

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

Public Facilities Commission
Department of Neighborhood Development
Virtually via Zoom
Boston, MA 02201

May 13, 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
Shamus J. Hyland, Assistant Corporation Counsel PFD, Law Department
Sean Chen, Assistant Corporation Counsel, Law Department
Sheila A. Dillon, Chief and Director, DND
James McDonough, Senior Staff Attorney, DND
Rick Wilson, Deputy Director for Administration and Finance, DND
Donald Wright, Deputy Director, Real Estate Management and Sales Division, DND
Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, DND
John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division, DND
Kirsten Studlien, Project Manager, Neighborhood Housing Development Division, DND
Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division, DND
Neriliz Llenas, Project Manager, Real Estate Management and Sales Division, DND
Shani Fletcher, Development Officer, Neighborhood Housing Development Division, DND
Edward Colburn, Assistant Commissioner and General Counsel, ISD
Kevin O'Connor, Assistant Corporation Counsel and Executive Secretary to the Board of Appeal, ISD
Neil Janulewicz, Assistant Corporation Counsel, ISD
Anna Hagg, Legal Intern, ISD

Commissioner Mammoli called the meeting to order.

The minutes from the meetings of March 11, 2020, for the Public Facilities Department and the Department of Neighborhood Development, were presented to and approved by Commissioners Mammoli and Irish.

NOTE: ThyThy Le noted for the record, the meeting is being recorded and broadcast live. She then noted that Colleen Daley, the Public Facilities Commission Secretary, would take a roll call of the meeting participants.

NOTE: Colleen Daley performed the roll call and confirmed the individuals in attendance.

NOTE: ThyThy Le noted for the record, draft meeting minutes from the meetings of March 11, 2020, for the Public Facilities Department and the Department of Neighborhood Development. She then asked for a motion to approve the meeting minutes of March 11, 2020 for both the Public Facilities Department and the Department of Neighborhood Development.

NOTE: On a motion duly made and seconded, the March 11, 2020 meeting minutes for the Public Facilities Department and the Department of Neighborhood Development, were unanimously approved by Commissioners Mammoli and Irish.

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

Tentative Developer Designation and Intent to Sell to a nominee comprised of principals of Urbanica, Inc.: Vacant land located at 405 Washington Street, Dorchester.

Purchase Price: \$100

Ward: 17

Parcel Number: 00102000

Square Feet: 8,850

Future Use: New Construction – Housing

Estimated Total Development Cost: \$5,125,551

Assessed Value Fiscal Year 2020: \$73,800

Appraised Value June 23, 2019: \$299,000

DND Program: REMS – Land Disposition

RFP Issuance Date: July 22, 2019

That, having duly advertised a Request for Proposals to develop said property, a nominee comprised of principals¹ of Urbanica, Inc., a Massachusetts corporation, with an address of 429 Melnea Cass Blvd., Roxbury, MA 02119, be tentatively designated as developer of the vacant land located at 405 Washington Street (Ward: 17, Parcel: 00102000) in the Dorchester District of the City of Boston containing approximately 8,850 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 a nominee comprised of principals of Urbanica, Inc.;

¹ The nominee is to be a newly formed Massachusetts 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: Neriliz Llenas addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by Commissioners Mammoli or Irish.

NOTE: Commissioner Mammoli 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: April 16, 2020, project background memorandum and PowerPoint presentation.

VOTE 2: Shani Fletcher, Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Codman Academy Foundation, Inc.:

Vacant land located at 45 Norfolk Street, Dorchester.

Purchase Price: \$100

Ward: 17

Parcel Number: 01419000

Square Feet: 4,855

Future Use: Landscaped Space

Estimated Total Development Cost: \$60,100

Assessed Value Fiscal Year 2020: \$44,300

Appraised Value January 19, 2020: \$73,000

DND Program: GrassRoots

RFP Issuance Date: December 30, 2019

That, having duly advertised a Request for Proposals to develop said property, Codman Academy Foundation, Inc., a Massachusetts non-profit corporation, with an address of 637 Washington Street, Dorchester, MA 02124, be tentatively designated as developer of the vacant land located at 45 Norfolk Street (Ward: 17, Parcel: 01419000) in the Dorchester District of the City of Boston containing approximately 4,855 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 Codman Academy Foundation, Inc.;

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: No questions were raised by Commissioners Mammoli or Irish.

NOTE: Commissioner Irish stated, “Great project!”

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

Exhibits: April 3, 2020, project background memorandum and PowerPoint presentation.

VOTE 3: Shani Fletcher, Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Sonoma, Maple & Schuyler (SMS) Tenants Association, Inc.: Vacant land located at 84 Maple Street, Roxbury.

Purchase Price: \$100

Ward: 12

Parcel Number: 02423000

Square Feet: 10,800

Future Use: Landscaped Space

Assessed Value Fiscal Year 2020: \$114,400

Appraised Value February 17, 2020: \$140,000

DND Program: GrassRoots

RFP Issuance Date: January 13, 2020

That, having duly advertised a Request for Proposals to develop said property, Sonoma, Maple & Schuyler (SMS) Tenants Association, Inc., a Massachusetts non-profit corporation, with an address of 1 Maple Court, Suite 1A, Dorchester MA 02121, be tentatively designated as developer of the vacant land located at 84 Maple Street (Ward: 12, Parcel: 02423000) in the Roxbury District of the City of Boston containing approximately 10,800 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 Sonoma, Maple & Schuyler (SMS) Tenants Association, Inc.;

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: No questions were raised by Commissioners Mammoli or Irish.

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

NOTE: Commissioner Irish thanked Shani for her presentation.

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

Exhibits: May 11, 2020, project background memorandum and PowerPoint presentation.

VOTE 4: Shani Fletcher, Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Urban Farming Institute Community Land Trust, Inc.: Vacant land located at an unnumbered parcel on Akron Street, Roxbury.

Purchase Price: \$100

Ward: 12

Parcel Number: 01382002

Square Feet: 4,836

Future Use: Garden

Assessed Value Fiscal Year 2020: \$38,500

Appraised Value January 17, 2020: \$72,500

DND Program: GrassRoots

RFP Issuance Date: December 16, 2019

That, having duly advertised a Request for Proposals to develop said properties, Urban Farming Institute Community Land Trust, Inc., a Massachusetts non-profit corporation, with an address of 487 Norfolk Street, Mattapan, MA 02126, be tentatively designated as developer of the vacant land located at an unnumbered parcel on Akron Street (Ward: 12, Parcel: 01382002) in the Roxbury District of the City of Boston containing approximately 4,836 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 Urban Farming Institute Community Land Trust, Inc.;

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: No questions were raised by Commissioners Mammoli or Irish.

NOTE: Commissioner Irish stated, “Thank you, I always look forward to your interesting presentations for open community space.”

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

Exhibits: April 2, 2020, project background memorandum and PowerPoint presentation.

VOTE 5: Shani Fletcher, Development Officer, Neighborhood Housing Development Division

Conveyance to Boston Food Forest Coalition, Inc.: Vacant land located at an unnumbered parcel on Savin Hill Avenue, Dorchester.

Purchase Price: \$100

Ward: 13

Parcel Number: 02555000

Square Feet: 21,638

Future Use: Garden

Estimated Total Development Cost: \$129,209

Assessed Value Fiscal Year 2020: \$315,700

Appraised Value October 20, 2019: \$108,000

DND Program: GrassRoots

RFP Issuance Date: September 16, 2019

That having duly advertised its intent to sell to Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of 23 Egleston Street, Jamaica Plain, MA 02130, the vacant land located at an unnumbered parcel on Savin Hill Avenue (Ward: 13, Parcel: 02555000) in the Dorchester District of the City of Boston containing approximately 21,638 square feet of land, for two consecutive weeks (February 3, 2020 and February 10, 2020) 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 January 15, 2020, and subsequent

approval by the Mayor, does hereby vote to sell the aforementioned property to Boston Food Forest Coalition, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Boston Food Forest Coalition, Inc., in consideration of One Hundred Dollars (\$100).

NOTE: Shani Fletcher addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by Commissioners Mammoli or Irish.

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

NOTE: Commissioner Irish stated, “Great job! I commend the department on working with the community to come up with such a creative outcome.”

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

Exhibits: April 3, 2020, project background memorandum with enclosure and PowerPoint presentation.

VOTE 6: Shani Fletcher, Development Officer, Neighborhood Housing Development Division

Conveyance to Barnard Place Park Corporation: Vacant land located at 603R East Second Street, South Boston.

Purchase Price: \$100

Ward: 06

Parcel Number: 03337010

Square Feet: 2,042

Future Use: Landscaped Space

Estimated Total Development Cost: \$150,100

Assessed Value Fiscal Year 2020: \$180,500

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

DND Program: GrassRoots

RFP Issuance Date: August 26, 2019

That having duly advertised its intent to sell to Barnard Place Park Corporation, a Massachusetts non-profit corporation, with an address of 14 Barnard Place, South Boston MA 02127, 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 two consecutive weeks (January 6, 2020 and January 13, 2020) 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 18, 2019, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Barnard Place Park Corporation; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Barnard Place Park Corporation, in consideration of One Hundred Dollars (\$100).

NOTE: Shani Fletcher addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli asked, “Is that a regulation size bocce court?”

NOTE: Shani Fletcher replied, “That I don’t know the answer to, Commissioner.”

NOTE: Commissioner Mammoli stated, “Another great project, no further questions.”

NOTE: Commissioner Irish stated, “We’re going to have to check that out, Commissioner.”

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

Exhibits: May 6, 2020, project background memorandum with enclosures and PowerPoint presentation.

VOTE 7: Shani Fletcher, Development Officer, Neighborhood Housing Development Division

Transfer of the care, custody, management and control from the Public Works Department (PWD) to the Department of Neighborhood Development (DND): Vacant land located at an unnumbered parcel on Windsor Street, South End.

Property Transfer

Ward: 09

Parcel Number: 02025020

Square Feet: 5,000

Assessed Value Fiscal Year 2020: \$142,600

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), the vacant land located at an unnumbered parcel on Windsor Street (Ward: 09, Parcel: 02025020) containing approximately 5,000 square feet of land, in the South End District of the City of Boston, be and the same hereby is, transferred from the care, custody, management and control of the Public Works Department to the care, custody, management and control of the Department of Neighborhood Development.

NOTE: Shani Fletcher addressed the Commission and provided an overview of the project.

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: April 2, 2020, project background memorandum with enclosures and PowerPoint presentation.

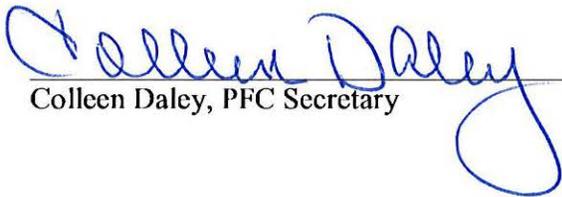
NOTE: Commissioner Irish stated, "I'd like to thank the staff of the Commission, great job with our first virtual hearing."

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

NOTE: The May 13, 2020 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=32559.

A True Record.

The meeting commenced at 10:01 a.m. and adjourned at 10:27 a.m.



Colleen Daley, PFC Secretary