

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

Public Facilities Commission
Department of Neighborhood Development
Virtually via Zoom
Boston, MA 02201

September 16, 2020

ATTENDING:

Katherine P. Craven, Chair

Lawrence D. Mammoli, Commissioner

Dion S. Irish, Commissioner

ThyThy Le, Legal Advisor PFC/PFD, Law Department

Colleen M. Daley, PFC Secretary, Law Department

Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department

Shamus J. Hyland, Assistant Corporation Counsel PFD, Law Department

Sean Chen, Assistant Corporation Counsel, Law Department (Not Present)

Sheila A. Dillon, Chief and Director, DND (Not Present)

James McDonough, Senior Staff Attorney, DND

Rick Wilson, Deputy Director for Administration and Finance, DND

Donald Wright, Deputy Director, Real Estate Management and Sales Division, DND

Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, DND

John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division, DND

Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division, DND

Rhianna Bernal, Housing Development Officer, Neighborhood Housing Development Division, DND

Stephen Donovan, Housing Development Officer, Neighborhood Housing Development Division, DND

Shani Fletcher, Development Officer, Neighborhood Housing Development Division, DND

Anne Conway, Housing Development Officer, Neighborhood Housing Development Division, DND

Kirsten Studlien, Project Manager, Neighborhood Housing Development Division, DND

Christopher Rooney, Development Officer, Neighborhood Housing Development Division, DND

Chair Craven called the meeting to order.

The minutes from the meeting of August 19, 2020, for the Department of Neighborhood Development, were presented to and approved by the Commissioners.

NOTE: ThyThy Le noted for the record, the meeting is being recorded and broadcast live. She then noted that Colleen Daley, the Public Facilities Commission Secretary, would take a roll call of the meeting participants.

NOTE: Colleen Daley performed the roll call and confirmed the individuals in attendance.

NOTE: ThyThy Le noted for the record, draft meeting minutes from the meeting of August 19, 2020 for the Department of Neighborhood Development. She then asked for a motion to approve.

NOTE: On a motion duly made and seconded, the August 19, 2020 meeting minutes for the Department of Neighborhood Development were unanimously approved.

VOTE 1: Jessica Boatright, Deputy Director, Neighborhood Housing Development Division

To Accept and Expend a Grant from Enterprise Community Partners, Inc.: The grant will be utilized to hire an architectural fellow as a full time employee for the duration of the grant period of two years. The fellow will work as a member of the Design Staff within the Neighborhood Housing Development Division.

Grant Amount: \$136,000

WHEREAS, Enterprise Community Partners, Inc. 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 One Hundred Thirty-Six Thousand Dollars (\$136,000) to help fund the hiring of an architectural fellow to work with the Department of Neighborhood Development Design Staff within the Neighborhood Housing Development Division; and

WHEREAS, the duration of this grant will be from October 1, 2020 through October 1, 2022; 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: The September 16, 2020 Department of Neighborhood Development agenda, concerning vote one, was publicly posted with the grant duration beginning date listed as "October 11, 2020" rather than the correct date, October 1, 2020. Accordingly, the meeting minutes acknowledge the scrivener's error and such is corrected for the record.

NOTE: Jessica Boatright addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Jessica for her presentation. She then asked Commissioners Mammoli and Irish if they had any questions. No questions were raised.

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

Exhibits: August 3, 2020, project background memorandum with enclosures and PowerPoint presentation.

VOTE 2: Shani Fletcher, Development Officer, Neighborhood Housing Development Division

Conveyance to Mission Hill Health Movement, Inc.: Vacant land located at 6-8 Gore Street, Roxbury.

Purchase Price: \$100

Ward: 10
Parcel Number: 00468000
Square Feet: 2,548
Future Use: Garden
Estimated Total Development Cost: \$76,195
Assessed Value Fiscal Year 2020: \$183,500
Appraised Value February 6, 2017: \$115,000
DND Program: GrassRoots
RFP Issuance Date: March 13, 2017

That, having duly advertised its intent to sell to Mission Hill Health Movement, Inc., a Massachusetts non-profit corporation, with an address of 1534 Tremont Street, Roxbury, MA 02120, the vacant land located at 6-8 Gore Street (Ward: 10, Parcel: 00468000) in the Roxbury District of the City of Boston containing approximately 2,548 square feet of land, for two consecutive weeks (July 9, 2018 and July 16, 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 June 13, 2018, and, thereafter, as amended on August 19, 2020 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Mission Hill Health Movement, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Mission Hill Health Movement, Inc., in consideration of One Hundred Dollars (\$100).

NOTE: Shani Fletcher addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Shani for her presentation. She then asked Commissioners Mammoli and Irish if they had any questions. No questions were raised.

NOTE: Commissioner Irish stated, “Great work [DND] not only create[s] much needed affordable housing, but also viable open space.”

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

Exhibits: August 4, 2020, project background memorandum with enclosures and PowerPoint presentation.

VOTE 3: Anne Conway, Housing Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Norfolk Design & Construction LLC:
Vacant land located at 14-14A, 15-15A and 17 Holborn Street, Roxbury/Dorchester.

Purchase Price: \$300

Ward: 12
Parcel Numbers: 02844000, 02810000, and 02811000
Square Feet: 16,627 (total)
Future Use: New Construction - Housing
Estimated Total Development Cost: \$2,500,917
Assessed Value Fiscal Year 2020: \$214,400 (total)
Appraised Value July 10, 2020: \$1,200,000 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: March 9, 2020

That, having duly advertised a Request for Proposals to develop said properties, Norfolk Design & Construction LLC, a Massachusetts limited liability company, with an address of 1600 Boston-Providence Highway, Suite 287, Walpole, MA 02081, be tentatively designated as developer of the vacant land located at:

14-14A Holborn Street, Ward: 12, Parcel: 02844000, Square Feet: 4,905

15-15A Holborn Street, Ward: 12, Parcel: 02810000, Square Feet: 7,346

17 Holborn Street, Ward: 12, Parcel: 02811000, Square Feet: 4,376

in the Roxbury/Dorchester District of the City of Boston containing approximately 16,627 total 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 these properties; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned properties to Norfolk Design & Construction 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: Anne Conway addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Anne for her presentation. She then asked Commissioners Mammoli and Irish if they had any questions or comments.

NOTE: Commissioner Mammoli expressed praise for the work done by DND on the project. He then asked, “This winter if [Norfolk Design is] designated today, will likely be responsible for snow removal, and take over maintenance of the site once they receive the designation?”

NOTE: Anne Conway replied, “Yes, once they receive designation.”

NOTE: Commissioner Irish echoed the sentiments of Commissioner Mammoli.

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

Exhibits: August 4, 2020, project background memorandum and PowerPoint presentation.

VOTE 4: Kirsten Studlien, Project Manager, Neighborhood Housing Development Division

Conveyance to Seth Andrea McCoy and Miguel Chavez: Land with building thereon located at 22 Kenilworth Street, Roxbury.

Purchase Price: \$150,000

Ward: 09

Parcel Number: 03213000

Square Feet: 4,050

Future Use: Primary Residence

Estimated Total Development Cost: \$865,821

Assessed Value Fiscal Year 2020: \$308,500

Appraised Value February 21, 2019: \$500,000

DND Program: REMS – Building Sales

RFP Issuance Date: March 18, 2019

That, having duly advertised its intent to sell to Seth Andrea McCoy and Miguel Chavez, individuals, with an address of 955 River Street, Hyde Park, MA 02136, the land with building thereon located at 22 Kenilworth Street (Ward: 09, Parcel: 03213000) in the Roxbury District of the City of Boston containing approximately 4,050 square feet, for two consecutive weeks (October 21, 2019 and October 28, 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 September 25, 2019, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Seth Andrea McCoy and Miguel Chavez; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Seth Andrea McCoy and Miguel Chavez, in consideration of One Hundred Fifty Thousand Dollars (\$150,000).

NOTE: Kirsten Studlien addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Kirsten for her presentation. She then asked Commissioners Mammoli and Irish if they had any questions. No questions were raised.

NOTE: Commissioner Mammoli stated, “Great project!”

NOTE: Commissioner Irish expressed praise for the work done by DND on the project.

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

Exhibits: August 4, 2020, project background memorandum with enclosure and PowerPoint presentation.

VOTE 5: Christopher Rooney, Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Habitat For Humanity Greater Boston, Inc.: Vacant land located at 174 Norfolk Street, an unnumbered parcel on Norfolk Street, and 180 Norfolk Street, Dorchester.

Purchase Price: \$131,000

Ward: 17

Parcel Numbers: 01971000, 0197000, and 01969000

Square Feet: 15,432 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$2,092,643

Assessed Value Fiscal Year 2020: \$209,000 (total)

Appraised Value June 23, 2019: \$650,000 (total)

DND Program: REMS – Land Disposition

RFP Issuance Date: January 27, 2020

That, having duly advertised a Request for Proposals to develop said properties, Habitat For Humanity Greater Boston, Inc., a Massachusetts non-profit corporation, with an address of 240 Commercial Street, Boston, MA 02109, be tentatively designated as developer of the vacant land located at:

174 Norfolk Street, Ward: 17, Parcel: 01971000, Square Feet: 4,859

Unnumbered Parcel Norfolk Street, Ward: 17, Parcel: 01970000, Square Feet: 4,194

180 Norfolk Street, Ward: 17, Parcel: 01969000, Square Feet: 6,379

in the Dorchester District of the City of Boston containing approximately 15,432 total 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 these properties; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned properties to Habitat For Humanity Greater Boston, Inc.;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

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

NOTE: Chair Craven thanked Christopher for his presentation. She then asked Commissioners Mammoli and Irish if they had any questions.

NOTE: Commissioner Irish stated, "Great project! I'm not sure if I like that color, I hope that's not the final color."

NOTE: Christopher Rooney replied, "No, as you know, usually what DND first encounters goes through a lot of design review. When this is ready to come back for conveyance you'll probably see a slightly different building and definitely a different color."

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

Exhibits: August 10, 2020, project background memorandum and PowerPoint presentation.

VOTE 6: Christopher Rooney, Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to The People's Academy Inc.: Vacant land located at 436 Warren Street, 7-9 Quincy Street and 20-22 Glenburne Street, Roxbury.

Purchase Price: \$300

Ward: 12

Parcel Numbers: 02831000, 02833000, and 02849000

Square Feet: 18,954 (total)

Future Use: Mixed Use

Estimated Total Development Cost: \$28,368,100

Assessed Value Fiscal Year 2020: \$198,300 (total)

Appraised Value February 16, 2020: \$800,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: February 10, 2020

That, having duly advertised a Request for Proposals to develop said properties, The People's Academy Inc., a Massachusetts non-profit corporation, with an address of 8 Sumner Park, Unit 3, Dorchester, MA 02125, be tentatively designated as developer of the vacant land located at:

436 Warren Street, Ward: 12, Parcel: 02831000, Square Feet: 11,060

7-9 Quincy Street, Ward: 12, Parcel: 02833000, Square Feet: 3,100

20-22 Glenburne Street, Ward: 12, Parcel: 02849000, Square Feet: 4,794

in the Roxbury District of the City of Boston containing approximately 18,954 total 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 these properties; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned properties to The People's Academy Inc.;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

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

NOTE: Commissioner Mammoli stated, "This sounds like a great project."

NOTE: Christopher Rooney replied, "This has gotten overwhelming public support. If you reviewed the proposal there were hundreds if not thousands of letters and signatures and the support of City Council was overwhelming; I've never seen so many letters of support from the Council before. It's a really good program they've been in existence for a while, they've been looking for a home for a long time, we're familiar with them and we're really happy we think we've found a space that works for everybody and really excited to get going with them."

NOTE: Chair Craven stated, "That's great!"

NOTE: Commissioner Irish stated, "Amazing project, very exciting!"

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

Exhibits: August 10, 2020, project background memorandum and PowerPoint presentation.

VOTE 7: Christopher Rooney, Development Officer, Neighborhood Housing Development Division

Conveyance to Vietnamese-American Initiative for Development, Inc. (VietAID): Vacant land located at 191 Bowdoin Street, Dorchester.

Purchase Price: \$100

Ward: 15

Parcel Number: 01294000

Square Feet: 10,778

Future Use: Mixed Use

Estimated Total Development Cost: \$20,013,055

Assessed Value Fiscal Year 2020: \$226,900

Appraised Value June 8, 2015: \$185,000

DND Program: REMS – Land Disposition

RFP Issuance Date: January 19, 2016

That, having duly advertised its intent to sell to Vietnamese-American Initiative for Development, Inc. (VietAID), a Massachusetts non-profit corporation, with an address of 42 Charles Street, Suite E, Dorchester, MA 02122, the vacant land located at 191 Bowdoin Street (Ward: 15, Parcel: 01294000) in the Dorchester District of the City of Boston containing approximately 10,778 square feet of land, for two consecutive weeks (October 31, 2016 and November 7, 2016) 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 October 5, 2016, and, thereafter, as amended on September 22, 2017, and September 19, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Vietnamese American Initiative for Development, Inc. (VietAID); and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Vietnamese American Initiative for Development, Inc. (VietAID), in consideration of One Hundred Dollars (\$100).

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

NOTE: Chair Craven thanked Christopher for his presentation. She then asked Commissioners Mammoli and Irish if they had any questions.

NOTE: Commissioner Mammoli asked, “When are they expected to start construction?”

NOTE: Christopher Rooney replied, “This fall. The business meeting with all the lenders is this afternoon. We’ll start closing calls shortly after. The intent is to close and start construction this fall.”

NOTE: Commissioner Irish stated, “Congratulations! I must add, there have been challenges and concerns from the community about this particular parcel probably going back about two decades, so I know it’s been a long journey so congratulations.”

NOTE: Christopher Rooney replied, “Thank you, Commissioner. I’ve been involved with this project since we foreclosed on it and it has been a long haul. Even this past process, [the PFC] designated this back in 2016 and it’s been going through the funding rounds and we’re at the finish line and we’re really excited. It’s going to make a huge difference in Bowdoin Geneva.

NOTE: Commissioner Irish stated, “Absolutely, you’re going to make a lot of people happy with this!”

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


Exhibits: August 10, 2020, project background memorandum with enclosures and PowerPoint presentation.

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

NOTE: A recording of this September 16, 2020 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=34631.

A True Record.

The meeting commenced at 10:02 a.m. and adjourned at 10:34 a.m.


Colleen Daley, PFC Secretary