

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

May 16, 2018

ATTENDING:

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner
Angela D. Atchue, Senior Legal Officer
Colleen M. Daley, PFC Secretary
Catherine Pendleton, Articled Clerk, PFD and PFC
Henry C. Luthin, First Assistant Corporation Counsel, Law Department
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 (Not Present)
Philip Sweeney, Operations Manager, Administration and Finance
Christine O'Keefe, Senior Housing Development Officer, Neighborhood Housing Development
Christine McCrorey, Senior Program Manager, Boston Home Center
Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development
Neriliz Llenas, Project Manager, Real Estate Management and Sales
Christopher Rooney, Development Officer, Real Estate Management and Sales
Donald Wright, Deputy Director, Real Estate and Management Sales
William Epperson, Assistant Director, Real Estate Management and Sales
Dan Gallagher, Computer Specialist, Director's Office and Policy Development and Research

Chair Craven called the meeting to order.

The minutes from the meeting of April 11, 2018 were presented to and approved by the Commissioners.

VOTE 1: Christine McCrorey, Senior Program Manager, Boston Home Center Division

To Accept and Expend a Grant from the Commonwealth of Massachusetts: to Implement Foreclosure Prevention Counseling Services.

Grant Amount: \$189,573.55

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 One Hundred and Eighty-Nine Thousand Five Hundred and Seventy-Three Dollars and Fifty-Five Cents (\$189,573.55) to implement foreclosure prevention counseling services; and

WHEREAS, the duration of services will be through December 31, 2018; 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: Christine McCrorey addressed the Commission and provided an overview of the program.

NOTE: Chair Craven stated, "Thank you, Christine." She then asked if there were any questions from the Commissioners.

NOTE: Commissioner Mammoli expressed praise for DND receiving the grant for the eleventh year.

NOTE: Commissioner Irish stated, "Thank you, I commend you on the work you are doing and make a motion that we approve this accept and expend vote."

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

Exhibits: Project background memorandum, dated May 15, 2018, with enclosures, for accept and expend vote request.

VOTE 2: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development Division

Conveyance to Oxbow Urban LLC: Vacant land located at 17 and 19 Helen Street, 115 Wheatland Avenue, 242-244 Norwell Street, Unnumbered Norwell Street and 78 Spencer Street, Dorchester, Massachusetts.

Purchase Price: \$600

Wards: 14 and 17

Parcel Numbers: 02219000, 02220000, 00330000, 00345000, 00347000, and 00418000

Square Feet: 22, 046 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$2,348,265

Assessed Value Fiscal Year 2018: \$2,406,300 (total)

Appraised Value April 15, 2017: \$566,000 (total)

DND Program: Middle Income Housing Initiative

RFP Issuance Date: April 18, 2017

That having duly advertised its intent to sell to Oxbow Urban LLC, a Massachusetts limited liability company, with an address of 75 Arlington Street, Suite 500, Boston, MA 02116, the vacant land located at:

17 Helen Street, Ward: 14, Parcel: 02219000, Square Feet: 3,770

19 Helen Street, Ward: 14, Parcel: 02220000, Square Feet: 3,765

115 Wheatland Avenue, Ward: 17, Parcel: 00330000, Square Feet: 5,500

242-244 Norwell Street, Ward: 17, Parcel: 00345000, Square Feet: 2,211

Unnumbered Norwell Street, Ward: 17, Parcel: 00347000, Square Feet: 2,188

78 Spencer Street, Ward: 17, Parcel: 00418000, Square Feet: 4,612

in the Dorchester District of the City of Boston containing approximately 22,046 total square feet of land, for two consecutive weeks (March 5, 2018 and March 12, 2018) 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 November 15, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Oxbow Urban LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Oxbow Urban LLC, in consideration of Six Hundred Dollars (\$600).

NOTE: Ryan Lundergan addressed the Commission and provided an overview of the project.

NOTE: Chair Craven stated, “Congratulations. This is a great project.” She further noted appreciation for moving the property onto the City’s tax roll.

NOTE: Commissioner Mammoli acknowledged the efficient use of time, as the property was moved in six months, as opposed to 12 months from a tentative designation vote request to a conveyance vote request. He further stated “That’s a great job!” Moreover, he noted DND is setting a great record for getting properties out of the City’s inventory and into productive uses.

NOTE: Commissioner Irish stated, “Great work. I make a motion that we approve vote number two.”

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

Exhibits: May 7, 2018 project background memorandum for conveyance with enclosures and PowerPoint presentation.

VOTE 3: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development Division

Conveyance to Oxbow Urban LLC: Vacant land located at 21, 22, 28, 37 Angell Street and 12 and 14 Lorne Street, Dorchester, Massachusetts.

Purchase Price: \$600

Ward: 14

Parcel Numbers: 04224000, 04259000, 04256000, 04229000, 04296000, and 04295000

Square Feet: 33,871 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$3,194,648

Assessed Value Fiscal Year 2017: \$679,500 (total)

Appraised Value February 17, 2017: \$718,000 (total)

DND Program: Middle Income Housing Initiative

RFP Issuance Date: June 26, 2017

That having duly advertised its intent to sell to Oxbow Urban LLC, a Massachusetts limited liability company, with an address of 75 Arlington Street, Suite 500, Boston, MA 02116, the vacant land located at:

21 Angell Street, Ward: 14, Parcel: 04224000, Square Feet: 10,000

22 Angell Street, Ward: 14, Parcel: 04259000, Square Feet: 5,398

28 Angell Street, Ward: 14, Parcel: 04256000, Square Feet: 5,420

37 Angell Street, Ward: 14, Parcel: 04229000, Square Feet: 6,625

12 Lorne Street, Ward: 14, Parcel: 04296000, Square Feet: 3,214

14 Lorne Street, Ward: 14, Parcel: 04295000, Square Feet: 3,214

in the Dorchester District of the City of Boston containing approximately 33,871 total square feet of land, for two consecutive weeks (March 5, 2018 and March 12, 2018) 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 13, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Oxbow Urban LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Oxbow Urban LLC, in consideration of Six Hundred Dollars (\$600).

NOTE: Angela Atchue noted for the record that Commissioner Irish is recusing himself from discussing and voting on the matter. She relayed Commissioner Irish maintains a residence on Angell Street. Furthermore she stated, although there is no conflict of interest, Commissioner Irish is recusing himself from the discussion and from voting on the matter at hand.

NOTE: Ryan Lundergan addressed the Commission and provided an overview of the project.

NOTE: Chair Craven stated, "Thank you, Ryan." She asked if there were any questions. And, none were expressed. Accordingly, Chair Craven stated, "I would move that we vote in favor."

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

NOTE: Angela Atchue noted a clarification and correction for the record as all properties noted in the vote request are located in Dorchester, and none are located in Mattapan. This follows with the supporting documents publicly presented to the Commissioners. The scrivener's error in the agenda is corrected for the record.

Exhibits: May 7, 2018 project background memorandum for conveyance with enclosures and PowerPoint presentation.

VOTE 4: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development Division

Amendment to the Vote of May 17, 2017 to extend the Tentative Designation and Intent to Sell period from 24 to 36 months to Hearth, Inc.: Vacant land located at 16 Ronald Street, Roxbury, Massachusetts.

- 1) TD – 06/15/2016 through 06/15/2017 = 12 months
 - 2) TD extension for an additional 12 months 06/15/2017 through 06/15/2018 = 24 months
 - 3) TD extension for an additional 12 months 06/15/2018 through 06/15/2019 = 36 months
- TD total time is 36 months

Ward: 14

Parcel Number: 01103000

Square Feet: 34,415

Future Use: New Construction - Housing

Estimated Total Development Cost: \$16,375,792
Assessed Value Fiscal Year 2018: \$662,800
Appraised Value October 2015: \$520,000
DND Program: Neighborhood Housing
RFP Issuance Date: November 23, 2015

That the vote of this Commission at its meeting on June 15, 2016 and, thereafter, amended on May 17, 2017 regarding the tentative designation and intent to sell the vacant land located at 16 Ronald Street, (Ward 14, Parcel Number 01103000) in the Roxbury District of the City of Boston containing approximately 34,415 square feet of land, to Hearth, Inc., a Massachusetts non-profit corporation, with an address of 1640 Washington Street, Boston, MA 02118;

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: “36 months” wherever such may appear.

NOTE: Ryan Lundergan addressed the Commission and provided an overview of the project.

NOTE: Chair Craven stated, “Great! Thank you, Ryan.” She then asked the Commissioners if there were any questions?

NOTE: Commissioner Mammoli stated, “It’s a great project, and I see no issue. Obviously, this project can’t go ahead without the Department of Housing and Community Development (“DHCD”) funding, so a time extension to get the project funded is reasonable.”

NOTE: Sheila Dillon stated, “This project is one of DND’s top priorities.” She expressed confidence in the project receive funding from DHCD this summer.

NOTE: Commissioner Irish stated, “I make a motion that we approve.”

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

Exhibits: May 15, 2018 project background memorandum for time extension tentative developer designation and intent to sell period with enclosures and PowerPoint presentation.

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

Tentative Developer Designation and Intent to Sell to Khosro Sanicoff: Vacant land located at Sidlaw Road, Brighton, Massachusetts.

Purchase Price: \$87,000

Ward: 21
Parcel Number: 02532000
Square Feet: 4,356
Future Use: Side Yard

Assessed Value Fiscal Year 2018: \$126,300
Appraised Value October 19, 2017: \$87,000
DND Program: REMS – Land Disposition
RFP Issuance Date: February 26, 2018

That, having duly advertised a Request for Proposals to develop said properties Khosro Sanieoff, an individual, with an address of 281 Eliot Street, Brookline, MA 02467 be tentatively designated as developer of the vacant land located at Sidlaw Road, (Ward: 21, Parcel: 02532000) in the Brighton District of the City of Boston containing approximately 4,356 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 redevelopment of these parcels; 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 Khosro Sanieoff;

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 and answered their questions.

NOTE: Chair Craven expressed praised for the project and noted the City is selling the property for its appraised value. She noted appreciation for the green space and the purchaser's willingness to maintain the lot for the same use. She asked how the property came into the City's inventory eighty-two years ago.

NOTE: Neriliz Llenas stated, "Tax foreclosure."

NOTE: Chair Craven asked, "Was there a building in the middle of the property at one time? Because there's no egress, and there is no way to get in or out."

NOTE: Neriliz Llenas stated, "There was never a building on it, as far as I know."

NOTE: Chair Craven stated, "You can't get there from the sidewalk without walking through someone else's private property."

NOTE: Neriliz Llenas stated, "No. This would only benefit the people who abut the property. I was happy to find Mr. Sanieoff to be a willing buyer."

NOTE: Commissioner Mammoli stated, "It sounds like you have the record so far at 82 years."

NOTE: Sheila Dillon stated, "That is the record."

NOTE: Neriliz Llenas stated, "DND has been diligently working on these types of parcels within our inventory so you will be seeing me here a lot more with parcels like this."

NOTE: Chair Craven stated, “Excellent.” She expressed praise for activating and bringing properties back onto the City’s tax rolls.

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

Exhibits: May 7, 2018 project background memorandum for tentative developer designation and PowerPoint presentation.

VOTE 6: Christopher Rooney, Development Officer, Real Estate Management and Sales Division

Tentative Developer Designation and Intent to Sell to Jamaica Plain Neighborhood Development Corporation: Vacant land located at 79 Call Street, Jamaica Plain, Massachusetts.

Purchase Price: \$100

Ward: 11
Parcel Number: 03041000
Square Feet: 1,380
Future Use: New Construction - Housing
Estimated Total Development Cost: \$3,166,188
Assessed Value Fiscal Year 2018: \$25,500
Appraised Value January 19, 2018: \$51,512
DND Program: REMS – Land Disposition
RFP Issuance Date: January 29, 2018

That, having duly advertised a Request for Proposals to develop said property, Jamaica Plain Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 31 Germania Street, Jamaica Plain, MA 02130 be tentatively designated as developer of the vacant land located at 79 Call Street, (Ward: 11, Parcel: 03041000) in the Jamaica Plain District of the City of Boston containing approximately 1,380 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 redevelopment of these parcels; 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 Jamaica Plain Neighborhood Development Corporation;

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: Christopher Rooney addressed the Commission and provided an overview of the project and answered their questions.

NOTE: Commissioner Mammoli stated, “With the tax rolls, I assume the Commonwealth will also be selling their properties.”

NOTE: Christopher Rooney stated, “Yes.”

NOTE: Commissioner Mammoli asked if the total tax increase was included in all three parcels.

NOTE: Christopher Rooney stated, “Yes. It’s based on the project itself. There will be four two-families built. There will be four home ownership units and four rental units.”

NOTE: Chair Craven stated, “That’s great.” She then asked if there were any other questions. No further questions were expressed.

NOTE: Chair Craven stated, “I would recommend that we vote in favor of this matter.”

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

Exhibits: April 24, 2018 project background memorandum for tentative developer designation and PowerPoint presentation.

NOTE: The May 16, 2018 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=26694.

A True Record.

The meeting commenced at 9:51 a.m. and adjourned at 10:16 a.m.


Colleen Daley, PFC Secretary