

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

Public Facilities Commission
Department of Neighborhood Development
26 Court Street, 11th Floor, Conference Room 11A
Boston, MA 02108

January 19, 2017

ATTENDING:

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner
Angela D. Atchue, Senior Legal Officer
Colleen M. Daley, PFC Secretary
Henry C. Luthin, First Assistant Corporation Counsel, Law Department
David Zuares, Assistant Corporation Counsel, Law Department
Sheila A. Dillon, Chief and Director
Devin Quirk, Director of Operations
James McDonough, Senior Staff Attorney
Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development
Jordan Deasy, Project Manager, Real Estate and Management Sales
Donald Wright, Deputy Director, Real Estate and Management Sales
Rick Wilson, Deputy Director of Finance
Philip Sweeney, Operations Manager, Administration and Finance
John Feuerbach, Senior Development Officer, Neighborhood Housing Development
William Epperson, Senior Project Manager, Real Estate & Management Sales
Phil Cohen, Project Manager, Development Review, Boston Planning and Development Agency (BPDA)

The minutes from the meeting of December 15, 2016 were presented to the Commissioners and approved.

Chair Craven called the meeting to order.

VOTE 1: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development

Time Extension

AMENDMENT TO THE VOTE OF DECEMBER 16, 2015 TO EXTEND THE TENTATIVE DESIGNATION AND INTENT TO SELL PERIOD FROM 12 TO 24 MONTHS TO CODMAN SQUARE NEIGHBORHOOD DEVELOPMENT CORPORATION: Vacant land located at 131 and 133 Southern Avenue, Dorchester, Massachusetts.

- 1) TD – 12/16/2015 through 12/16/2016 = 12 months
- 2) TD extension for an additional 12 months 12/16/2016 through 12/16/2017 = 24 months
TD Total time is 24 months

Ward: 17

Parcel Numbers: 01534000 and 01534001

Square Feet: 9,943 (total)

Use: New Construction - Housing

Estimated Total Development Cost: \$6,289,826

Fiscal Year 2015 Assessed Value: \$66,500 (total)

Appraised Value August 15, 2016: \$153,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: 01/19/2015

That the vote of this Commission at its meeting on December 16, 2015 regarding the tentative designation and intent to sell the vacant land located at 131 and 133 Southern Avenue (Ward 17, Parcel Numbers 01534000 and 01534001) in the Dorchester District of the City of Boston containing approximately 9,943 total square feet of land to Codman Square Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 587 Washington Street, Dorchester, MA 02124;

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: Ryan Lundergan provided the Commissioners with a copy of his project background memorandum and read the information stated therein for the record.

NOTE: Commissioner Irish asked, “Do you anticipate Article 80 road blocks?”

NOTE: Ryan Lundergan replied, “No. This was a DND led community process and the developer worked closely with the Talbot Norfolk Triangle neighborhood association.”

NOTE: Chair Craven asked, “What is FCALF?”

NOTE: Ryan Lundergan replied, “FCALF is the Fairmount Corridor Acquisition Loan Fund. The other sites on the plan included in the handout are on this project and were acquired through FCALF.”

NOTE: Chair Craven asked, “Is FCALF City or State funding?”

NOTE: Ryan Lundergan replied, “FCALF is City funding.”

NOTE: Commissioner Irish asked, “How close are those parcels to the Fairmount train stop/station?”

NOTE: Ryan Lundergan replied, “The parcels are .3 miles from Talbot Avenue Station on the Fairmount Line.

NOTE: Chair Craven asked, “What is the funding source for the \$1.6 million dollars?”

NOTE: Ryan Lundergan replied, “In 2015, the developer submitted two proposals in response to a DND request for proposal. One is for one million dollars (\$1,000,000) in Inclusionary Development Policy (IDP) funds. The other is Neighborhood Housing Trust (NHT) funds for six hundred thousand dollars (\$600,000). The project is still under review.”

NOTE: Chair Craven asked, “The \$1.6 million dollars is the asterisk?”

NOTE: Ryan Lundergan replied, “Yes.”

NOTE: Chair Craven asked, “Is this because the developer has already secured the FACALF funding?”

NOTE: Ryan Lundergan replied, “Yes. The developer has all of the other funding aside from the sales proceeds. The City funds of \$1.6 million dollars are the asterisk of unsecured funding.”

NOTE: Upon motion by Commissioner Irish, duly seconded by Chair Craven, the vote was unanimously approved.

Exhibits: Amendment Project Background Memorandum and Site Plan.

VOTE 2: Jordan Deasy, Project Manager, Real Estate and Management Sales

Purchase Price: \$100

TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO THE TRUSTEES OF RESERVATIONS: Vacant land located at Windermere Road, Dorchester, Massachusetts.

Ward: 13
Parcel Number: 01415000
Square Feet: 4,095
Use: Garden
Estimated Total Development Cost: \$315,652
Assessed Value Fiscal Year 2016: \$45,600
Appraised Value June 8, 2015: \$70,000
DND Program: GrassRoots
RFP Issuance Date: 07/18/2016

That The Trustees of Reservations, a Massachusetts non-profit corporation located at 572 Essex Street, Beverly, MA 01915 to be tentatively designated as developer of the vacant land located at Windermere Road (Ward 13, Parcel Number 01415000) in the Dorchester District of the City of Boston containing approximately 4,095 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 redevelopment 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 The Trustees of Reservations;

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: Jordan Deasy provided the Commissioners with a copy of her project background memorandum and read the information stated therein for the record.

NOTE: Chair Craven asked, "What is the source of the \$150,000.00 funds?"

NOTE: Jordan Deasy replied, "They are City funds from the grass roots program."

NOTE: Sheila Dillon responded, "It's community development block grant funds."

NOTE: Chair Craven asked, "Are they state funds passed through DND?"

NOTE: Sheila Dillon replied, "No, they are federal funds. DND has a small grass roots program, which funds community gardens and urban agriculture."

NOTE: Chair Craven asked, "Is the reference to Amelia Peabody a private charity?"

NOTE: Sheila Dillon replied, "Yes. It's a private charitable foundation?"

NOTE: Commissioner Irish asked, "Who will manage the garden?"

NOTE: Jordan Deasy replied, "The Trustees will manage the garden. They currently operate 56 community gardens mainly located in Boston. They also manage 1,175 individual plots in Boston. The Trustees were formerly with the Boston Natural Areas Network. They have 125 years of experience conserving public open space."

NOTE: Chair Craven asked, "Do the Trustees of Reservations have many properties in Boston?"

NOTE: Sheila Dillon replied, “Yes, as Jordan mentioned, BNAN merged with the Trustees of Reservations. They are the single largest owner of community gardens in the City of Boston.”

NOTE: William Epperson stated, “The Trustees of Reservations kept all of the BNAN staff. There have been no major changes as of yet. This will, also, be the first garden that has been redeveloped under the new organization.”

NOTE: Sheila stated, “The neighborhood has wanted a community garden on this site for a long time.”

NOTE: William Epperson, also stated, “The community group is very eager to start the project and would, also, like the Trustees to complete the redevelopment this year or early next year.”

NOTE: Chair Craven asked, “This has been in progress since 2014?”

NOTE: William Epperson replied, “Yes. The community gardens need the time to get things organized.”

NOTE: Chair Craven asked, “Commissioner Mammoli do you have any questions?”

NOTE: Commissioner Mammoli stated, “This is a reminder concerning the recent change in the law, and I want to ensure the City’s deed addresses prohibition of marijuana plants.”

NOTE: James McDonough stated, “In the deed there will be restrictive language concerning the growth of marijuana, as is the practice for all deeds prepared by DND.”

NOTE: Angela Atchue replied, “This Commission voted to place restrictive language in all deeds concerning community gardens, community orchards and urban agriculture in 2014.”

NOTE: See meeting minutes from the May 7, 2014 DND meeting with the PFC. All community gardens, community orchards, and urban agriculture property sales are deed restricted in addition to a reverter clause noticing that if the property is not maintained in accordance with the provisions stated therein, then DND will have the right to acquire the property back.”

NOTE: Chair Craven and Commissioner Mammoli asked, “Now, that the law has changed, should the language be reaffirmed?”

NOTE: Henry Luthin replied, “This is the City’s land. The prior vote remains in effect.”

NOTE: Chair Craven asked, “The Trustees would have to make the decision to plant the cannabis correct?”

NOTE: Henry Luthin replied, “Yes. They can’t do it if the City has a restriction on the land stating cannabis cannot be planted on it.”

NOTE: Chair Craven asked, “Could the community members choose what plants get planted?”

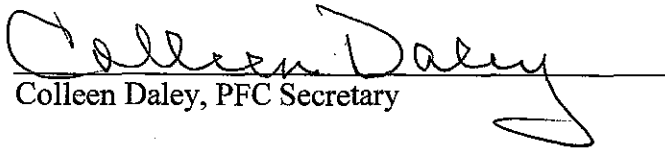
NOTE: Angela Atchue replied, “Yes, in accordance with the deed restrictions.”

NOTE: Upon motion by Commissioner Irish, duly seconded by Commissioner Mammoli, the vote was unanimously approved.

Exhibits: Project Background Memorandum, Map, Photo and Final Schematic Design.

A True Record.

The meeting commenced at 1:17 p.m. and adjourned at 1:28 p.m.


Colleen Daley, PFC Secretary