016) and copy of PowerPoint presentation.

**VOTE 3: James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales**

**Conveyance to Dudley Economic Empowerment Partners, Inc.:** Vacant land located at Ruskindale Road, Hyde Park, Massachusetts.

**Purchase Price: \$200**

Ward: 18  
Parcel Numbers: 03998000 and 03999000  
Square Feet: 7,200 (total)  
Future Use: New Construction - Housing  
Estimated Total Development Cost: \$423,835  
Assessed Value Fiscal Year 2017: \$37,900  
Appraised Value August 2, 2016: \$125,000  
DND Program: REMS Land Disposition  
RFP Issuance Date: August 15, 2016

That having duly advertised its intent to sell to Dudley Economic Empowerment Partners, Inc., a Massachusetts non-profit corporation, with an address of 27 Centre Street, Roxbury, MA 02119, the vacant land located at Ruskindale Road (Ward 18, Parcel Numbers 03998000 and 03999000) in the Hyde Park District of the City of Boston containing approximately 7,200 square feet of land, for two consecutive weeks (June 12, 2017 and June 19, 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 vote of May 17, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Dudley Economic Empowerment Partners,

Inc.; and

**FURTHER VOTED:** the Director be, and hereby is, authorized to deliver an instrument conveying said property to Dudley Economic Empowerment Partners, Inc. in consideration of Two Hundred Dollars (\$200).

**NOTE:** James Smith addressed the Commission.

**NOTE:** Commissioner Mammoli complimented the department. He noted earlier this year, DND tentatively designated the property and now is conveying it. He further praised the department for its efforts in getting the property back to productive use.

**NOTE:** Commissioner Irish stated, "It's great to see all of these homeownership opportunities being created. Keep it coming."

**NOTE:** Sheila Dillon stated, "Our partnership with YouthBuild has been productive and wonderful. This is the fifth or sixth house they've built for DND. They're bringing labor from the neighborhoods and, also, from Madison Park [High School]. The carpenters have been involved as well. It's a great partnership and I want to keep this going."

**NOTE:** Commissioner Irish stated, "It's great all the way around."


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

**Exhibits:** Project background memorandum for conveyance (October 26, 2017), Project background memorandum for tentative developer designation (May 17, 2017) and copy of PowerPoint presentation.

**NOTE:** The October 26, 2017 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=24461](https://www.cityofboston.gov/cable/video_library.asp?id=24461).

A True Record.

The meeting commenced at 9:44 a.m. and adjourned at 10:00 a.m.

  
Colleen Daley, PFC Secretary