

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

December 18, 2019

ATTENDING:

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner (Not Present)
Dion S. Irish, Commissioner
Angela D. Atchue, Legal Advisor PFC/PFD, Law Department
Colleen M. Daley, PFC Secretary, Law Department
Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department
Henry C. Luthin, First Assistant Corporation Counsel, Law Department
Sean Chen, Assistant Corporation Counsel, Law Department
Sheila A. Dillon, Chief and Director, DND
Marcy Ostberg, Director of Operations, DND (Not Present)
James McDonough, Senior Staff Attorney, DND
Rick Wilson, Deputy Director of Finance, DND (Not Present)
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 (Not Present)
William Epperson, Assistant Director, Real Estate Management and Sales, DND (Not Present)
Shani Fletcher, Development Officer, Real Estate Management and Sales, DND
Jonathan Spillane, Housing Development Officer, Neighborhood Housing Development Division, DND
Anne Conway, Housing Development Officer, Neighborhood Housing Development Division, DND
John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division, DND

Chair Craven called the meeting to order.

The draft minutes from the meetings of November 13, 2019, for the Public Facilities Department (PFD) and the Department of Neighborhood Development (DND), were presented to and deemed acceptable by Commissioner Irish. No motion was made to approve the meeting minutes as Commissioner Mammoli was absent. Chair Craven was not in attendance at the November 13, 2019 Public Facilities Commission meetings for PFD and DND.

NOTE: Angela Atchue noted for the record, “There are Public Facilities Commission meeting minutes from our prior meeting, which took place on November 13, 2019, for both the Public Facilities Department and the Department of Neighborhood Development. At that meeting were Commissioners Mammoli and Irish. Seeing that Commissioner Mammoli is not here today, I simply note for the record that what is before you is a current draft of the meeting minutes. As

Commissioner Irish is present today, I ask if you would note for the record if the meeting minutes are acceptable. At our next meeting, when Commissioner Mammoli is here, I will ask the same of him.”

NOTE: Commissioner Irish stated, “Yes, the minutes are acceptable.”

VOTE 1: Shani Fletcher, Development Officer, Real Estate Management & Sales Division

Tentative Developer Designation and Intent to Sell to Barnard Place Park Corporation:

Vacant land located at 603R East Second Street, South Boston, Massachusetts.

Purchase Price: \$100

Ward: 06

Parcel Number: 03337010

Square Feet: 2,042

Future Use: Landscape Space

Estimated Total Development Cost: \$276,376

Assessed Value Fiscal Year 2019: \$180,500

Appraised Value November 15, 2019: \$30,600

DND Program: GrassRoots

RFP Issuance Date: August 26, 2019

That, having duly advertised a Request for Proposals to develop said property, Barnard Place Park Corporation, a Massachusetts non-profit corporation, with an address of 14 Barnard Place, South Boston, MA 02127, be tentatively designated as developer of the vacant land located at 603R East Second Street (Ward: 06, Parcel: 03337010) in the South Boston District of the City of Boston containing approximately 2,042 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 property; 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 Barnard Place Park 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: Shani Fletcher addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Shani for her presentation. She then asked Commissioner Irish if he had any questions. No questions were raised by Commissioner Irish.

NOTE: Chair Craven complimented the work done by DND on the project.

NOTE: Commissioner Irish echoed the sentiments of Chair Craven.

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

Exhibits: November 12, 2019, project background memorandum and PowerPoint presentation.

VOTE 2: Shani Fletcher, Development Officer, Real Estate Management & Sales Division

Tentative Developer Designation and Intent to Sell to DNI 4, Inc.: Vacant land located at 26 and 28 Magnolia Street, 23 and 25 Alexander Street, Roxbury, Massachusetts.

Purchase Price: \$400

Ward: 13

Parcel Numbers: 01051000, 01050000, 01072000, and 01073000

Square Feet: 5,691 (total)

Future Use: Garden

Estimated Total Development Cost: \$320,733

Assessed Value Fiscal Year 2019: \$53,200 (total)

Appraised Value June 23, 2019: \$85,500 (total)

DND Program: GrassRoots

RFP Issuance Date: April 17, 2018

That, having duly advertised a Request for Proposals to develop said properties, DNI 4, Inc., a Massachusetts non-profit corporation, with an address of 504 Dudley Street, Roxbury, MA 02119, be tentatively designated as developer of the vacant land located at:

26 Magnolia Street, Ward: 13, Parcel: 01051000, Square Feet: 1,380

28 Magnolia Street, Ward: 13, Parcel: 01050000, Square Feet: 1,380

23 Alexander Street, Ward: 13, Parcel: 01072000, Square Feet: 1,457

25 Alexander Street, Ward: 13, Parcel: 01073000, Square Feet: 1,474

in the Roxbury District of the City of Boston containing approximately 5,691 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 DNI 4, 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: Shani Fletcher addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Shani for her presentation. She then asked Commissioner Irish if he had any questions. No questions were raised by Commissioner Irish.

NOTE: Commissioner Irish stated, "This is another great project."

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

Exhibits: December 13, 2019, project background memorandum and PowerPoint presentation.

VOTE 3: Jonathan Spillane, Development Officer, Neighborhood Housing & Development Division

Tentative Developer Designation and Intent to Sell to The Boston Partnership for Community Reinvestment, LLC: Vacant land located at 21 Angell Street, 22 Angell Street, 28 Angell Street, 37 Angell Street, 12 Lorne Street, 14 Lorne Street, 17 Helen Street, 19 Helen Street, 242-244 Norwell Street, an unnumbered parcel on Norwell Street, 78 Spencer Street and 115 Wheatland Avenue, Dorchester, Massachusetts.

Purchase Price: \$1,200

Ward: 14

Parcel Numbers: 04224000, 04259000, 04256000, 04229000, 04296000, 04295000, 02219000, and 02220000

Ward: 17

Parcel Numbers: 00345000, 00347000, 00418000, and 00330000

Square Feet: 55,917 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$6,716,849

Assessed Value Fiscal Year 2019: \$952,400 (total)

Appraised Value November 8, 2019 and November 15, 2019: \$2,945,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: July 1, 2019

That, having duly advertised a Request for Proposals to develop said property, The Boston Partnership for Community Reinvestment, LLC, a Massachusetts limited liability company, with an address of 55 Bent Street, Cambridge, MA 02141, be tentatively designated as developer of 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

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

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

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

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

in the Dorchester District of the City of Boston containing approximately 55,917 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 The Boston Partnership for Community Reinvestment, 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: Angela Atchue noted the following disclosure for the record, “The rule of necessity is being applied to vote number three (3). In order for the PFC to have a quorum, there needs to be two Commissioners voting, as required under the PFC Enabling Act, known as Chapter 642 of the Acts of 1966. Commissioner Mammoli is absent today; therefore, Chair Craven and Commissioner Irish are present and seek to vote. Commissioner Irish has disclosed that he maintains a residence at Angell Street in Dorchester. He has had no involvement in the matters noted in the vote request, nor received any requests or communications to vote in a particular fashion regarding vote number three (3). Furthermore, he has not engaged in any discussion or

communication with anyone outside of this PFC meeting with regard to this particular vote request. Finding no conflict of interest, Commissioner Irish may partake in the vote, out of the rule of necessity, and is able to engage in discussion and voting thereon.”

NOTE: See the Disclosure Notice, dated December 18, 2019, from Commissioner Irish attached hereto.

NOTE: Jonathan Spillane addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Jonathan for his presentation. She then asked Commissioner Irish if he had any questions.

NOTE: Commissioner Irish stated, “First, I’d like to say congratulations. This is a great project! I know homeownership is hard, especially affordable homeownership, so kudos to your team.” He then asked, “I know this is the second time around for these particular parcels – could you, for the record, talk about what happened with the first developer?”

NOTE: Jonathan Spillane replied, “There was another [DND] Development Officer in charge of the project at that time. I believe [DND through the PFC] rescinded the designation of that developer in August of this year. It’s my understanding that costs were unable to be contained to a reasonable level for the project and there were some issues with some of the contractors. If need be, I can look into this and try to give you more detail.”

NOTE: Sheila Dillon replied, “I think that’s absolutely right, Jonathan. Oxbow had been designated and the costs just continued to creep, and he wasn’t able to contain them with his development team. After lots of back and forth, working very closely with him – because he’s a very talented developer – DND felt, on behalf of the City, the request for proposals had to be reissued to facilitate more reasonable costs. DND is happy with the responses received and thinks the project can move forward with the same designs as before.”

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

Exhibits: November 19, 2019, project background memorandum and PowerPoint presentation.

VOTE 4: Anne Conway, Housing Development Officer, Neighborhood Housing Development Division

Conveyance to Aileron Homeownership LLC: Vacant land located at three (3) unnumbered parcels on Condor Street, East Boston, Massachusetts.

Purchase Price: \$300

Ward: 01

Parcel Number: 03364000, 03365000, and 03366000

Square Feet: 26,250 (total)
Future Use: New Construction - Housing
Estimated Total Development Cost: \$19,992,918
Assessed Value Fiscal Year 2019: \$586,800 (total)
Appraised Value May 1, 2017: \$720,000 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: May 8, 2017

That having duly advertised its intent to sell to Neighborhood of Affordable Housing, Inc., a Massachusetts non-profit corporation, with an address of 143 Border Street, East Boston, MA 02128, the vacant land located at:

Unnumbered Condor Street, Ward: 01, Parcel: 03364000, Square Feet: 8,750

Unnumbered Condor Street, Ward: 01, Parcel: 03365000, Square Feet: 8,750

Unnumbered Condor Street, Ward: 01, Parcel: 03366000, Square Feet: 8,750

in the East Boston District of the City of Boston containing approximately 26,250 total square feet of land, for two consecutive weeks (April 16, 2018 and April 23, 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 as amended on March 13, 2019 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Aileron Homeownership LLC¹, a Massachusetts limited liability company, with an address of 143 Border Street, East Boston, MA 02128; and

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

NOTE: Anne Conway addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Anne for her presentation. She then asked Commissioner Irish if he had any questions. No questions were raised by Commissioner Irish.

NOTE: Chair Craven asked, “What’s the value of the subsidy by the City? Is it the \$720,000 [appraised value]? If you were to say how much of this project is subsidized by the City, it’s the value of the land, right?”

¹ Aileron Homeownership LLC is a Massachusetts limited liability company formed on August 20, 2019, pursuant to M.G.L. c.156C, section 12, the manager of which is Neighborhood of Affordable Housing, Inc. The resident agent for Aileron Homeownership LLC is Philip Giffie. Also, Mr. Giffie is the director for Neighborhood of Affordable Housing, Inc. Of importance, Neighborhood of Affordable Housing, Inc. formed Aileron Homeownership LLC for the purpose of acquisition, ownership and development of real estate in Massachusetts. Moreover, Aileron Homeownership LLC provided a current certificate of good standing from the Massachusetts Secretary of State to DND. Lastly, Aileron Homeownership LLC completed a property affidavit (i.e. LOOPS form) and provided such to DND.

NOTE: Sheila Dillon replied, “The value of the land, but Aileron will also be applying for [additional subsidy]. Because of the seven homeownership units, four are affordable, but the rental is 100% affordable. So they will be applying for City and State rental subsidies. Their budget is included [with the backup documentation to the vote request]. It might shift and change a little bit as they go out to bid, but the rental piece will be a low income housing tax credit, with a significant component for low income artists.”

NOTE: Chair Craven thanked Sheila Dillon for her explanation.

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

Exhibits: November 19, 2019, project background memorandum with enclosures and PowerPoint presentation.

VOTE 5: John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division

Amendment to the Tentative Designation and Intent to Sell vote of October 24, 2018 to increase the purchase price from \$137,500 to \$170,000 and Conveyance to Marcella 120 LLC: Vacant land located at 118 and 120 Marcella Street, Roxbury, Massachusetts.

Purchase Price: \$170,000

Ward: 11
Parcel Numbers: 00814000 and 00813000
Square Feet: 5,281 (total)
Future Use: New Construction - Housing
Estimated Total Development Cost: \$1,662,387
Assessed Value Fiscal Year 2019: \$65,400 (total)
Appraised Value August 25, 2019: \$200,000 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: November 13, 2017

That having duly advertised its intent to sell to Marcella 120 LLC, a Massachusetts limited liability company, with an address of 429 Melnea Cass Boulevard, Roxbury, MA 02119, the vacant land located at:

118 Marcella Street, Ward: 11, Parcel: 00814000, Square Feet: 1,848

120 Marcella Street, Ward: 11, Parcel: 00813000, Square Feet: 3,433

in the Roxbury District of the City of Boston containing approximately 5,281 total square feet of land, for two consecutive weeks (January 7, 2019 and January 14, 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 October 24, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Marcella 120 LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Marcella 120 LLC in consideration of One Hundred Seventy Thousand Dollars (\$170,000).

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

NOTE: Chair Craven thanked John for his presentation. She then asked Commissioner Irish if he had any questions. No questions were raised by Commissioner Irish.

NOTE: Commissioner Irish expressed appreciation for the comprehensive memorandum provided.

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

Exhibits: December 5, 2019, project background memorandum with enclosures and PowerPoint presentation.

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

NOTE: The December 18, 2019 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=31439.

A True Record.

The meeting commenced at 9:50 a.m. and adjourned at 10:15 a.m.



Colleen Daley, PFC Secretary