

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

March 14, 2018

ATTENDING:

Katherine P. Craven, Chair, (Not Present)
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner
Angela D. Atchue, Senior Legal Officer
Colleen M. Daley, PFC Secretary
Catherine Pendleton, Articled Clerk, PFD and PFC
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, (Not Present)
James McDonough, Senior Staff Attorney
Rick Wilson, Deputy Director of Finance
Philip Sweeney, Operations Manager, Administration and Finance
Bernard Mayo, Project Manager, Real Estate Management and Sales
James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales
Jordan Deasy, Project Manager, Real Estate Management and Sales
Donald Wright, Deputy Director, Real Estate and Management Sales
Christopher Rooney, Housing Development Officer, Real Estate and Management Sales
Christine O'Keefe, Senior Housing Development Officer, Neighborhood Housing Development
Kelly Shay, Housing Development Officer, Neighborhood Housing Development
John Feuerbach, Senior Development Officer, Neighborhood Housing Development
William Epperson, Assistant Director, Real Estate Management and Sales
Dan Gallagher, Computer Specialist, Director's Office and Policy Development and Research

Commissioner Mammoli called the meeting to order.

The minutes from the meeting of December 13, 2017 were presented to and approved by the Commissioners.

VOTE 1: Bernard Mayo, Project Manager, Real Estate Management and Sales

Conveyance to Urban Edge Housing Corporation: Vacant land located at Ritchie Street, Roxbury, Massachusetts.

Purchase Price: \$100

Ward: 11
Parcel Number: 00867010
Square Feet: 5,970
Future Use: Recreation Center
Estimated Total Development Cost: \$29,263,464
Assessed Value Fiscal Year 2018: \$72,968
Appraised Value January 4, 2017: \$120,000
DND Program: REMS Land Disposition
RFP Issuance Date: June 19, 2017

That having duly advertised its intent to sell to Urban Edge Housing Corporation, a Massachusetts non-profit corporation, with an address of 1542 Columbus Avenue, Roxbury, MA 02119, the vacant land located at Ritchie Street (Ward: 11, Parcel: 00867010), in the Roxbury District of the City of Boston containing approximately 5,970 square feet of land, for two consecutive weeks (December 4, 2017 and December 11, 2017) 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 15, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Urban Edge Housing Corporation; and

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

NOTE: Bernard Mayo addressed the Commission.

NOTE: Commissioner Mammoli stated, “I want to compliment the team. It’s great how we’re getting a lot of these projects out. Voting the tentative designation in November and getting the project out, I think it’s a great job. Keep up the good work.”

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

Exhibits: February 27, 2018 project background memorandum for conveyance with enclosures and PowerPoint presentation.

VOTE 2: Bernard Mayo, Project Manager, Real Estate Management and Sales

Tentative Developer Designation and Intent to Sell to Yasime Manavoglu: Vacant land located at 2 Woodrow Avenue, 4-6 Woodrow Avenue, and 145-149 Norfolk Street, Dorchester, Massachusetts.

Purchase Price: \$15,000

Ward: 17
Parcel Numbers: 01598000, 01597000, and 01599001
Square Feet: 8,213 (total)

Future Use: Mixed use
Estimated Total Development Cost: \$1,846,399
Assessed Value Fiscal Year 2018: \$73,000 (total)
Appraised Value September 13, 2016: \$153,000 (total)
DND Program: REMS – Land Disposition
RFP Issuance Date: December 27, 2016

That, having duly advertised a Request for Proposals to develop said properties, Yasime Manavoglu, an individual, with an address of 38 Meadowview Road, Milton, MA 02186 be tentatively designated as developer of the vacant land located at:

2 Woodrow Avenue, Ward: 17, Parcel: 01598000, Square Feet: 2,862

4-6 Woodrow Avenue, Ward: 17, Parcel: 01597000, Square Feet: 2,644

145-149 Norfolk Street, Ward: 17, Parcel: 01599001, Square Feet: 2,707

in the Dorchester District of the City of Boston containing approximately 8,213 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 redevelopment 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 property to Yasime Manavoglu;

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: Bernard Mayo addressed the Commission and answered their questions.

NOTE: Commissioner Irish asked, “Are the four affordable units that are being created restricted at 100% of the average median income for 50 years? How is that monitored?”

NOTE: Sheila Dillon stated, “Any time the Department of Neighborhood Development disposes of land, or gives funding for affordable housing, a deed restriction is placed on the property. Every year the department compliance unit receives rent rolls and tenant information for monitoring the restrictions.”

NOTE: Commissioner Irish stated, “ Thank you.”

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

Exhibits: March 2, 2018 project background memorandum for tentative developer designation and PowerPoint presentation.

VOTE 3: James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales

Transfer of vacant land located at an unnumbered parcel on Leo M. Birmingham Parkway in Brighton from the Public Works Department to the Department of Neighborhood Development.

Property Transfer

Ward: 22
Parcel Number: 02762010
Square Feet: 14,332
Future Use: Forested Open Space
Assessed Value Fiscal Year 2018: \$260,000
DND Program: REMS Land Disposition

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31A (as appearing in St. 1966, c. 642, § 12) vacant land located at an unnumbered parcel on Leo M. Birmingham Parkway (Ward 22, Parcel Number 02762010), in the Brighton district of the City of Boston containing approximately 14,332 square feet of land and, further, 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: James Smith addressed the Commission and answered their questions.

NOTE: Commissioner Mammoli asked, “Is this a former (roadway) right of way that is being transferred?”

NOTE: James Smith replied, “Yes, it is, just forested vacant land.”

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

Exhibits: February 27, 2018 project background memorandum for real property transfer, January 19, 2018 PWD transfer letter, and copy of PowerPoint presentation.

VOTE 4: James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales

Tentative Developer Designation and Intent to Sell to Harry Ross Finkle, Trustee of the Finkle Family Realty Trust: Vacant land located at an unnumbered parcel on Washington Street, Roxbury, Massachusetts.

Purchase Price: \$2,500

Ward: 09
Parcel Number: 02481000

Square Feet: 134
Future Use: Commercial
Estimated Total Development Cost: N/A
Assessed Value Fiscal Year 2018: \$900
Appraised Value October 19, 2017: \$2,500
DND Program: REMS Land Disposition
RFP Issuance Date: November 13, 2017

That, having duly advertised a Request for Proposals to develop said property, Harry Ross Finkle, Trustee of the Finkle Family Realty Trust, a realty trust, with an address of 55 Sewall Street, Apt. PHC, Brookline, MA 02446 be tentatively designated as developer of the vacant land located at an unnumbered parcel on Washington Street (Ward: 09, Parcel: 02481000), in the Roxbury District of the City of Boston containing approximately 134 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 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 Harry Ross Finkle, Trustee of the Finkle Family Realty Trust;

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.

NOTE: Commissioner Mammoli stated, “Again, congratulations on taking another site that was in DND’s inventory for twenty-two (22) years and getting it out.”

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

Exhibits: January 29, 2018 project background memorandum for tentative developer designation and PowerPoint presentation.

VOTE 5: Jordan Deasy, Project Manager, Real Estate Management and Sales

Tentative Developer Designation and Intent to Sell 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: \$314,104
Assessed Value Fiscal Year 2018: \$190,300 (total)
Appraised Value May 20, 2017: \$98,000 (total)
DND Program: Grass Roots
RFP Issuance Date: September 11, 2017

That, having duly advertised a Request for Proposals to develop said properties, We Grow Microgreens, LLC, a Massachusetts limited liability corporation, with an address of 10 Weld Street, Roslindale, MA 02131 be tentatively designated as developer of 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 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 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 property to We Grow Microgreens, LLC;

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 addressed the Commission.

NOTE: Commissioner Irish stated, “Congratulations, again, on projects like this, and the work that you are doing gaining community input.”

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

Exhibits: January 30, 2018 project background memorandum for tentative developer designation and PowerPoint presentation.

VOTE 6: Donald Wright, Deputy Director, Real Estate Management and Sales

Tentative Developer Designation and Intent to Sell to Harvard Street Neighborhood Health Center, Inc.: Land with building thereon located at 8 Old Road and 14 Ellington Street, Dorchester, Massachusetts.

Purchase Price: \$648,000

Ward: 14

Parcel Numbers: 02464000 and 02463000

Square Feet: 13,588 (total)

Future Use: New Health Center

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

Assessed Value Fiscal Year 2018: \$458,500 (total)

Appraised Value May 18, 2016: \$648,000 (total)

DND Program: REMS – Building Sales

RFP Issuance Date: July 18, 2016

That, having duly advertised a Request for Proposals to develop said properties, Harvard Street Neighborhood Health Center, Inc. a Massachusetts non-profit corporation, with an address of 632 Blue Hill Avenue, Dorchester, MA 02121 be tentatively designated as developer of 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 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 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 property to Harvard Street Neighborhood Health Center, 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: Donald Wright addressed the Commission and answered their questions.

NOTE: Commissioner Mammoli stated, “The offer price includes less any environmental remediation costs, which is standard. He then asked, “The site was previously residential, is there any expectation of major environmental remediation?”

NOTE: Sheila Dillon replied, “We are not aware of any. This site was an old gas station site, so I must defer to Donald Wright or James Smith.”

NOTE: Donald Wright stated, “We have done some and are looking into it again to take on all that we can at this time.”

NOTE: Commissioner Irish asked, “There was mention of a community meeting in March of 2016 and there was a meeting where respondents were present, was that a different meeting?”

NOTE: Donald Wright stated, “Yes, the latter meeting was the developer presentation.”

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

Exhibits: March 2, 2018 project background memorandum for tentative developer designation and PowerPoint presentation.

VOTE 7: Christopher Rooney, Housing Development Officer, Real Estate Management and Sales

Conveyance to Habitat for Humanity Greater Boston, Inc.: Land with building thereon located at 172 Fairmount Street, Dorchester, Massachusetts.

Purchase Price: \$5,000

Ward: 17

Parcel Number: 02612000

Square Feet: 5,006

Future Use: Rehabilitation - Housing

Estimated Total Development Cost: \$412,876

Assessed Value Fiscal Year 2018: \$450,900

Appraised Value June 30, 2016: \$230,000

DND Program: Neighborhood Home Initiative

RFP Issuance Date: February 17, 2017

That having duly advertised its intent to sell to Habitat for Humanity Greater Boston, Inc. a Massachusetts non-profit corporation, with an address of 240 Commercial Street, Boston, MA 02109, the land with building thereon located at 172 Fairmount Street (Ward: 17, Parcel: 02612000) in the Dorchester District of the City of Boston containing approximately 5,006 square feet of land, for two consecutive weeks (December 11, 2017 and December 18, 2017) 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 15, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Habitat for Humanity Greater Boston, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Habitat for Humanity Greater Boston, Inc. in consideration of Five Thousand Dollars (\$5,000).

NOTE: Christopher Rooney addressed the Commission.

NOTE: Commissioner Irish stated, “Thank you, I have no questions.”

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

Exhibits: February 16, 2018 project background memorandum for conveyance with enclosures and PowerPoint presentation.

VOTE 8: Christine O’Keefe, Senior Development Officer, Neighborhood Housing Development

Conveyance to Magnolia-Woodford-Ceylon Joint Venture, LLC: Vacant land located 98 Magnolia Street, 100 Magnolia Street, 164 Magnolia Street, 170 Magnolia Street, and 7-9 Ceylon Street, Dorchester, Massachusetts.

Purchase Price: \$36,129

Ward: 13

Parcel Numbers: 01182000, 01155000, 01154000, 01178000 and 01196000

Square Feet: 25,647 (total)

Future Use: New Construction Housing

Estimated Total Development Cost: \$2,820,793

Assessed Value Fiscal Year 2018: \$488,800 (total)

Appraised Value April 26, 2016: \$565,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: February 22, 2016

That having duly advertised its intent to sell to Magnolia-Woodford-Ceylon Joint Venture, LLC, a Massachusetts limited liability company, with an address of 58 Union Street, Brighton, MA 02135, the vacant land located at:

7-9 Ceylon Street, Ward: 13, Parcel: 01182000, Square Feet: 6,250

98 Magnolia Street, Ward: 13, Parcel: 01155000, Square Feet: 7,200

100 Magnolia Street, Ward: 13, Parcel: 01154000, Square Feet: 3,600

164 Magnolia Street, Ward: 13, Parcel: 01178000, Square Feet: 4,341

170 Magnolia Street, Ward: 13, Parcel: 01196000, Square Feet: 4,256

in the Dorchester District of the City of Boston containing approximately 25,647 total square feet of land, for two consecutive weeks (January 29, 2018 and February 5, 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 September 22, 2017 and subsequent approval by

the Mayor, does hereby vote to sell the aforementioned property to Magnolia-Woodford-Ceylon Joint Venture, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Magnolia-Woodford-Ceylon Joint Venture, LLC in consideration of Thirty Six Thousand One Hundred and Twenty Nine Dollars (\$36,129).

NOTE: Angela Atchue noted for the record, “Vote eight (8) and vote nine (9) are being presented by Christine O’Keefe. Both votes concern the same public process and community meetings. If it’s agreeable with the Commissioners, both votes will be presented at the same time and each vote will have a separate roll call.”

NOTE: Commissioner Mammoli and Commissioner Irish expressed agreement with the proposed vote presentation request.

NOTE: Christine O’Keefe addressed the Commission.

NOTE: Commissioner Irish stated, “I have no questions, this is another great project.”

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

Exhibits: February 13, 2018 project background memorandum for conveyance with enclosures and PowerPoint presentation.

VOTE 9: Christine O’Keefe, Senior Development Officer, Neighborhood Housing Development

Conveyance to Magnolia-Woodford-Ceylon Joint Venture, LLC: Vacant land located 4 Chamblet Street, 7 Half Moon Street, an unnumbered parcel on Magnolia Street, 21 Magnolia Street, 23 Magnolia Street, and 8 Woodford Street in Dorchester, Massachusetts.

Purchase Price: \$38,861

Ward: 13

Parcel Numbers: 00988000, 01038000, 00254000, 00252000, 00253000, and 00263000

Square Feet: 18,231 (total)

Future Use: New Construction Housing

Estimated Total Development Cost: \$2,473,088

Assessed Value Fiscal Year 2018: \$271,000 (total)

Appraised Value April 26, 2016: \$450,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: September 22, 2017

That having duly advertised its intent to sell to Magnolia-Woodford-Ceylon Joint Venture, LLC, a Massachusetts limited liability company, with an address of 58 Union Street, Brighton, MA 02135, the vacant land located at:

4 Chamblet Street, Ward: 13, Parcel: 00988000, Square Feet: 4,486

7 Half Moon Street, Ward: 13, Parcel: 01038000, Square Feet: 5,183

Unnumbered parcel on Magnolia Street, Ward: 13, Parcel: 00254000, Square Feet: 1,068

21 Magnolia Street, Ward: 13, Parcel: 00252000, Square Feet: 2,582

23 Magnolia Street, Ward: 13, Parcel: 00253000, Square Feet: 2,700

8 Woodford Street, Ward: 13, Parcel: 00263000, Square Feet: 2,212

in the Dorchester District of the City of Boston containing approximately 18,231 total square feet of land, for two consecutive weeks (January 29, 2018 and February 5, 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 September 22, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Magnolia-Woodford-Ceylon Joint Venture, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Magnolia-Woodford-Ceylon Joint Venture, LLC in consideration of Thirty Eight Thousand Eight Hundred and Sixty One Dollars (\$38,861).

NOTE: Christine O'Keefe addressed the Commission.

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

Exhibits: February 13, 2018 project background memorandum for conveyance with enclosures and PowerPoint presentation.

VOTE 10: Kelly Shay, Senior Development Officer, Neighborhood Housing Development

Conveyance to Cote Village Limited Partnership: Vacant land located 820 Cummins Highway, an unnumbered parcel on Cummins Highway, 30-32 Regis Road and an unnumbered parcel on Regis Road, Mattapan, Massachusetts.

Purchase Price: \$400

Ward: 18

Parcel Numbers: 01058000, 01091000, 01054000, and 01092000

Square Feet: 113,695 (total)

Future Use: Mixed Use

Estimated Total Development Cost: \$31,225,461

Assessed Value Fiscal Year 2018: \$1,439,900 (total)

Appraised Value April 22, 2016: \$1,700,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: June 30, 2014

That having duly advertised its intent to sell to Cote Village Limited Partnership, a Massachusetts limited partnership, with an address of 84 State Street, Suite 600, Boston, MA 02109, the vacant land located at:

820 Cummins Highway, Ward: 18, Parcel: 01058000, Square Feet: 40,166

Unnumbered parcel on Cummins Highway, Ward: 18, Parcel: 01091000, Square Feet: 10,366

30-32 Regis Road, Ward: 18, Parcel: 01054000, Square Feet: 56,913

Unnumbered parcel on Regis Road, Ward: 18, Parcel: 01092000, Square Feet: 6,250

in the Mattapan District of the City of Boston containing approximately 113,695 total square feet of land, for two consecutive weeks (June 15, 2015 and June 22, 2015) 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 May 21, 2015 and, thereafter, amended on November 16, 2016 and May 17, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Cote Village Limited Partnership; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Cote Village Limited Partnership in consideration of Four Hundred Dollars (\$400).

NOTE: Kelly Shay addressed the Commission.

NOTE: Commissioner Mammoli stated, “Congratulations, there is a long history with this site and to see it finally moving along is great.”

NOTE: Sheila Dillon stated, “I want to thank you, for your patience on this site. The development team has had to request State funding multiple times in order to fully fund the project, so it has been designated for quite some time.”

NOTE: Commissioner Irish stated, “Congratulations, again, this is a great day for Mattapan and the City of Boston. To reflect back to my time with the Inspectional Services Division, we received many complaints about this property over the years, so I am happy to be a part of moving this forward.”

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

Exhibits: February 13, 2018 project background memorandum for conveyance with enclosures and PowerPoint presentation.

VOTE 11: Kelly Shay, Senior Development Officer, Neighborhood Housing Development

Amendment to the vote of February 17, 2017 to extend the Tentative Designation and Intent to Sell period from 12 to 36 months to a nominee comprised of principals from the

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, Massachusetts.

Time Extension

- 1) TD – 02/17/2017 through 02/17/2018 = 12 months
 - 2) TD extension for an additional 24 months 02/17/2018 through 02/17/2020 = 36 months
- TD total time is 36 months

Ward: 17
Parcel Numbers: 02190000 and 02184000
Square Feet: 34,103 (total)
Future Use: Housing
Estimated Total Development Cost: \$16,554,143
Assessed Value Fiscal Year 2018: \$560,500 (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 on February 17, 2017 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: 02184000, 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 principals¹ from the Caribbean Integration Community Development, Inc., a Massachusetts non-profit corporation with an address of 1601 Blue Hill Avenue, 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; and

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: “36 months” wherever such may appear.

NOTE: Kelly Shay addressed the Commission.

NOTE: Sheila Dillon stated, “For the purpose of full disclosure, I would like to say that since Friday of last week, this had been a very good, robust, community process with a lot of

¹ The nominee is to be a newly formed Massachusetts limited liability company. 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.

participation. This is the Rock Neighborhood Association and they care greatly about the neighborhood. Part of this, the front facing project on Morton Street is to be housing and the back portion is to be to the Steward Odem Garden, DND really cares about getting this right. Since Friday, we have heard from some of the community members who have been thinking long and hard about this project and they would like some amendments to the project as-is. We are fully committed to working with them to fulfil their requests. This vote was already on the agenda but this is the direction the project is heading. I think that the team we have is the right team for this, we now just need to work with the neighborhood to hear their concerns. I think that [primarily] they want more enlivened first floor space and they want to see more commercial along Morton Street. We're starting these community discussion meetings this afternoon and Thursday night, we won't bring the project back to you until we feel like we have community buy-in and we feel like we've met all of their requests. I wanted to make a note of this in case anyone from the community is watching this meeting; we are listening to your concerns. Thank you."

NOTE: Commissioner Irish stated, "Thank you for your presentation and transparency."

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

Exhibits: February 13, 2018 project background memorandum for time extension of tentative developer designation with enclosures and PowerPoint presentation.

VOTE 12: Kelly Shay, Senior Development Officer, Neighborhood Housing Development

Tentative Developer Designation and Intent to Sell to Neighborhood of Affordable Housing, Inc.: Vacant land located at three (3) unnumbered parcels on Condor Street, East Boston, Massachusetts.

Purchase Price: \$300

Ward: 01

Parcel Numbers: 0103364000, 0103365000, and 0103366000

Square Feet: 26,250 (total)

Future Use: Mixed use

Estimated Total Development Cost: \$16,777,399

Assessed Value Fiscal Year 2018: \$558,600 (total)

Appraised Value May 1, 2017: \$720,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: May 8, 2017

That, having duly advertised a Request for Proposals to develop said properties, Neighborhood of Affordable Housing, Inc., a Massachusetts non-profit corporation, with an address of 143 Border Street, East Boston, MA 02128 be tentatively designated as developer of the vacant land located at:

Unnumbered parcel on Condor Street, Ward: 01, Parcel: 0103364000, Square Feet: 8,750

Unnumbered parcel on Condor Street, Ward: 01, Parcel: 0103365000, Square Feet: 8,750

Unnumbered parcel on Condor Street, Ward: 01, Parcel: 0103366000, Square Feet: 8,750

in the East Boston District of the City of Boston containing approximately 26,250 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 redevelopment 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 property to Neighborhood of Affordable Housing, 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: Kelly Shay addressed the Commission.

NOTE: Commissioner Mamolli stated, "I am very familiar with the site. It's a great infill with housing on either side."

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

Exhibits: February 13, 2018 project background memorandum for tentative developer designation and copy of PowerPoint presentation.

VOTE 13: John Feuerbach, Senior Development Officer, Neighborhood Housing Development

Conveyance to TCB Clarion LLC: Vacant land located at various parcels on Quincy Terrace, Blue Hill Avenue and Holborn Street in Dorchester, Massachusetts.

Purchase Price: \$800

Ward: 12

Parcel Numbers: 02882000, 02883000, 02884000, 02885000, 02885001, 02888000, 02891000, and 02890000

Square Feet: 30,976 (total)

Future Use: Mixed use

Estimated Total Development Cost: \$16,893,865

Assessed Value Fiscal Year 2018: \$376,500

Appraised Value August 11, 2016: \$540,000

DND Program: Neighborhood Housing

RFP Issuance Date: May 18, 2011

That having duly advertised its intent to sell to The Community Builders, Inc., a Massachusetts non-profit corporation, with an address of 185 Dartmouth Street, Boston, MA 02116, the vacant land located at:

1-8 Quincy Terrace, Ward: 12, Parcel: 02882000, Square Feet: 10,380

281A Blue Hill Avenue, Ward: 12, Parcel: 02883000, Square Feet: 3,534

287-293 Blue Hill Avenue, Ward: 12, Parcel: 02884000, Square Feet: 3,619

295-297 Blue Hill Avenue, Ward: 12, Parcel: 02885000, Square Feet: 1,661

299 Blue Hill Avenue, Ward: 12, Parcel: 02885001, Square Feet: 2,690

309-309B Blue Hill Avenue, Ward: 12, Parcel: 02888000, Square Feet: 3,432

46 Holborn Street, Ward: 12, Parcel: 02891000, Square Feet: 3,780

48 Holborn Street, Ward: 12, Parcel: 02890000, Square Feet: 1,880

in the Dorchester District of the City of Boston containing approximately 30,976 total square feet of land, for two consecutive weeks (October 8, 2012 and October 15, 2012) 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 August 9, 2012 and, thereafter, amended on August 1, 2013, August 6, 2014, August 20, 2015, October 5, 2016 and August 17, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to ²TCB Clarion LLC, a Massachusetts limited liability company, with an address of 185 Dartmouth Street, Boston, MA 02116; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to TCB Clarion LLC in consideration of Eight Hundred Dollars (\$800).

NOTE: John Feuerbach addressed the Commission and answered their questions.

NOTE: Commissioner Irish asked, “Is there any community space?”

NOTE: John Feuerbach stated, “Yes. If you look to the site plan, on the right hand side, where Blue Hill Avenue meets Quincy Avenue, there is a community room that filters out to the park which will be owned and maintained by the developer. You can see it is the peace sign shown there but the community space would be going right through that side door (see PowerPoint presentation).”

² TCB Clarion LLC is a Massachusetts limited liability company formed on October 24, 2017, the resident agent of which is The Community Builders, Inc. pursuant to G. L. Chapter 156C Section 12. The Community Builders, Inc. formed TCB Clarion LLC, to manage affordable housing projects and engage in lawful business. TCB Clarion LLC provided a current certificate of good standing from the Massachusetts Secretary of State to DND. Additionally, TCB Clarion LLC completed a property affidavit (i.e. LOOPS form) and provided such to DND.

NOTE: Commissioner Irish stated, “Congratulations, I think this project actually predated the Cote Ford site (Regis Road and Cummins Highway), so it has been a pretty long road.”

Exhibits: February 26, 2018 project background memorandum for conveyance with enclosures and PowerPoint presentation.

NOTE: The March 14, 2018 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=26620

A True Record.

The meeting commenced at 10:09 a.m. and adjourned at 10:54 a.m.



Colleen Daley, PFC Secretary