

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

January 15, 2020

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, Law Department
Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department
Henry C. Luthin, First Assistant Corporation Counsel, Law Department (Not Present)
Sean Chen, Assistant Corporation Counsel, Law Department
Sheila A. Dillon, Chief and Director, DND
Marcy Ostberg, Director of Operations, DND (Not Present)
Alexander Sturke, Director of Communications, Marketing, DND
James McDonough, Senior Staff Attorney, DND
Rick Wilson, Deputy Director of Finance, DND (Not Present)
Philip Sweeney, Operations Manager, Administration and Finance, DND (Not Present)
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)
John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division, DND
Joseph Backer, Housing Development Officer, Neighborhood Housing Development Division, DND
Shani Fletcher, Development Officer, Real Estate Management and Sales, DND

Chair Craven called the meeting to order.

The minutes from the meetings of November 13, 2019, for the Public Facilities Department and the Department of Neighborhood Development, were presented to and approved by Commissioners Mammoli and Irish.

The minutes from the meetings of December 18, 2019, for the Public Facilities Department and the Department of Neighborhood Development, were presented to and approved by Chair Craven and Commissioner Irish.

NOTE: Angela Atchue noted for the record, draft meeting minutes from the meetings of December 18, 2019, for the Public Facilities Department and the Department of Neighborhood

Development. She asked for a motion to approve the meeting minutes of December 18, 2019 for both the Public Facilities Department and the Department of Neighborhood Development.

NOTE: On a motion duly made and seconded, the December 18, 2019 meeting minutes for the Public Facilities Department and Department of Neighborhood development, were unanimously approved by Chair Craven and Commissioner Irish.

VOTE 1: Joseph Backer, Housing Development Officer, Neighborhood Housing Development Division

To Accept and Expend a Grant from the Commonwealth of Massachusetts: To help fund the construction of the Jackson Square Greenway (“the Greenway”), a pedestrian pathway connecting Amory Street to Centre Street in Jamaica Plain, Massachusetts.

Grant Amount: \$250,000

WHEREAS, the Commonwealth of Massachusetts Department of Housing & Community Development (“DHCD”) has awarded a grant to the City of Boston’s Department of Neighborhood Development, acting by and through the Public Facilities Commission, in an amount not to exceed Two Hundred Fifty Thousand Dollars (\$250,000) to help fund the Jackson Square Greenway; and

WHEREAS, the duration of this grant will be through June 30, 2021; and

WHEREAS, the Public Facilities Commission, by virtue of the authority contained in Section (3)(f)(i) of Chapter 642 of the Acts of 1966 has the power and authority to accept grants, gifts and other aid from the Federal Government or any agency thereof, the Commonwealth or any agency or authority thereof, or any charitable foundation, private corporation or individual, and to expend the same without appropriation; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(ii) of Chapter 642 of the Acts of 1966 has the authority to delegate any of its powers or functions to any other department or officer of the City of Boston and such officer or department is authorized and directed to accept such delegation and exercise the power and perform the function so delegated; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts and instruments necessary or convenient for the exercise and fulfillment of the Commission’s powers, duties and responsibilities pursuant to this act; and

NOW, THEREFORE, BE IT VOTED: That the Director of the Department of Neighborhood Development be, and hereby is, authorized to accept the above referenced grant and expend such funds, without further appropriation for the aforementioned purposes.

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

NOTE: Chair Craven thanked Joseph for his presentation. She then asked if there were any questions from the Commissioners.

NOTE: Commissioner Mammoli stated, “This also includes a MassWorks¹ grant.” He then asked, “It seems, DND is the recipient of the MassWorks grant, and then is granting it to the developer? So, it’s actually the Greenway Development that is going to bid this project out?”

NOTE: Sheila Dillon replied, “That is correct.”

NOTE: Chair Craven remarked about the importance of the points raised by Commissioner Mammoli.

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

Exhibits: January 3, 2020, project background memorandum with enclosures.

VOTE 2: Joseph Backer, Housing Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Urban Edge Housing Corporation:
Vacant land located at an unnumbered parcel on Amory Street, Roxbury, Massachusetts.

Purchase Price: \$100

Ward: 11

Parcel Number: 01174000

Square Feet: 3,138

Future Use: Landscaped space

Estimated Total Development Cost: \$1,207,223

Assessed Value Fiscal Year 2020: \$13,500

Appraised Value April 28, 2019: \$63,000

DND Program: Neighborhood Housing

RFP Issuance Date: July 29, 2019

That, having duly advertised a Request for Proposals to develop said property, Urban Edge Housing Corporation, a Massachusetts non-profit corporation, with an address of 1542 Columbus Avenue, Roxbury, MA 02119, be tentatively designated as developer of the vacant land located at an unnumbered parcel on Amory Street (Ward: 11, Parcel: 01174000) in the Roxbury District of the City of Boston containing approximately 3,318 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 property; and

¹ The MassWorks infrastructure program is administered by the Commonwealth of Massachusetts Executive Office of Housing and Economic Development.

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 Urban Edge Housing Corporation;

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

NOTE: Chair Craven thanked Joseph 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: January 2, 2020, project background memorandum and PowerPoint presentation.

VOTE 3: Shani Fletcher, Development Officer, Real Estate Management & Sales Division

Tentative Developer Designation and Intent to Sell to Boston Food Forest Coalition, Inc.:
Vacant land located at an unnumbered parcel on Savin Hill Avenue, Dorchester, Massachusetts.

Purchase Price: \$100

Ward: 13
Parcel Number: 02555000
Square Feet: 21,638
Future Use: Garden
Estimated Total Development Cost: \$129,209
Assessed Value Fiscal Year 2020: \$315,700
Appraised Value October 20, 2019: \$108,000
DND Program: GrassRoots
RFP Issuance Date: September 16, 2019

That, having duly advertised a Request for Proposals to develop said property, Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of 23 Egleston Street, Jamaica Plain, MA 02130, be tentatively designated as developer of the vacant land located at an unnumbered parcel on Savin Hill Avenue (Ward: 13, Parcel: 02555000) in the Dorchester District of the City of Boston containing approximately 21,638 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 Boston Food Forest Coalition, 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: Shani Fletcher addressed the Commission and provided an overview of the project.

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

NOTE: Chair Craven expressed praise for the work done by DND on the project.

NOTE: Commissioner Irish echoed the sentiments of Chair Craven.

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

Exhibits: January 2, 2020, project background memorandum and PowerPoint presentation.

NOTE: On a motion duly made and seconded, the meeting was adjourned.

NOTE: The January 15, 2020 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=31462.

A True Record.

The meeting commenced at 9:49 a.m. and adjourned at 9:59 a.m.


Colleen Daley, PFC Secretary