

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

January 16, 2019

ATTENDING:

Katherine P. Craven, Chair (Not Present)
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner
Angela D. Atchue, Legal Advisor PFC/PFD, Law Department
Colleen M. Daley, PFC Secretary
Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department
Henry C. Luthin, First Assistant Corporation Counsel, Law Department
Thythy Le, 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
James McDonough, Senior Staff Attorney, DND
Rick Wilson, Deputy Director of Finance, DND
Philip Sweeney, Operations Manager, Administration and Finance, DND
Donald Wright, Deputy Director, Real Estate Management and Sales, DND
William Epperson, Assistant Director, Real Estate Management and Sales, DND
Neriliz Llenas, Project Manager, Real Estate Management and Sales, DND
Shani Fletcher, Housing Development Officer, Real Estate Management and Sales, DND
Christopher Rooney, Housing Development Officer, Real Estate Management and Sales, DND
James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales, DND
Allyson Quinn, Operations Manager, Community Preservation
Gregory T. Rooney, Commissioner, Property Management Department
Timothy McCarthy, Boston City Councilor, District 5
Stephen Maguire, Community Liaison, Hyde Park Coordinator for City Councilor McCarthy
Bryan Flynn, Hyde Park Liaison, Office of Neighborhood Services
David Vittorini, Chief of Staff for City Councilor Wu
Kevin McGrail, Municipal Police Officer, Boston Municipal Protective Services
Michael Donovan, Sergeant, Boston Police Department

Commissioner Mammoli called the meeting to order.

The minutes from the meeting of December 12, 2018 were presented to and approved by Commissioners Mammoli and Irish.

NOTE: Angela Atchue addressed the Commission and noted for the record a request for public comment on vote number one (1), and noted the distinction that this day's Public Facilities Commission Meeting with DND is not a public hearing. She then stated, "There is a request to the Commissioners with a desire from concerned community members and representatives to be able to comment on vote number one (1)." She then asked the Commissioners, "Is there a motion to allow for public comment on vote number one (1) in an orderly fashion?"

NOTE: On a motion duly made and seconded, the request to allow public testimony was unanimously approved by Commissioners Mammoli and Irish.

NOTE: Angela Atchue read into the record the orderly stance, in accordance with the motion, taken by the PFC to facilitate an orderly process and professional discourse by those members of the public who choose to provide testimony.

NOTE: Angela Atchue stated, "In accordance with the motion, the PFC will take the following orderly stance. I will read vote number one (1) out loud. Thereafter, DND will present the vote request to the PFC without interruption. Next, in the order of request made to the PFC Secretary, people are invited to appear, individually. They will come to the forward table where there is a microphone, which can only record one person speaking at a time. As a result, there will only be one person at the table at a time. Each presenter will be allowed a maximum of three minutes. The PFC Secretary will be keeping time, and she will show a notice when the time has elapsed. You will then hear me call time and we will advance to the next presenter. Of importance, no person is to interrupt the testimony of another. In addition, no person is to interrupt the PFC members when they are speaking. All questions are reserved to the right of the PFC members to ask. No other person is to question another, or request to rebut one another's testimony. Again, I remind all, this is not a public debate, but instead a discretionary option allowed by the PFC for an orderly process on public testimony for vote number one (1)."

NOTE: Colleen Daley, PFC Secretary noted, the following persons who were present at the meeting and requested to speak to the PFC members. "Councilor McCarthy and David Vittorini from Councilor Wu's office."

NOTE: Angela Atchue noted for the record, "Timothy McCarthy, Boston City Councilor, District 5, seeks to speak, and thereafter, David Vittorini, Chief of Staff for City Councilor Wu is also seeking to speak." She then noted the process to be taken by any others who seek to speak. She stated, "At the conclusion of public testimony on vote number one (1), I will ask everyone to return to their seats, and I will request a motion from the PFC members on vote number one (1). Again, any questions are solely reserved for the Public Facilities Commission members and no one is to interrupt the PFC members. This meeting is being videotaped. As a result, the microphones are all activated. Again, one person can be understood speaking into the microphone at a time. In the room are security personnel, who are helping to assist in allowing for professional decorum and a safe meeting space. Should a situation arise, where we need to call a recess and bring the meeting to order, I will note the same for the record. Therefore, we are going to begin with the agenda for today."

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

Conveyance to We Grow Microgreens, LLC: Vacant land located at seven (7) unnumbered parcels on Manila Avenue, Hyde Park, Massachusetts.

Purchase Price: \$700

Ward: 18

Parcel Numbers: 12628000, 12629000, 12630000, 12631000, 12632000, 12633000, and 12634000

Square Feet: 35,190 (total)

Future Use: Urban Farm

Estimated Total Development Cost: \$583,938

Assessed Value Fiscal Year 2019: \$195,800 (total)

Appraised Value May 20, 2017: \$98,000 (total)

DND Program: REMS – Grass Roots

RFP Issuance Date: September 11, 2017

That having duly advertised its intent to sell to We Grow Microgreens, LLC, a Massachusetts limited liability company, with an address of 10 Weld Street, Roslindale, MA 02131, the vacant land located at:

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12628000, Square Feet: 4,975

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12629000, Square Feet: 4,925

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12630000, Square Feet: 5,500

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12631000, Square Feet: 4,500

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12632000, Square Feet: 4,800

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12633000, Square Feet: 5,740

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12634000, Square Feet: 4,750

in the Hyde Park District of the City of Boston containing approximately 35,190 total square feet of land, for two consecutive weeks (April 2, 2018 and April 9, 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 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to We Grow Microgreens, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to We Grow Microgreens, LLC, in consideration of Seven Hundred Dollars (\$700).

NOTE: William Epperson addressed the Commission and provided an overview of the project.

NOTE: Angela Atchue thanked William Epperson and commenced the orderly process for public comment to appear. She then invited Boston City Councilor, Timothy McCarthy, to come forth to address the Commission.

NOTE: Angela Atchue stated, “Questions are reserved to Public Facilities Commission members and the allowance of time for public comment is three minutes of uninterrupted testimony without rebuttal.” She then instructed, “Testimony will begin upon a signal by the PFC Secretary. The PFC Secretary will alert presenters of the expiration of time, and to conclude their comments.”

NOTE: Colleen Daley indicated to Timothy McCarthy to begin his testimony.

NOTE: Timothy McCarthy addressed the commission and stated, “My name is Tim McCarthy, District 5 City Councilor. I represent Hyde Park, Mattapan as well as Roslindale. More importantly, on this issue, I’m a direct abutter. I’ve lived here for nearly 49 years. When William Epperson showed the site map, during his presentation, you could see the house that I own, the house that I grew up in, and also the house that my wife grew up in. Needless to say, I know this area as well as anybody. I used to skate there as a kid. I want to thank Chief Dillon, Donald Wright, Neriliz Llenas and the entire DND staff who guided this project through to this point, and, hopefully through fruition. As I said, I live about 100 yards away from this site. There has been a lot of dissemination of misinformation regarding this project and that has been incredibly unfortunate. I believe that the Inspectional Services Department (ISD) tickets that were written were reactions to 311¹. As you know, 311 complaints are reacted to. I would argue that the tickets that were issued were nonsense. After several community meetings, my neighborhood is eager to welcome our new neighbors. This urban farm has changed a blighted, forgotten property into a growing living and integral part of our community. As DND knows all too well, small businesses are so important to the City of Boston. Eighty-six cents (\$0.86) of every dollar (\$1.00) we spend with local business stays in the City of Boston, and that statistic is so important in matters such as this. I’ve worked with the proponents of Microgreens, their other farm is in Roslindale, and they are tremendous people. The lot has looked like that for 49 years, and it’s immaculate now. I and all of my neighbors are eager to walk to this site this summer to visit Microgreens. It is going to be an integral part of our community. Again, I can’t speak more in favor of such a wonderful project and two wonderful people who care about the City of Boston. This is a wonderful project and I urge you to pass this. Thank you.”

NOTE: The Commission thanked Councilor McCarthy for his testimony.

NOTE: Angela Atchue invited David Vittorini, Chief of Staff for City Councilor Wu, to come forth to address the Commission.

NOTE: Colleen Daley indicated to David Vittorini to begin his testimony.

¹ [The number 311 is a system for reporting non-emergency issues and accessing City of Boston services.](#)

NOTE: David Vittorini addressed the Commission and stated, “Good morning Commissioners, my name is Dave Vittorini, I’m here on behalf of City Councilor at-large, Michelle Wu. She asked me to come and convey her full support for this project. As Councilor McCarthy said, the community meetings that were held amassed a lot of support. As a Hyde Park resident, on my private side, I am also in favor as well.”

NOTE: The Commission thanked David Vittorini for his testimony.

NOTE: Angela Atchue asked, “Is there anyone else in the room who may not have appeared yet to have requested public comment?” One person raised his hand. She then invited him to come forth and state his name for the record and to address the Commission.

NOTE: Bryan Flynn stated his name for the record.

NOTE: Angela Atchue stated, “Thank you, Mr. Flynn. My understanding is that you are a liaison to Hyde Park, you come from the City of Boston’s Office of Neighborhood Services (ONS) and you would also like to be able to make public comment.”

NOTE: Bryan Flynn expressed agreement.

NOTE: Colleen Daley indicated to Bryan Flynn to begin his testimony.

NOTE: Bryan Flynn addressed the commission and stated, “Good morning, and thank you very much for allowing me the time to speak. To echo the sentiments of both Councilor Tim McCarthy’s Office and Councilor Wu’s Office, ONS is in full support of this proposal. I am a proud life-long resident of Hyde Park. I refer to it as God’s country, although, many people argue with me about that. I love the neighborhood. To echo what Councilor McCarthy said, it has looked in disarray for several years. In that time it had become an illegal dumping ground. With that said, since Lisa Evans and Tim Smith have come aboard and acquired this parcel, it has been a complete renovation for the better for the entire community. I can’t say enough about working with Tim and Lisa. They have been very nice throughout the whole process, pleasant and responsive. The only issue that was ever brought to ONS’ table was the debris and trash. I can testify first-hand, I live in the Readville section of Hyde Park, I have driven by the site myself and it is really no cause for concern. I, also, participated in a clean-up along with Councilor McCarthy’s Office. Steve Maguire, Councilor McCarthy’s aide, and I pulled a basketball hoop out of that parcel, along with thousands of bottles. That culvert is actually clean and it will greatly assist with the flooding damage that has occurred over the years. ONS is in full support of the project. Thank you very much for your time today.”

NOTE: The Commission thanked Bryan Flynn for his testimony.

NOTE: Angela Atchue asked, “Is there anyone else who seeks to provide public comment for the record?”

NOTE: No one else expressed the desire to address the Commission.

NOTE: Angela Atchue acknowledged that no additional person sought to provide testimony. She then stated for the record, “Matthew Arseneault, a Hyde Park resident and abutter to this property site, submitted written correspondence to the Public Facilities Commission, which is part of the public record. He has submitted the same to myself, to the PFC Secretary, and to the Articled Clerk for the Public Facilities Commission. Mr. Arseneault has also submitted emails. Those emails are part of the public record. Mr. Arseneault made a request to speak today. The PFC Secretary followed up with him and noted his request has been submitted to the PFC members. As we are all aware, this morning the PFC members made a motion on the record and allowed public comment. Seeing that there is no one else in the room seeking to provide public comment to the PFC members, I will conclude this portion of the public comment.” She then, read out vote number one (1) and requested the Commissioners to make a motion on the same.

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

Exhibits: December 20, 2018, project background memorandum with enclosure and PowerPoint presentation. Correspondence submitted by and in response to Matthew Arseneault in regard to vote 1.

VOTE 2: Neriliz Llenas, Project Manager, Real Estate Management and Sales Division

Conveyance to C. Pizzano & Son, Inc.: Vacant land located at 6 and 8 Fairbury Street, Dorchester, Massachusetts.

Purchase Price: \$27,050

Ward: 13

Parcel Numbers: 00404000 and 00403000

Square Feet: 2,116 (total)

Future Use: Commercial

Assessed Value Fiscal Year 2019: \$21,600 (total)

Appraised Value March 12, 2018: \$21,000 (total)

DND Program: REMS - Land Disposition

RFP Issuance Date: June 11, 2018

That having duly advertised its intent to sell to C. Pizzano & Son, Inc., a Massachusetts corporation, with an address of 286 Columbus Avenue, Boston, MA 02116, the vacant land located at:

6 Fairbury Street, Ward: 13, Parcel: 00404000, Square Feet: 1,116

8 Fairbury Street, Ward: 13, Parcel: 00403000, Square Feet: 1,000

in the Dorchester District of the City of Boston containing approximately 2,116 total square feet of land, for two consecutive weeks (December 10, 2018 and December 17, 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 November 14, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to C. Pizzano & Son, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to C. Pizzano & Son, Inc., in consideration of Twenty Seven Thousand and Fifty Dollars (\$27,050).

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

Exhibits: December 18, 2018, project background memorandum with enclosure and PowerPoint presentation.

VOTE 3: Neriliz Llenas, Project Manager, Real Estate Management and Sales Division

Tentative Developer Designation and Intent to Sell to Floaters Realty, LLC: Vacant land located at 9 and 11-15A Milton Avenue, Mattapan, Massachusetts.

Purchase Price: \$125,000

Ward: 17
Parcel Numbers: 01606000 and 01607000
Square Feet: 8,258 (total)
Future Use: Commercial
Assessed Value Fiscal Year 2019: \$69,400 (total)
Appraised Value April 6, 2018: \$125,000 (total)
DND Program: REMS – Land Disposition
RFP Issuance Date: August 13, 2018

That, having duly advertised a Request for Proposals to develop said property, Floaters Realty, LLC, a Massachusetts limited liability company, with an address of 1001 Marina Drive, No. 701, Quincy, MA 02171, be tentatively designated as developer of the vacant land located at:

9 Milton Avenue, Ward: 17, Parcel: 01606000, Square Feet: 5,822

11-15A Milton Avenue, Ward: 17, Parcel: 01607000, Square Feet: 2,436

in the Mattapan District of the City of Boston containing approximately 8,258 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 Floaters Realty, 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 Irish 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 Commissioners Mammoli and Irish.

Exhibits: December 18, 2018, project background memorandum and PowerPoint presentation.

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

Tentative Developer Designation and Intent to Sell to Boguslaw Milos: Vacant land located at two (2) unnumbered parcels on Washburn Street, Dorchester, Massachusetts.

Purchase Price: \$6,000

Ward: 07

Parcel Numbers: 03308000 and 03309000

Square Feet: 589 (total)

Future Use: Landscaped Space

Assessed Value Fiscal Year 2019: \$3,600 (total)

Appraised Value August 30, 2018: \$6,000 (total)

DND Program: REMS – Land Disposition

RFP Issuance Date: October 1, 2018

That, having duly advertised a Request for Proposals to develop said property, Boguslaw Milos, an individual, with an address of 11 Washburn Street, Dorchester, MA 02125, be tentatively designated as developer of the vacant land located at:

Unnumbered parcel on Washburn Street, Ward: 07, Parcel: 03308000, Square Feet: 54

Unnumbered parcel on Washburn Street, Ward: 07, Parcel: 03309000, Square Feet: 535

in the Dorchester District of the City of Boston containing approximately 589 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 Boguslaw Milos;

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: No questions were raised by Commissioners Mammoli or Irish.

NOTE: Commissioner Mammoli expressed in admiration about the duration of time that many of the properties spent in the City's inventory, which Neriliz Llenas' has undertaken in the projects she has presented to the PFC and brought back into productive uses.

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

Exhibits: December 18, 2018, project background memorandum and PowerPoint presentation.

VOTE 5: Christopher Rooney, Development Officer, Real Estate Management and Sales Division

Tentative Developer Designation and Intent to Sell to a nominee comprised of principals of Codman Square Neighborhood Development Corporation and TLee Development, LLC:

Land with building thereon located at 270 Talbot Avenue and an unnumbered parcel on Spencer Street, Dorchester, Massachusetts.

Purchase Price: \$200

Ward: 17

Parcel Numbers: 00593000 and 00592000

Square Feet: 24,683 (total)

Future Use: Mixed Use

Estimated Total Development Cost: \$13,088,070

Assessed Value Fiscal Year 2019: \$516,600 (total)

Appraised Value January 15, 2018: \$900,000 (total)

DND Program: REMS – Building Sales

RFP Issuance Date: January 29, 2018

That, having duly advertised a Request for Proposals to develop said properties, a nominee comprised of principals² of Codman Square Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 587 Washington Street, Dorchester, MA 02124, and TLee Development, LLC, a Massachusetts limited liability corporation, with an address of 1452 Dorchester Avenue, Dorchester, MA 02122, be tentatively designated as developers of the land with building thereon located at:

270 Talbot Avenue, Ward: 17, Parcel: 00593000, Square Feet: 15,753

Unnumbered parcel on Spencer Street, Ward: 17, Parcel: 00592000, Square Feet: 8,930

in the Dorchester District of the City of Boston containing approximately 24,683 total square feet, 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 these parcels; 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 from Codman Square Neighborhood Development Corporation and TLee Development, 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: Christopher Rooney addressed the Commission and provided an overview of the project.

NOTE: Commissioners Mammoli and Irish expressed praise for DND's presentation and project.

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

Exhibits: December 18, 2018, project background memorandum and PowerPoint presentation.

NOTE: The January 16, 2019 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=28000.

² 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.

A True Record.

The meeting commenced at 9:51 a.m. and adjourned at 10:23 a.m.


Colleen Daley, PFC Secretary