

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

October 24, 2018

ATTENDING:

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner
Angela D. Atchue, Senior Legal Officer, PFC/PFD
Colleen M. Daley, PFC Secretary
Catherine P. Pendleton, Articled Clerk, PFD/PFC
Henry C. Luthin, First Assistant Corporation Counsel, Law Department
Thythy Le, Assistant Corporation Counsel, Law Department
Sheila A. Dillon, Chief and Director
James McDonough, Senior Staff Attorney
Rick Wilson, Deputy Director of Finance
Philip Sweeney, Operations Manager, Administration and Finance
Jessica Boatright, Deputy Director, Neighborhood Housing Development Division
Donald Wright, Deputy Director, Real Estate Management and Sales
William Epperson, Assistant Director, Real Estate Management and Sales
Jonathan Spillane, Development Officer, Neighborhood Housing Development Division
Joe Backer, Development Officer, Neighborhood Housing Development Division
John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division
Winnie Zhang, Project Manager, Real Estate Management and Sales
James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales
Chris Rooney, Housing Development Officer, Real Estate Management and Sales
Star Laws, Project Manager, Real Estate Management and Sales

Chair Craven called the meeting to order.

The minutes from the meeting of September 19, 2018 were presented to and approved by Commissioners Mammoli and Irish.

VOTE 1: Jonathan Spillane, Development Officer, Neighborhood Housing Development Division

Conveyance to Habitat for Humanity Greater Boston, Inc.: Vacant land located at 725-727 and 729R Parker Street, Roxbury, Massachusetts.

Purchase Price: \$200

Ward: 10

Parcel Numbers: 00495000 and 00496000

Square Feet: 5,680 (total)
Future Use: New Construction - Housing
Estimated Total Development Cost: \$797,204
Assessed Value Fiscal Year 2018: \$180,800 (total)
Appraised Value February 6, 2017: \$115,000 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: March 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 vacant land located at:

725-727 Parker Street, Ward: 10, Parcel: 00495000, Square feet: 3,207

729R Parker Street, Ward: 10, Parcel: 00496000, Square feet: 2,473

in the Roxbury District of the City of Boston containing approximately 5,680 total square feet of land, for two consecutive weeks (February 12, 2018 and February 19, 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 December 13, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Habitat for Humanity Greater Boston, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Habitat for Humanity Greater Boston, Inc., in consideration of Two Hundred Dollars (\$200).

NOTE: Jonathan Spillane addressed the Commission and provided an overview of the project.

NOTE: Commissioner Irish asked, "Is the fifty-year deed restriction at 80% AMI set according to the current AMI or will that number change, in the future, to the AMI is at that point?"

NOTE: Sheila Dillon replied, "The deed restriction will stay at 80% AMI for the subsequent buyers, but DND does allow an appreciation of 3% per year. However, the seller is required to find a buyer of the same income group, and DND assists in marketing subsequent unit resales."

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

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

VOTE 2: Jonathan Spillane, Development Officer, Neighborhood Housing Development Division

Amendment to the prior Tentative Designation and Intent to Sell vote on December 13, 2017 to increase the purchase price from \$207,000 to \$295,000 and Conveyance to Z Capital Investments, LLC: Vacant land located at 21-23 Wensley Street, 53 Wensley Street and unnumbered Fisher Avenue, Roxbury, Massachusetts.

Purchase Price: \$295,000

Ward: 10

Parcel Numbers: 01298000, 01299000 and 01321000

Square Feet: 8,783 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$4,288,266

Assessed Value Fiscal Year 2018: \$133,600 (total)

21-23 Wensley St., Appraised Value February 6, 2017: \$115,000

53 Wensley St. and Unnumbered Fisher Ave., Appraised Value November 11, 2017: \$180,000

Combined Appraised Values: \$295,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: March 17, 2017

That having duly advertised its intent to sell to Z Capital Investments, LLC, a Massachusetts limited liability company, with an address of 1089 Commonwealth Avenue, Boston, MA 02215, the vacant land located at:

21-23 Wensley Street, Ward: 10, Parcel: 01298000, Square feet: 3,070

53 Wensley Street, Ward: 10, Parcel: 01299000, Square feet: 1,647

Unnumbered Fisher Avenue, Ward: 10, Parcel: 01321000, Square feet: 4,066

in the Roxbury District of the City of Boston containing approximately 8,783 total square feet of land, for two consecutive weeks (February 12, 2018 and February 19, 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 December 13, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Z Capital Investments, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Z Capital Investments, LLC, in consideration of Two Hundred and Ninety-Five Thousand Dollars (\$295,000).

NOTE: Jonathan Spillane addressed the Commission and provided an overview of the project.

NOTE: Chair Craven expressed praise for the project, and the use of the updated appraised value for the properties, resulting in additional money for the City of Boston.

NOTE: Commissioner Mammoli expressed praise for DND's work to get the properties out of the City's inventory and into productive uses.

NOTE: Commissioner Irish thanked DND for its work and presentation.

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

Exhibits: October 11, 2018, project background memorandum with enclosure and PowerPoint presentation.

VOTE 3: Joseph Backer, Development Officer, Neighborhood Housing Development Division

Conveyance to DREAM Development, LLC: Vacant land located at 24 Westminster Avenue, Roxbury, Massachusetts.

Purchase Price: \$115,000

Ward: 11
Parcel Number: 01703000
Square Feet: 10,077
Future Use: New Construction - Housing
Estimated Total Development Cost: \$3,069,836
Assessed Value Fiscal Year 2018: \$177,500
Appraised Value June 27, 2016: \$115,000
DND Program: Neighborhood Housing
RFP Issuance Date: November 2, 2016

That having duly advertised its intent to sell to DREAM Development, LLC, a Massachusetts limited liability corporation, with an address of 236 Huntington Avenue, Suite 303, Boston, MA 02115, the vacant land located at 24 Westminster Street, (Ward: 11, Parcel: 01703000) in the Roxbury District of the City of Boston containing approximately 10,077 square feet of land, for two consecutive weeks (August 7, 2017 and August 14, 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 June 21, 2017 and, thereafter, amended on June 13, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to DREAM Development, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to DREAM Development, LLC, in consideration of One Hundred and Fifteen Thousand Dollars (\$115,000).

NOTE: A clarification and correction for the record as the property noted in the vote request is located at 24 Westminster Avenue and, not Street. This follows with the supporting documents publicly presented to the Commissioners. The scrivener's error in the agenda is corrected for the record.

NOTE: Joseph Backer addressed the Commission and provided an overview of the project.

NOTE: Commissioner Irish stated, "No questions. This is another great and innovative project from the Department of Neighborhood Development."

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

Exhibits: September 17, 2018, project background memorandum with enclosures and PowerPoint presentation.

VOTE 4: Joseph Backer, Development Officer, Neighborhood Housing Development Division

Amendment to the prior Tentative Designation and Intent to Sell vote on October 26, 2017 to increase the purchase price from \$600,000 to \$670,000 and Conveyance to Sebastian Mariscal Studio, Inc.: Vacant land located at 77 Terrace Street and 778, 780, 782, 784, 786, 788, 790, 792, 794, and 796 Parker Street and, Roxbury, Massachusetts.

Purchase Price: \$670,000

Ward: 10

Parcel Numbers: 00396000, 00437000, 00436000, 00435000, 00434000, 00433000, 00432000, 00431000, 00430000, 00429000, and 00428000

Square Feet: 57,757 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$25,055,948

Assessed Value Fiscal Year 2018: \$1,879,300 (total)

Appraised Value May 30, 2018: \$1,340,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: June 27, 2013

That having duly advertised its intent to sell to Sebastian Mariscal Studio, Inc., a Massachusetts corporation, with an address of 202 River Street, Cambridge, MA 02139, the vacant land located at:

77 Terrace Street, Ward: 10, Parcel: 00396000, Square Feet: 28,300

778 Parker Street, Ward: 10, Parcel: 00437000, Square Feet: 2,174

780 Parker Street, Ward: 10, Parcel: 00436000, Square Feet: 2,200

782 Parker Street, Ward: 10, Parcel: 00435000, Square Feet: 2,204

784 Parker Street, Ward: 10, Parcel: 00434000, Square Feet: 2,394

786 Parker Street, Ward: 10, Parcel: 00433000, Square Feet: 2,577

788 Parker Street, Ward: 10, Parcel: 00432000, Square Feet: 2,901

790 Parker Street, Ward: 10, Parcel: 00431000, Square Feet: 2,926

792 Parker Street, Ward: 10, Parcel: 00430000, Square Feet: 3,817

794 Parker Street, Ward: 10, Parcel: 00429000, Square Feet: 5,526

796 Parker Street, Ward: 10, Parcel: 00428000, Square Feet: 2,738

in the Roxbury District of the City of Boston containing approximately 57,757 total square feet of land, for two consecutive weeks (December 2, 2013 and December 9, 2013) 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 7, 2013 and, thereafter, amended on November 5, 2014, November 9, 2015, October 5, 2016 and October 26, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Sebastian Mariscal Studio, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Sebastian Mariscal Studio, Inc., in consideration of Six Hundred and Seventy Thousand Dollars (\$670,000).

NOTE: Joseph Backer addressed the Commission and provided an overview of the project.

NOTE: Chair Craven expressed praise for the project, and the use of the updated appraised value for the properties, resulting in additional money for the City of Boston. She then asked if there were any questions or comments from the Commissioners. No questions were raised.

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

Exhibits: September 17, 2018, project background memorandum with enclosures and PowerPoint presentation.

VOTE 5: John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Marcella 120 LLC: Vacant land located at 118 Marcella Street and 120 Marcella Street, Roxbury, Massachusetts.

Purchase Price: \$137,500

Ward: 11

Parcel Numbers: 00814000 and 00813000

Square Feet: 5,281 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$1,565,407

Assessed Value Fiscal Year 2018: \$61,700 (total)

Appraised Value August 16, 2017: \$137,500 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: November 13, 2017

That, having duly advertised a Request for Proposals to develop said properties Marcella 120 LLC, a Massachusetts limited liability company, with an address of 142 Berkeley Street, Suite 402, Boston, MA 02116 be tentatively designated as developer of the vacant land located at:

118 Marcella Street, Ward: 11, Parcel: 00814000, Square Feet: 1,848

120 Marcella Street, Ward: 11, Parcel: 00813000, Square Feet: 3,433

in the Roxbury District of the City of Boston containing approximately 5,281 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 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 Marcella 120 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: Angela Atchue noted for the record, “Commissioners, I have a request for efficiency from John Feuerbach for votes five (5), six (6) and seven (7). All three of these vote requests concern an RFP that was issued on the same date, November 13, 2017, and have a similar community process. The appraisals were done on August 16, 2017. If it’s agreeable with the Commission, John seeks to present votes five (5), six (6) and seven (7) collaboratively and then have a separate roll call for each vote.”

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

NOTE: John Feuerbach addressed the Commission and provided an overview of the project.

NOTE: Chair Craven asked if there were any questions from the Commissioners. No questions were raised.

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

Exhibits: October 11, 2018, project background memorandum and PowerPoint presentation.

VOTE 6: John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to New Urban Collaborative Limited: Vacant land located at 108, 110, 112 and 114 Marcella Street, 93-95, 97, 101, 105, 109, 113, 115, 121, 123 and 125-125R Marcella Street, unnumbered Beech Glen Street and unnumbered Thwing Street, Roxbury, Massachusetts.

Purchase Price: \$1,600

Ward: 11

Parcel Numbers: 00819000, 00818000, 00817000, 00816000, 00564000, 00565000, 00566000, 00567000, 00568000, 00569000, 00570000, 00571000, 00572000, 00573000, 00511000, and 00537000

Square Feet: 47,013 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$5,245,512

Assessed Value Fiscal Year 2018: \$613,200 (total)

Appraised Value August 16, 2017: \$1,011,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: November 13, 2017

That, having duly advertised a Request for Proposals to develop said properties New Urban Collaborative Limited, a Massachusetts non-profit corporation, with an address of 183 West

Canton Street, Suite 4, Boston, MA 02116 be tentatively designated as developer of the vacant land located at:

108 Marcella Street, Ward: 11, Parcel: 00819000, Square Feet: 1,738

110 Marcella Street, Ward: 11, Parcel: 00818000, Square Feet: 1,795

112 Marcella Street, Ward: 11, Parcel: 00817000, Square Feet: 1,852

114 Marcella Street, Ward: 11, Parcel: 00816000, Square Feet: 1,909

93-95 Marcella Street, Ward: 11, Parcel: 00564000, Square Feet: 3,450

97 Marcella Street, Ward: 11, Parcel: 00565000, Square Feet: 2,004

101 Marcella Street, Ward: 11, Parcel: 00566000, Square Feet: 2,132

105 Marcella Street, Ward: 11, Parcel: 00567000, Square Feet: 2,202

109 Marcella Street, Ward: 11, Parcel: 00568000, Square Feet: 2,172

113 Marcella Street, Ward: 11, Parcel: 00569000, Square Feet: 2,101

115 Marcella Street, Ward: 11, Parcel: 00570000, Square Feet: 3,000

121 Marcella Street, Ward: 11, Parcel: 00571000, Square Feet: 3,000

123 Marcella Street, Ward: 11, Parcel: 00572000, Square Feet: 2,746

125-125R Marcella Street, Ward: 11, Parcel: 00573000, Square Feet: 2,804

Unnumbered Beech Glen Street, Ward: 11, Parcel: 00511000, Square Feet: 5,708

Unnumbered Thwing Street, Ward: 11, Parcel: 00537000, Square Feet: 8,400

in the Roxbury District of the City of Boston containing approximately 47,013 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 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 New Urban Collaborative Limited;

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: John Feuerbach addressed the Commission and provided an overview of the project.

NOTE: Chair Craven asked if there were any questions from the Commissioners.

NOTE: Commissioner Irish expressed praise for the community outreach and complimented the work done by DND. Additionally, he expressed praise for the homeownership opportunities being created and the use of green sustainable developments.

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

Exhibits: October 11, 2018, project background memorandum and PowerPoint presentation.

VOTE 7: John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Rees-Larkin Development LLC:

Vacant land located at 273, 275, 277, 279, 281-281A, 283 and 287 Highland Street, Roxbury, Massachusetts.

Purchase Price: \$700

Ward: 11

Parcel Numbers: 00840000, 00841000, 00842000, 00843000, 00844000, 00845000, and 00846000

Square Feet: 16,354 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$9,183,970

Assessed Value Fiscal Year 2018: \$256,300 (total)

Appraised Value August 16, 2017: \$690,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: November 13, 2017

That, having duly advertised a Request for Proposals to develop said properties Rees-Larkin Development LLC, a Massachusetts limited liability company, with an address of 179 Boylston Street, Building P, Boston, MA 02130 be tentatively designated as developer of the vacant land located at:

273 Highland Street, Ward: 11, Parcel: 00840000, Square Feet: 3,747

275 Highland Street, Ward: 11, Parcel: 00841000, Square Feet: 1,592

277 Highland Street, Ward: 11, Parcel: 00842000, Square Feet: 1,592

279 Highland Street, Ward: 11, Parcel: 00843000, Square Feet: 1,708

281-281A Highland Street, Ward: 11, Parcel: 00844000, Square Feet: 1,629

283 Highland Street, Ward: 11, Parcel: 00845000, Square Feet: 1,640

287 Highland Street, Ward: 11, Parcel: 00846000, Square Feet: 4,446

in the Roxbury District of the City of Boston containing approximately 16,354 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 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 Rees-Larkin 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: John Feuerbach addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked John Feuerbach for his presentation. She then asked if there were any questions from the Commissioners. No questions were raised.

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

Exhibits: October 11, 2018, project background memorandum and PowerPoint presentation.

VOTE 8: Winnie Zhang, Project Manager, Real Estate Management and Sales Division

Tentative Developer Designation and Intent to Sell to Carlos Castillo: Vacant building located at 11 Hesston Terrace, Dorchester, Massachusetts.

Purchase Price: \$100,000

Ward: 13
Parcel Number: 01504000
Square Feet: 2,891
Future Use: Rehabilitation – Housing
Estimated Total Development Cost: \$505,650
Assessed Value Fiscal Year 2018: \$632,000
Appraised Value June 15, 2018: \$570,000
DND Program: REMS – Building Sales
RFP Issuance Date: July 23, 2018

That, having duly advertised a Request for Proposals to develop said property, Carlos Castillo, an individual, with an address of 2371 Washington Street, Roxbury, MA be tentatively designated as developer of the vacant building located at 11 Hesston Terrace, (Ward: 13, Parcel: 01504000) in the Dorchester District of the City of Boston containing approximately 2,891 square feet, 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 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 Carlos Castillo;

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: Winnie Zhang addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Winnie Zhang for her presentation. She then asked if there were any questions from the Commissioners. No questions were raised.

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

Exhibits: September 24, 2018, project background memorandum and PowerPoint presentation.

VOTE 9: James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales Division

Conveyance to FCA Realty LLC.: Vacant land located at an unnumbered parcel on Leo M. Birmingham Parkway, Brighton, Massachusetts.

Purchase Price: \$12,000

Ward: 22

Parcel Number: 02762010

Square Feet: 14,332

Future Use: Open Space

Estimated Total Development Cost: N/A

Assessed Value Fiscal Year 2018: \$260,000

Appraised Value March 8, 2018: \$57,000

DND Program: REMS – Land Disposition

RFP Issuance Date: June 11, 2018

That having duly advertised its intent to sell to FCA Realty LLC, a Delaware limited liability company, with an address of 1000 Chrysler Drive, Auburn Hills, MI, the vacant land located at an unnumbered parcel on Leo M. Birmingham Parkway (Ward: 22, Parcel: 02762010), in the Brighton District of the City of Boston containing approximately 14,332 square feet of land, for two consecutive weeks (October 8, 2018 and October 15, 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 19, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to FCA Realty LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to FCA Realty LLC, in consideration of Twelve Thousand Dollars (\$12,000).

NOTE: James Smith addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked James Smith for his presentation. She then asked if there were any questions from the Commissioners. No questions were raised.

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

Exhibits: September 25, 2018, project background memorandum with enclosure and PowerPoint presentation.

VOTE 10: Christopher Rooney, Development Officer, Real Estate Management and Sales Division

Conveyance to Jamaica Plain Neighborhood Development Corporation: Vacant land located at 79 Call Street, Jamaica Plain, Massachusetts.

Purchase Price: \$100

Ward: 11

Parcel Number: 03041000

Square Feet: 1,380

Future Use: New Construction - Housing

Estimated Total Development Cost: \$3,166,188

Assessed Value Fiscal Year 2018: \$25,500

Appraised Value January 19, 2018: \$51,512

DND Program: REMS – Land Disposition

RFP Issuance Date: January 29, 2018

That having duly advertised its intent to sell to Jamaica Plain Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 31 Germania Street, Jamaica Plain, MA 02130, the vacant land located at 79 Call Street, (Ward:11, Parcel: 03041000) in the Jamaica Plain District of the City of Boston containing approximately 1,380 square feet of land, for two consecutive weeks (June 4, 2018 and June 11, 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 May 16, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Jamaica Plain Neighborhood Development Corporation; and

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

NOTE: Christopher Rooney addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli expressed his praise for the comprehensive and thorough memoranda and presentations of DND, informing the Commissioners of essential project background and progression.

NOTE: Commissioner Irish stated, “You mentioned the availability of the rental units is contingent on the economics of the project, and they may go from 60% to 80% AMI.”

NOTE: Christopher Rooney stated, “Yes, Jamaica Plain Neighborhood Development Corporation (“JPNDC”) is proposing 60% AMI, with the option to go to 80% AMI, if necessary. JPNDC fully intends to keep the units at 60% AMI, but, if as we get through the underwriting

process, if it's necessary to raise those to 80% AMI in order to make the project feasible, DND is allowing that.”

NOTE: Commissioner Irish asked, “What would that process look like? Would JPNDC submit a proposal for DND’s approval?”

NOTE: Christopher Rooney stated, “Yes, basically, DND will spend the next couple of months finishing the underwriting process and closing on financing. DND will be working with JPNDC and, also, with their lenders, looking at all the numbers and making sure that the income from the properties will be able to support the project.”

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

Exhibits: September 24, 2018, project background memorandum with enclosure and PowerPoint presentation.

Presenter: Sheila Dillon, Chief and Director

Presentation for Discussion: DND’s Diversity Inclusion Plan for Requests for Proposals (RFPs) concerning the sale of property interests in City owned land and buildings.

NOTE: Donald Wright, Deputy Director, Real Estate Management and Sales presented the information in his written memorandum, and was accompanied by Chief and Director, Sheila Dillon.

NOTE: Commissioner Irish thanked Donald Wright for his thorough presentation and the comprehensive background information provided to the Commission. He then stated, “Recently there has been press coverage on this topic, so I thought it was important to be briefed on this matter, and, also, to hear if DND could provide any new information. It’s great to know that DND lead the way on this, so I commend you for that. DND has already implemented this in some of your RFPs.” He then asked, “Do we have any results, to see whether or not we are seeing the desired outcome? Or are there needs to make adjustments to the implementation?”

NOTE: Sheila Dillon replied, “I will provide those results, I apologize I did not bring them with us today. We are starting to see more creative teams where there is a minority architect or certified women owned architectural firm. Our desire was to see other traits. DND has always been very good with construction hours, but we haven’t seen proposers use enough minority architects, accountants or legal counsel. We are starting to see the introduction more and more in all RFPs. I will provide the results of what we have obtained thus far. I think the Dudley RFP is putting this policy on-the-map, and I know there is a lot of discussion in the neighborhood. Because we haven’t done this for years, we are anticipating that there will be some trades or some areas of construction and development that aren’t represented right now, but that’s why we are asking people for a plan. If they’re working with the same law firm, describe what they are doing to recruit associates that may be minority, and start working with them on the real estate transactions. So, we are looking to identify areas where there are gaps in the system and see how they are going to start creatively filling those gaps. Again, I will provide the results we have thus far, but I believe we will see a lot of interesting teams come forward October 30th, through the Dudley RFPs.”

NOTE: Commissioner Irish thanked Sheila Dillon.

NOTE: Sheila Dillon expressed the excitement and support shown for this policy throughout the City.

NOTE: Commissioner Irish asked, “Have you received interest from people who need technical assistance, and, if so, how does DND go about providing that?”

NOTE: Sheila Dillon replied, “I am glad you raised that question, it has come up and I think that aspect is something DND will need to do more work on. How to apply to RFPs and assemble teams, if it’s not clear that there is a certain discipline and a lot of representation in a certain discipline, how to grow that. I think these answers will become clear in phase two.”

NOTE: Commissioner Irish stated, “Thank you, because I have been approached that way. I’m directing Departments who want to put out RFPs and don’t know how to do so, to seek assistance from DND.”

NOTE: Donald Wright stated, “In partnership with the Office of Economic Development (OED), we have started a workshop series on how to form joint venture workshops, how to apply that technical assistance. OED has been continuing that since then and DND hosted a workshop earlier last year.”

NOTE: Commissioner Irish stated, “Great work.”

NOTE: Angela Atchue noted for the record, “Since this is a presentation for discussion there is no motion for a vote of approval. DND has very adeptly presented this information as approved by Mayor Walsh in his Executive Order. I would like to thank, for the record, William Epperson, the Assistant Director for Real Estate Management and Sales of DND for rising to the occasion to assist in putting together a comprehensive memorandum for today’s presentation, and, also, Rick Wilson, who is the Deputy Director of Finance for DND. We very much appreciate their professionalism, and the great work that is underway by DND.”

Exhibits: October 23, 2018, memorandum, entitled “Diversity and Inclusion Plan Requirements: Standard Language for DND Request for Proposals,” with enclosures.

NOTE: The October 24, 2018 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=26914.

A True Record.

The meeting commenced at 12:23 p.m. and adjourned at 1:21 p.m.


Colleen Daley, PFC Secretary