

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

December 12, 2018

ATTENDING:

Katherine P. Craven, Chair (Not Present)
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner
Angela D. Atchue, Legal Advisor PFC/PFD, Law Department
Colleen M. Daley, PFC Secretary
Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department
Henry C. Luthin, First Assistant Corporation Counsel, Law Department
Thythy Le, Assistant Corporation Counsel, Law Department
Sheila A. Dillon, Chief and Director, DND
James McDonough, Senior Staff Attorney, DND
Rick Wilson, Deputy Director of Finance, DND
Philip Sweeney, Operations Manager, Administration and Finance, DND
Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, DND
Donald Wright, Deputy Director, Real Estate Management and Sales, DND
William Epperson, Assistant Director, Real Estate Management and Sales, DND
Neriliz Llenas, Project Manager, Real Estate Management and Sales, DND
Christopher Rooney, Housing Development Officer, Real Estate Management and Sales, DND
Kelly Shay, Senior Development Officer, Neighborhood Housing Development Division, DND
Winnie Zhang, Project Manager, Real Estate Management and Sales, DND
Monique Gibbs, Development Officer, Neighborhood Housing Development Division, DND

Commissioner Mammoli called the meeting to order.

The minutes from the meeting of November 14, 2018 were presented to and approved by Commissioners Mammoli and Irish.

VOTE 1: Neriliz Llenas, Project Manager, Real Estate Management and Sales Division

Conveyance to We Grow Microgreens, LLC: Vacant land located at seven (7) unnumbered parcels on Manila Avenue, Hyde Park, Massachusetts.

Purchase Price: \$700

Ward: 18

Parcel Numbers: 12628000, 12629000, 12630000, 12631000, 12632000, 12633000, and 12634000

Square Feet: 35,190 (total)

Future Use: Urban Farm

Estimated Total Development Cost: \$583,938

Assessed Value Fiscal Year 2018: \$190,300 (total)

Appraised Value May 20, 2017: \$98,000 (total)

DND Program: REMS – Grass Roots

RFP Issuance Date: September 11, 2017

That having duly advertised its intent to sell to We Grow Microgreens, LLC, a Massachusetts limited liability company, with an address of 10 Weld Street, Roslindale, MA 02131, the vacant land located at:

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12628000, Square Feet: 4,975

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12629000, Square Feet: 4,925

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12630000, Square Feet: 5,500

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12631000, Square Feet: 4,500

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12632000, Square Feet: 4,800

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12633000, Square Feet: 5,740

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12634000, Square Feet: 4,750

in the Hyde Park District of the City of Boston containing approximately 35,190 total square feet of land, for two consecutive weeks (April 2, 2018 and April 9, 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 March 14, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to We Grow Microgreens, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to We Grow Microgreens, LLC, in consideration of Seven Hundred Dollars (\$700).

NOTE: Angela Atchue stated, “Vote number one will not be presented today. The Department of Neighborhood Development has respectfully requested removal of this vote with the ability to provide public notice and presentation at a future date. Thank you.”

VOTE 2: Winnie Zhang, Project Manager, Real Estate Management and Sales Division

Conveyance to Carlos Castillo: Land with building thereon located at 11 Hesston Terrace, Dorchester, Massachusetts.

Purchase Price: \$100,000

Ward: 13

Parcel Number: 01504000

Square Feet: 2,891

Future Use: Rehabilitation - Housing

Estimated Total Development Cost: \$505,650

Assessed Value Fiscal Year 2018: \$632,000

Appraised Value June 15, 2018: \$570,000

DND Program: REMS – Building Sales

RFP Issuance Date: July 23, 2018

That having duly advertised its intent to sell to Carlos Castillo, an individual, with an address of 2371 Washington Street, Roxbury, MA 02119, the land with building thereon located at 11 Hesston Terrace, (Ward: 13, Parcel: 01504000) in the Dorchester District of the City of Boston containing approximately 2,891 square feet of land, for two consecutive weeks (November 12, 2018 and November 19, 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 October 24, 2018 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 One Hundred Thousand Dollars (\$100,000).

NOTE: Winnie Zhang addressed the Commission and provided an overview of the project.

NOTE: Commissioner Irish thanked DND for its presentation of the project.

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

Exhibits: November 1, 2018, project background memorandum with enclosure and PowerPoint presentation.

VOTE 3: Winnie Zhang, Project Manager, Real Estate Management and Sales Division

Transfer of the care, custody, management and control from the Boston Conservation Commission (BCC) to the Department of Neighborhood Development (DND): Vacant land located at an unnumbered parcel on Centre Street, Roxbury, Massachusetts.

Property Transfer

Ward: 09
Parcel Number: 03470000
Square Feet: 6,033
Future Use: Landscaped Space
Assessed Value Fiscal Year 2018: \$171,700
DND Program: GrassRoots

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31A (as appearing in St. 1966, c. 642, § 12), vacant land located at an unnumbered parcel on Centre Street (Ward 09, Parcel Number 03470000) consisting of approximately 6,033 square feet, in the Roxbury District of the City of Boston and, further, be and the same hereby is, transferred from the care, custody, management and control of the Boston Conservation Commission to the care, custody, management and control of the Department of Neighborhood Development.

The aforementioned transfer of land is authorized in the name and on behalf of the Commission, upon receipt of written authority from the Mayor.

NOTE: Winnie Zhang addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli expressed praise for DND's diligence and work toward getting the property into productive uses.

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

Exhibits: November 27, 2018, project background memorandum with enclosures and PowerPoint presentation.

VOTE 4: Christopher Rooney, Development Officer, Real Estate Management and Sales Division

Amendment to the vote of December 13, 2017 to extend the Tentative Designation and Intent to Sell period from 12 to 24 months to a nominee comprised of principals of Castle Rock Properties, Inc.: Vacant land located at two (2) unnumbered parcels on Violet Street, 523 Norfolk Street, 36 Goodale Road, 11 Hosmer Street, Unnumbered parcel on Hosmer Street and 9 Leston Street, Mattapan, Massachusetts.

Time Extension

- 1) TD – 12/13/2017 through 12/13/2018 = 12 months
- 2) TD extension for an additional 12 months 12/13/2018 through 12/13/2019 = 24 months
TD total time is 24 months

Ward: 18

Parcel Numbers: 00567000, 00566000

Ward: 14

Parcel Numbers: 04152000, 04961000, 04131000, 04132000 and 03949000

Square Feet: 34,577 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$3,925,335

Assessed Value Fiscal Year 2018: \$320,500 (total)

Appraised Value June 20, 2016 and February 10, 2017: \$535,000 (total)

DND Program: Neighborhood Homes Initiative

RFP Issuance Date: July 10, 2017

That the vote of this Commission at its meeting on December 13, 2017 regarding the tentative designation and intent to sell the vacant land located at:

Unnumbered parcel on Violet Street, Ward: 18, Parcel: 00567000, Square Feet: 5,175

Unnumbered parcel on Violet Street, Ward: 18, Parcel: 00566000, Square Feet: 5,320

523 Norfolk Street, Ward: 14, Parcel: 04152000, Square Feet: 9,324

36 Goodale Road, Ward: 14, Parcel: 04961000, Square Feet: 4,092

11 Hosmer Street, Ward: 14, Parcel: 04131000, Square Feet: 5,010

Unnumbered parcel on Hosmer Street, Ward: 14, Parcel: 04132000, Square Feet: 620

9 Leston Street, Ward: 14, Parcel: 03949000, Square Feet: 5,036

in the Mattapan District of the City of Boston containing approximately 34,577 total square feet of land, to a nominee comprised of principals¹ of Castle Rock Properties, Inc., a Massachusetts corporation, with an address of 77 Pond Avenue, No. 1508, Brookline, MA 02445;

be, and hereby is amended as follows:

By deleting the figure and word: “12 months” and substituting in place thereof the following figure and word: “24 months” wherever such may appear.

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

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: 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 8, 2018, project background memorandum with enclosures and PowerPoint presentation.

VOTE 5: Kelly Shay, Senior Housing Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to a nominee comprised of principals of Caribbean Integration Community Development, Inc. and Planning Office of Urban Affairs, Inc.: Vacant land located at 150 River Street, Mattapan, Massachusetts.

Purchase Price: \$100

Ward: 18

Parcel Number: 00041000

Square Feet: 42,120

Future Use: New Construction – Housing

Estimated Total Development Cost: \$10,988,646

Assessed Value Fiscal Year 2018: \$591,200

Appraised Value November 26, 2018: \$337,000

DND Program: Neighborhood Housing

RFP Issuance Date: February 26, 2018

That, having duly advertised a Request for Proposals to develop said property, a nominee comprised of principals² of Caribbean Integration Community Development, Inc., Massachusetts non-profit corporation with an address of 1601 Blue Hill Avenue, Mattapan, MA 02126, and Planning Office of Urban Affairs, Inc., a Massachusetts non-profit corporation with addresses of 84 State Street, Suite 600, Boston, MA 02109 be tentatively designated as developers of 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 for the period of 24 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 a nominee comprised of principals of Caribbean Integration Community Development, Inc. and Planning Office of Urban Affairs, Inc.;

² 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.

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

NOTE: Commissioner Mammoli expressed praise for the comprehensive background memoranda provided by both DND and PFD, which allow for the identification of key project elements, transparency in the vote requests, and provide answers to would-be questions prior to the meeting.

NOTE: Commissioner Irish expressed praise for DND's presentation and project.

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

Exhibits: December 10, 2018, project background memorandum and PowerPoint presentation.

NOTE: The December 12, 2018 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=26979.

A True Record.

The meeting commenced at 9:55 a.m. and adjourned at 10:09 a.m.


Colleen Daley, PFC Secretary