

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

June 10, 2020

ATTENDING:

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner (Not Present)
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 (Not Present)
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
Christine McCrorey, Senior Program Manager, Boston Home Center Division, DND
Shani Fletcher, Development Officer, Neighborhood Housing Development Division, DND
Anne Conway, Housing Development Officer, Neighborhood Housing Development Division, DND
Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division, DND

Chair Craven called the meeting to order.

The draft minutes from the meeting of May 13, 2020, for the Department of Neighborhood Development (DND), were presented to and deemed acceptable by Commissioner Mammoli. No motion was made to approve the meeting minutes as Commissioner Irish was absent. Chair Craven was not in attendance at the May 13, 2020 Public Facilities Commission meeting for DND.

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, “There are Public Facilities Commission meeting minutes from our prior meeting, which took place on May 13th, 2020, for the Department of Neighborhood Development. Present at that meeting were Commissioners Mammoli and Irish. Commissioner Irish is not present today but, I simply note for the record that what is before you is a current draft of the meeting minutes. As Commissioner Mammoli is present today, I ask if you would please note for the record if the meeting minutes are acceptable. At our next meeting, when Commissioner Irish is present, I will ask the same of him.”

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

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: \$190,921.33

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 Ninety Thousand Nine Hundred Twenty-One Dollars and Thirty-Three Cents (\$190,921.33) to implement foreclosure prevention counseling services; and

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

NOTE: No questions were raised by Commissioner Mammoli.

NOTE: Chair Craven thanked Christine for her presentation. She then stated, “I want to remind everyone who might be watching on the public feed that this information is available online, as well.”

NOTE: Christine McCrorey confirmed the foregoing information is available online.

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

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

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

Conveyance to DNI 4, Inc.: Vacant land located at 26 and 28 Magnolia Street, 23 and 25 Alexander Street, Roxbury.

Purchase Price: \$400

Ward: 13

Parcel Numbers: 01051000, 01050000, 01072000, and 01073000

Square Feet: 5,691 (total)

Future Use: Garden

Estimated Total Development Cost: \$263,623

Assessed Value Fiscal Year 2020: \$53,200 (total)

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

DND Program: GrassRoots

RFP Issuance Date: April 17, 2018

That, having duly advertised its intent to sell to DNI 4, Inc., a Massachusetts non-profit corporation, with an address of 504 Dudley Street, Roxbury, MA 02119, 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 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 properties to DNI 4, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to DNI 4, Inc., in consideration of Four Hundred Dollars (\$400).

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 Mammoli if he had any questions. No questions were raised by Commissioner Mammoli.

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

Exhibits: May 8, 2020, project background memorandum with enclosures and PowerPoint presentation.

VOTE 3: Anne Conway, Housing 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 81 Bowdoin Avenue, 27 Mallon Road, 20, 24 and 39-41 Mt. Bowdoin Terrace, 29 and 154 Rosseter Street, Dorchester.

Purchase Price: \$700

Ward: 14

Parcel Numbers: 01165000, 01230000, 01285000, 01283000, 01250000, 01261000, and 01424000

Square Feet: 39,504 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$5,221,513

Assessed Value Fiscal Year 2020: \$668,800 (total)

Appraised Value February 2, 2020: \$1,570,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: September 3, 2019

That, having duly advertised a Request for Proposals to develop said properties, 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:

81 Bowdoin Avenue, Ward: 14, Parcel: 01165000, Square Feet: 4,808

27 Mallon Road, Ward: 14, Parcel: 01230000, Square Feet: 5,334

20 Mt. Bowdoin Terrace, Ward: 14, Parcel: 01285000, Square Feet: 8,477

24 Mt. Bowdoin Terrace, Ward: 14, Parcel: 01283000, Square Feet: 6,722

39-41 Mt. Bowdoin Terrace, Ward: 14, Parcel: 01250000, Square Feet: 4,946

29 Rosseter Street, Ward: 14, Parcel: 01261000, Square Feet: 4,897

154 Rosseter Street, Ward: 14, Parcel: 01424000, Square Feet: 4,320

in the Dorchester District of the City of Boston containing approximately 39,504 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: Anne Conway addressed the Commission and provided an overview of the project.

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

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

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

Exhibits: May 5, 2020, project background memorandum and PowerPoint presentation.

VOTE 4: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to a nominee comprised of principals of Urbanica, Inc.: Vacant land located at 120 and 122 Hancock Street, Dorchester.

Purchase Price: \$200

Ward: 13
Parcel Numbers: 01632000 and 01631000
Square Feet: 13,609 (total)
Future Use: New Construction – Housing
Estimated Total Development Cost: \$5,705,028
Assessed Value Fiscal Year 2020: \$364,700 (total)
Appraised Value August 25, 2019: \$585,000 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: January 28, 2019

That, having duly advertised a Request for Proposals to develop said properties, a nominee comprised of principals¹ of Urbanica, Inc., a Massachusetts corporation, with an address of 429 Melnea Cass Blvd., Boston, MA 02119, be tentatively designated as developer of the vacant land located at:

120 Hancock Street, Ward: 13, Parcel: 01632000, Square Feet: 5,884

122 Hancock Street, Ward: 13, Parcel: 01631000, Square Feet: 7,725

in the Dorchester District of the City of Boston containing approximately 13,609 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 a nominee comprised of principals of Urbanica, 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: Julio Pilier addressed the Commission and provided an overview of the project.

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.

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

NOTE: Commissioner Mammoli stated, “The legal entity that we’re approving, it’s the principals [of Urbanica, Inc.], but they’re forming a new corporation or LLC.” He then asked, “What is the new entity that they are forming; is it an LLC [or] is it a nonprofit that the principals of Urbanica are forming that [the Public Facilities Commission] will in the future be voting this conveyance to?”

NOTE: Julio Pilier replied, “It will be an LLC.”

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

Exhibits: June 1, 2020, project background memorandum and PowerPoint presentation.

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

NOTE: The June 10, 2020 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=32574.

A True Record.

The meeting commenced at 10:00 a.m. and adjourned at 10:24 a.m.



Colleen Daley, PFC Secretary