

# DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

## Minutes

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

March 11, 2020

### ATTENDING:

Katherine P. Craven, Chair (Not Present)  
Lawrence D. Mammoli, Commissioner  
Dion S. Irish, 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  
Henry C. Luthin, First Assistant Corporation Counsel, Law Department  
Sean Chen, Assistant Corporation Counsel, Law Department  
Sheila A. Dillon, Chief and Director, DND (Not Present)  
Marcy Ostberg, Director of Operations, DND (Not Present)  
Alexander Sturke, Director of Communications, Marketing, DND (Not Present)  
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, DND  
Anne Conway, Housing Development Officer, Neighborhood Housing Development, DND  
Julio Pilier, Housing Development Officer, Neighborhood Housing Development, DND  
James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales, DND  
Neriliz Llenas, Project Manager, Real Estate Management and Sales, DND  
Kelly Shay, Senior Development Officer, Neighborhood Housing Development, DND  
John Feuerbach, Senior Development Officer, Neighborhood Housing Development, DND

Commissioner Mammoli called the meeting to order.

The minutes from the meetings of February 12, 2020, for the Public Facilities Department and the Department of Neighborhood Development, were presented to and approved by Commissioners Mammoli and Irish.

### **VOTE 1: James Smith, Senior Environmental Compliance Manager, Real Estate Management & Sales Division**

**Tentative Developer Designation and Intent to Sell to James W. O'Donoghue:** Land with building thereon located at 83 Emerson Street, South Boston.

**Purchase Price: \$39,000**

Ward: 06  
Parcel Number: 03198001  
Square Feet: 646  
Future Use: Rehabilitation – Housing  
Estimated Total Development Cost: \$503,802  
Assessed Value Fiscal Year 2020: \$400,200  
Appraised Value June 20, 2019: \$500,000  
DND Program: REMS Building Sales  
RFP Issuance Date: November 12, 2019

That, having duly advertised a Request for Proposals to develop said property, James W. O’Donoghue, an individual, with an address of 35 H Street, South Boston, MA 02127, be tentatively designated as developer of the land with building thereon located at 83 Emerson Street (Ward: 06, Parcel: 03198001) in the South Boston District of the City of Boston containing approximately 646 square feet of land, 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 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 James W. O’Donoghue;

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:** James Smith addressed the Commission and provided an overview of the project.

**NOTE:** Commissioner Irish expressed congratulations for the project’s expected turnaround time.

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

**Exhibits:** January 10, 2020, project background memorandum and PowerPoint presentation.

**VOTE 2: James Smith, Senior Environmental Compliance Manager, Real Estate Management & Sales Division**

**Conveyance of Leasehold Interest to North End Music and Performing Arts Center, Inc.:**  
Land with building thereon located at 48 and 50 Tileston Street, North End.

**Annual Base Rent: \$1**

**Lease Term:** Fifteen (15) year lease term with an option to renew for an additional fifteen (15) years up to a thirty (30) year lease term.

Ward: 03

Parcel Numbers: 02295000 and 02294000

Square Feet: 1,016 (total)

Future Use: Rehabilitation – Public Use

Estimated Total Development Cost: \$431,106

Assessed Value Fiscal Year 2020: \$469,500 (total)

Appraised Value December 12, 2018: \$68,000 per year (NNN<sup>1</sup> net rent) (total)

DND Program: REMS – Building Sales

RFP Issuance Date: February 11, 2019

That having duly advertised its intent to lease, for a fifteen (15) year term with an option to renew for an additional fifteen (15) years up to a thirty (30) year lease term, to North End Music and Performing Arts Center, Inc., a Massachusetts non-profit corporation, with an address of 290 North Street, Boston, MA 02113, the land with building thereon located at:

48 Tileston Street, Ward: 03, Parcel: 02295000, Square Feet: 616

50 Tileston Street, Ward: 03, Parcel: 02294000, Square Feet: 400

in the North End District of the City of Boston containing approximately 1,016 total square feet of land, for two consecutive weeks (July 1, 2019 and July 8, 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 June 12, 2019 and subsequent approval by the Mayor, does hereby vote to lease the aforementioned properties to North End Music and Performing Arts Center, Inc.; and

**FURTHER VOTED:** the Director be, and hereby is, authorized to deliver an instrument conveying a leasehold interest in said properties to North End Music and Performing Arts Center, Inc., in consideration of an annual base rent of One Dollar (\$1.00).

**NOTE:** James Smith addressed the Commission and provided an overview of the project.

**NOTE:** Commissioner Mammoli asked, “[DND has] Lease language that says the property will return to City custody if the selected developer fails to maintain obligations on the facility open to the public; if they [North End Music and Performing Arts Center, Inc.] come back and have a change of use and so forth does the city still have a say in any change of use?”

**NOTE:** James Smith replied, “That is a term of the Lease, that they are required to maintain it for public use.”

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<sup>1</sup> Triple Net Lease is a lease agreement that designates the lessee, the tenant, as being solely responsible for all the costs relating to the asset being leased, in addition to the rent fee applied under the lease.

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

**Exhibits:** February 24, 2020, project background memorandum with enclosure and PowerPoint presentation.

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

**To Accept and Expend a Brownfields Site Assessment/Remediation Recoverable Grant from the Massachusetts Development and Finance Agency (MassDevelopment):** To help fund site assessment and remediation, in preparation for redevelopment, of an unnumbered City-owned parcel of land located at Amory Street in Jamaica Plain.

**Grant Amount: \$220,100**

WHEREAS, the Massachusetts Development and Finance Agency (MassDevelopment) has awarded a Brownfields site assessment/remediation 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 Two Hundred Twenty Thousand and One Hundred Dollars (\$220,100) to help fund site assessment and remediation, in preparation for redevelopment, of the City-owned unnumbered parcel (Ward: 11, Parcel: 01174000) located at Amory Street in the Jamaica Plain District of the City of Boston; and

WHEREAS, the duration of this grant will be through October 31, 2020; 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:** James Smith addressed the Commission and provided an overview of the project.

**NOTE:** Commissioner Mammoli expressed praise for DND's work to secure funds for the environmental remediation associated with the project.

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

**Exhibits:** March 2, 2020, project background memorandum with enclosures and PowerPoint presentation.

**VOTE 4: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division**

**Tentative Developer Designation and Intent to Sell to Erica Davis Estates, LLC:** Vacant land located at two (2) unnumbered parcels on Ballou Avenue, Lot 1 and Lot 2, Dorchester.

**Purchase Price: \$103,500**

Ward: 14  
Parcel Numbers: 03818000 and 03815000  
Square Feet: 6,384 (total)  
Future Use: Side Yard  
Assessed Value Fiscal Year 2020: \$45,300 (total)  
Appraised Value December 8, 2019: \$103,500 (total)  
DND Program: REMS – Land Disposition  
RFP Issuance Date: May 13, 2019

That, having duly advertised a Request for Proposals to develop said properties, Erica Davis Estates, LLC, a Massachusetts limited liability company, with an address of 40 Ballou Avenue, Dorchester, MA 02124, be tentatively designated as developer of the vacant land located at:

Unnumbered parcel on Ballou Avenue, Lot 1, Ward: 14, Parcel: 03818000, Square Feet: 2,992

Unnumbered parcel on Ballou Avenue, Lot 2, Ward: 14, Parcel: 03815000, Square Feet: 3,392

in the Dorchester District of the City of Boston containing approximately 6,384 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 Erica Davis Estates, 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:** Neriliz Llenas addressed the Commission and provided an overview of the project.

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

**NOTE:** Commissioner Irish expressed compliments for the work done by DND on the project.

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

**Exhibits:** February 27, 2020, project background memorandum and PowerPoint presentation.

#### **VOTE 5: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division**

**Amendment to the vote of March 13, 2019 to extend the Tentative Designation and Intent to Sell period from 24 to 48 months to Harvard Street Neighborhood Health Center Inc.:**  
Land with building thereon located at 8 Old Road and 14 Ellington Street, Dorchester.

#### **Time Extension**

- 1) TD – 03/14/18 through 03/14/19 = 12 months
- 2) TD extension for an additional twelve (12) months 03/14/19 through 03/14/20 = 24 months
- 3) TD extension for an additional twenty-four (24) months 03/14/20 through 03/14/22 = 48 months  
TD total time is 48 months

Ward: 14

Parcel Numbers: 02464000 and 02463000

Square Feet: 13,588 (total)

Future Use: Health Center

Estimated Total Development Cost: \$26,837,351

Assessed Value Fiscal Year 2020: \$483,700 (total)

Appraised Value February 22, 2020: \$680,000 (total)

DND Program: REMS – Building Sales

RFP Issuance Date: July 18, 2016

That the vote of this Commission at its meeting of March 14, 2018 and, thereafter, as amended on March 13, 2019 regarding the tentative designation and intent to sell the land with building thereon located at:

8 Old Road, Ward: 14, Parcel: 02464000, Square Feet: 6,537

14 Ellington Street, Ward: 14, Parcel: 02463000, Square Feet: 7,051

in the Dorchester District of the City of Boston containing approximately 13,588 total square feet, to Harvard Street Health Center Inc., a Massachusetts non-profit corporation, with an address of 632 Blue Hill Avenue, Dorchester, MA 02121;

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: “48 months” wherever such may appear.

**NOTE:** The March 11, 2020 Department of Neighborhood Development Agenda, concerning Vote Five, was publicly posted with a scrivener’s error by omission of the tentative designation and intent to sell vote date of March 14, 2018. Accordingly, the meeting minutes acknowledge the scrivener’s error and such is corrected for the record. The meeting minutes and vote certificate reflect the correct information as presented at the public meeting.

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

**NOTE:** Commissioner Irish expressed understanding of the rationale to extend the tentative developer designation period and thanked Neriliz for her presentation.

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

**Exhibits:** February 27, 2020, project background memorandum with enclosures and PowerPoint presentation.

**VOTE 6: Kelly Shay, Senior Development Officer, Neighborhood Housing Development Division**

**Amendment to the Tentative Designation and Intent to Sell vote of February 17, 2017 to reduce the purchase price from \$350,000 to \$200 and Amendment to the vote of March 14, 2018 to extend the Tentative Designation and Intent to Sell period from 36 to 60 months to a nominee comprised of principals of Caribbean Integration Community Development Inc. and Planning Office for Urban Affairs, Inc.:** Vacant land located at 872 Morton Street and an unnumbered parcel on Hopkins Street, Mattapan.

**Amended Purchase Price: \$200**

## Time Extension

- 1) TD – 02/17/17 through 02/17/18 = 12 months
  - 2) TD extension for an additional twenty-four (24) months 02/17/18 through 02/17/20 = 36 months
  - 3) TD extension for an additional twenty-four (24) months 02/17/20 through 02/17/22 = 60 months
- TD total time is 60 months

Ward: 17

Parcel Numbers: 02190000 and 02184000

Square Feet: 34,103 (total)

Future Uses: New Construction – Housing and Public Park

Estimated Total Development Cost: \$19,721,451

Assessed Value Fiscal Year 2020: \$601,600 (total)

Appraised Value March 13, 2016: \$500,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: July 5, 2016

That the vote of this Commission at its meeting of February 17, 2017 and, thereafter, as amended on March 14, 2018 regarding the tentative designation and intent to sell the vacant land located at:

872 Morton Street, Ward: 17, Parcel: 02190000, Square Feet: 16,238

Unnumbered parcel on Hopkins Street, Ward: 17, Parcel: 021840000, Square Feet: 17,865

in the Mattapan District of the City of Boston containing approximately 34,103 total square feet of land, to a nominee comprised of principals<sup>2</sup> of Caribbean Integration Community Development Inc., a Massachusetts non-profit corporation, with an address of 19 Tesla Street, Mattapan, 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: “60 months” wherever such may appear.

**NOTE:** The March 11, 2020 Department of Neighborhood Development Agenda, concerning Vote Six, was publicly posted with a scrivener’s error by omission of the tentative designation and intent to sell vote date of February 17, 2017. Accordingly, the meeting minutes acknowledge the scrivener’s error and such is corrected for the record. The meeting minutes and vote certificate reflect the correct information as presented at the public meeting.

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<sup>2</sup> The nominee is to be a newly formed Massachusetts limited liability company. 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.



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

**NOTE:** Commissioner Mammoli stated, “This is a great project.” He then asked, “Is the public park land going to be transferred back to the Parks [and Recreation] Department, or does that stay with the developer and they manage it and maintain it?”

**NOTE:** Kelly Shay replied, “There is going to be a transfer to the Parks [and Recreation] Department. They [the Parks and Recreation Department] will own and maintain that land forever. There is going to be an agreement with this developer, who is going to own the project long-term. There will be a mutual agreement for maintenance, lighting, things like that.”

**NOTE:** Commissioner Irish expressed praise for DND’s work on the project and appreciation for the affordable housing opportunities being created.

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

**Exhibits:** February 27, 2020, project background memorandum with enclosures and PowerPoint presentation.

**VOTE 7: John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division**

**Conveyance to New Urban Collaborative Limited:** Vacant land located at 108, 110, 112 and 114 Marcella Street, 93-95, 97, 101, 105, 109, 113, 115, 121, 123 and 125-125R Marcella Street, unnumbered Beech Glen Street and unnumbered Thwing Street, Roxbury.

**Purchase Price: \$1,600**

Ward: 11

Parcel Numbers: 00819000, 00818000, 00817000, 00816000, 00564000, 00565000, 00566000, 00567000, 00568000, 00569000, 00570000, 00571000, 00572000, 00573000, 00511000, and 00537000

Square Feet: 47,013 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$5,245,512

Assessed Value Fiscal Year 2020: \$665,800 (total)

Appraised Value September 15, 2019: \$2,900,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: November 13, 2017

That having duly advertised its intent to sell to New Urban Collaborative Limited, a Massachusetts non-profit corporation, with an address of 183 West Canton Street, Suite 4, Boston, MA 02116, the vacant land located at:

108 Marcella Street, Ward: 11, Parcel: 00819000, Square Feet: 1,738  
110 Marcella Street, Ward: 11, Parcel: 00818000, Square Feet: 1,795  
112 Marcella Street, Ward: 11, Parcel: 00817000, Square Feet: 1,852  
114 Marcella Street, Ward: 11, Parcel: 00816000, Square Feet: 1,909  
93-95 Marcella Street, Ward: 11, Parcel: 00564000, Square Feet: 3,450  
97 Marcella Street, Ward: 11, Parcel: 00565000, Square Feet: 2,004  
101 Marcella Street, Ward: 11, Parcel: 00566000, Square Feet: 2,132  
105 Marcella Street, Ward: 11, Parcel: 00567000, Square Feet: 2,202  
109 Marcella Street, Ward: 11, Parcel: 00568000, Square Feet: 2,172  
113 Marcella Street, Ward: 11, Parcel: 00569000, Square Feet: 2,101  
115 Marcella Street, Ward: 11, Parcel: 00570000, Square Feet: 3,000  
121 Marcella Street, Ward: 11, Parcel: 00571000, Square Feet: 3,000  
123 Marcella Street, Ward: 11, Parcel: 00572000, Square Feet: 2,746  
125-125R Marcella Street, Ward: 11, Parcel: 00573000, Square Feet: 2,804  
Unnumbered Beech Glen Street, Ward: 11, Parcel: 00511000, Square Feet: 5,708  
Unnumbered Thwing Street, Ward: 11, Parcel: 00537000, Square Feet: 8,400

in the Roxbury District of the City of Boston containing approximately 47,013 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, thereafter, as amended October 30, 2019 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to New Urban Collaborative Limited; and

**FURTHER VOTED:** the Director be, and hereby is, authorized to deliver an instrument conveying said properties to New Urban Collaborative Limited, in consideration of One Thousand Six Hundred Dollars (\$1,600).

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

**NOTE:** Commissioners Mammoli and Irish expressed admiration for the dedicated work undertaken by DND on the project and congratulations for advancement of the same.

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

**Exhibits:** February 26, 2020, project background memorandum with enclosures and PowerPoint presentation.

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

**NOTE:** The March 11, 2020 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=32516](https://www.cityofboston.gov/cable/video_library.asp?id=32516).

A True Record.

The meeting commenced at 9:59 a.m. and adjourned at 10:26 a.m.

  
Colleen Daley, PFC Secretary