

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

March 13, 2019

ATTENDING:

Katherine P. Craven, Chair
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 (Not Present)
Sean Chen, Assistant Corporation Counsel, Law Department
Sheila A. Dillon, Chief and Director, DND (Not Present)
Marcy Ostberg, Director of Operations, DND (Not Present)
James McDonough, Senior Staff Attorney, DND
Rick Wilson, Deputy Director of Finance, DND
Philip Sweeney, Operations Manager, Administration and Finance, DND
Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, DND
Donald Wright, Deputy Director, Real Estate Management and Sales, DND
William Epperson, Assistant Director, Real Estate Management and Sales, DND (Not Present)
Neriliz Llenas, Project Manager, Real Estate Management and Sales, DND
Winnie Zhang, Project Manager, Real Estate Management and Sales, DND
Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development Division, DND

Commissioner Mammoli called the meeting to order.

The minutes from the meeting of February 13, 2019 were presented to and approved by Commissioners Mammoli and Irish.

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

Conveyance 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 Advertisement Publication Dates: October 1, 2018 and October 8, 2018 (Boston Herald)
and October 3, 2018 (Central Register)
RFP Issuance Date: October 1, 2018

That having duly advertised its intent to sell to Boguslaw Milos, an individual, with an address of 11 Washburn Street, Dorchester, MA 02125, 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 two consecutive weeks (February 18, 2019 and February 25, 2019) 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 January 16, 2019 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Boguslaw Milos; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Boguslaw Milos, in consideration of Six Thousand Dollars (\$6,000).

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: March 7, 2019, project background memorandum with enclosure and PowerPoint presentation.

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

Tentative Developer Designation and Intent to Sell to Robert M. Lunn: Vacant land located at an unnumbered parcel on Washburn Street, Dorchester, Massachusetts.

Purchase Price: \$7,100

Ward: 07
Parcel Number: 03267005
Square Feet: 711
Future Use: Landscaped Space
Assessed Value Fiscal Year 2019: \$22,500
Appraised Value September 7, 2018: \$7,100
DND Program: REMS – Land Disposition
RFP Advertisement Publication Dates: November 19, 2018 and November 26, 2018 (Boston Herald) and November 21, 2018 (Central Register)
RFP Issuance Date: November 19, 2018

That, having duly advertised a Request for Proposals to develop said property, Robert M. Lunn, an individual, with an address of 13 Howell Street, No. 1, Dorchester, MA 02121, be tentatively designated as developer of the vacant land located at an unnumbered parcel on Washburn Street, in the Dorchester District of the City of Boston containing approximately 711 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 this property; 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 Robert M. Lunn;

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: Neriliz Llenas addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by Commissioners Mammoli or Irish.

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

Exhibits: March 11, 2019, project background memorandum and PowerPoint presentation.

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

Amendment to the vote of March 14, 2018 to extend the Tentative Designation and Intent to Sell period from 12 to 24 months to Harvard Street Neighborhood Health Center, Inc.:
Land with building located at 8 Old Road and 14 Ellington Street, Dorchester, Massachusetts.

Time Extension

- 1) TD – 03/14/18 through 03/14/19 = 12 months
- 2) TD extension for an additional 12 months 03/14/19 through 03/14/20 = 24 months
TD total time is 24 months

Ward: 14

Parcel Numbers: 02464000 and 02463000

Square Feet: 13,588 (total)

Future Use: Health Center

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

Assessed Value Fiscal Year 2019: \$484,000

Appraised Value May 18, 2016: \$648,000

DND Program: REMS – Building Sales

RFP Advertisement Publication Dates: July 18, 2016 and July 25, 2016 (Boston Herald)
and July 20, 2016 (Central Register)

RFP Issuance Date: July 18, 2016

That the vote of this Commission at its meeting on March 14, 2018 regarding the tentative designation and intent to sell the land with building 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, to Harvard Street Neighborhood Health Center, Inc., a Massachusetts non-profit corporation, with an address of 632 Blue Hill Avenue, Dorchester, MA 02121;

be, and hereby is amended as follows:

By deleting the figure and word: “12 months” and substituting in place thereof the following figure and word: “24 months” wherever such may appear.

NOTE: The publicly noticed agenda for the March 13, 2019 DND PFC meeting contained a scrivener’s error by omission of the word “Neighborhood” from the developer’s legal name of “Harvard Street Neighborhood Health Center, Inc.” Accordingly, the meeting minutes acknowledge the scrivener’s error and such is corrected for the record. The meeting minutes and vote certificate reflect the correct information as presented at the public meeting.

NOTE: Neriliz Llenas addressed the Commission and provided an overview of the project.

NOTE: Commissioner Irish expressed agreement with the rationale for extending the tentative developer designation.

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

Exhibits: March 8, 2019, project background memorandum with enclosure and PowerPoint presentation.

VOTE 4: Winnie Zhang, Project Manager, Real Estate Management and Sales Division

Tentative Developer Designation and Intent to Sell to Dudley Economic Empowerment Partners, Inc. (DEEP): Vacant land located at 20 Centre Street, Roxbury, Massachusetts.

Purchase Price: \$100

Ward: 09

Parcel Number: 03525000

Square Feet: 6,440

Future Use: Commercial

Estimated Total Development Cost: \$2,397,963

Assessed Value Fiscal Year 2019: \$128,700

Appraised Value August 30, 2018: \$129,000

DND Program: REMS – Land Disposition

RFP Advertisement Publication Dates: April 23, 2018 and April 30, 2018 (Boston Herald) and April 25, 2018 (Central Register)

RFP Issuance Date: November 5, 2018

That, having duly advertised a Request for Proposals to develop said property, Dudley Economic Empowerment Partners, Inc., a Massachusetts non-profit corporation, with an address of 27 Centre Street, Boston, MA be tentatively designated as developer of the vacant land located at 20 Centre Street (Ward: 09, Parcel Number: 03525000) in the Roxbury District of the City of Boston containing approximately 6,440 square feet of land 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 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 Dudley Economic Empowerment Partners, 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: Winnie Zhang addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli questioned the rationale for tentatively designating the developer for a period of twenty-four months, rather than twelve months. He expressed concern with the efficiency of the project's progress if the developer lacks a sense of urgency with a

longer time period. He noted the importance of DND making the conveyance a priority for successful completion within the designation period.

NOTE: Rick Wilson replied, “DEEP and YouthBuild Boston are organizations that the City does work with frequently, so I am confident that they will be effective in this project.”

NOTE: Winnie Zhang stated, “It is absolutely the plan to stay on track for successful completion within the twenty-four months. DND is anticipating an extended timeline for this project and is working proactively to address these factors efficiently.”

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

Exhibits: February 27, 2019, project background memorandum and PowerPoint presentation.

NOTE: At 9:52 a.m. Chair Craven joined the Commission and was in attendance for the presentation and subsequent motion to approve votes five (5) and six (6).

VOTE 5: Winnie Zhang, Project Manager, Real Estate Management and Sales Division

Tentative Developer Designation and Intent to Sell to Paige Company, Inc.: Vacant land located at an unnumbered parcel at Centre Street, Roxbury, Massachusetts.

Purchase Price: \$100

Ward: 09

Parcel Number: 03470000

Square Feet: 6,033

Future Use: Landscaped Space

Estimated Total Development Cost: \$170,260

Assessed Value Fiscal Year 2019: \$182,300

Appraised Value September 7, 2018: \$90,500

DND Program: Grassroots

RFP Advertisement Publication Dates: November 5, 2018 and November 12, 2018 (Boston Herald) and November 7, 2018 (Central Register)

RFP Issuance Date: November 5, 2018

That, having duly advertised a Request for Proposals to develop said property, Paige Company, Inc., a Massachusetts non-profit corporation, with an address of 28 Highland Avenue, Boston, MA be tentatively designated as developer of the vacant land located at an unnumbered parcel on Centre Street (Ward 09, Parcel Number 03470000) in the Roxbury District of the City of Boston containing approximately 6,033 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 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 Paige Company, 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: Winnie Zhang addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

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

Exhibits: March 6, 2019, project background memorandum and PowerPoint presentation.

VOTE 6: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development Division

Amendment to the vote of March 14, 2018 to extend the Tentative Designation and Intent to Sell period from 12 to 24 months to Neighborhood of Affordable Housing, Inc.: Vacant land located at three (3) unnumbered parcels on Condor Street, East Boston, Massachusetts.

Time Extension

- 1) TD – 03/14/18 through 03/14/19 = 12 months
- 2) TD extension for an additional 12 months 03/13/19 through 03/14/20 = 24 months
TD total time is 24 months

Ward: 01

Parcel Numbers: 03364000, 03365000, and 03366000

Square Feet: 26,250 (total)

Future Use: Mixed use

Estimated Total Development Cost: \$16,527,149

Assessed Value Fiscal Year 2019: \$586,800 (total)

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

DND Program: Neighborhood Housing

RFP Advertisement Publication Dates: May 8, 2017 and May 15, 2017 (Boston Herald) and May 10, 2017 (Central Register)

RFP Issuance Date: May 8, 2017

That the vote of this Commission at its meeting on March 14, 2018 regarding the tentative designation and intent to sell the vacant land located at:

Unnumbered parcel on Condor Street, Ward: 01, Parcel: 03364000, Square Feet: 8,750

Unnumbered parcel on Condor Street, Ward: 01, Parcel: 03365000, Square Feet: 8,750

Unnumbered parcel on Condor Street, Ward: 01, Parcel: 03366000, Square Feet: 8,750

in the East Boston District of the City of Boston containing approximately 26,250 total square feet of land, to Neighborhood of Affordable Housing, Inc., a Massachusetts non-profit corporation, with an address of 143 Border Street, East Boston, MA 02128;

be, and hereby is amended as follows:

By deleting the figure and word: “12 months” and substituting in place thereof the following figure and word: “24 months” wherever such may appear.

NOTE: Ryan Lundergan addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli asked, “Is this the site next to the former Hess Oil site?”

NOTE: Ryan Lundergan replied, “Yes.”

NOTE: Commissioner Irish asked, “Is there a term limit to the affordability restrictions?”

NOTE: Ryan Lundergan replied, “The restrictions for the rental units will be in perpetuity. However, the ownership units will be thirty year deed restricted per general policy, plus an optional twenty year extension.”

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

Exhibits: March 6, 2019, project background memorandum with enclosure and PowerPoint presentation.

NOTE: The March 13, 2019 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=29066.

A True Record.

The meeting commenced at 9:36 a.m. and adjourned at 10:01 a.m.


Colleen Daley, PFC Secretary