

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

March 10, 2021

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
Henry C. Luthin, Corporation Counsel, Law Department (Not Present)
Adam Cederbaum, Chief of Government Services, Law Department (Not Present)
Sheila A. Dillon, Chief and Director, DND
James McDonough, Senior Staff Attorney, DND
Rick Wilson, Deputy Director for Administration and Finance, DND
Donald Wright, Deputy Director, Real Estate Management & Sales Division, DND
Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, DND
John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division, DND
Shani Fletcher, Development Officer, Neighborhood Housing Development Division, DND
Neriliz Llenas, Project Manager, Real Estate Management & Sales Division, DND

Chair Craven called the meeting to order.

The minutes from the meetings of February 10, 2021, for the Public Facilities Department and the Department of Neighborhood Development, and the minutes from the meeting of March 4, 2021, for the Public Facilities Department, were presented to and approved by Commissioners Mammoli and Irish.

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.

VOTE 1: Shani Fletcher, Development Officer, Neighborhood Housing Development Division

Conveyance to Eastie Farm, Inc.: Vacant land located at 6 Chelsea Terrace, East Boston.

Purchase Price: \$100

Ward: 01

Parcel Number: 06284000

Square Feet: 4,453

Future Use: Garden

Estimated Total Development Cost: \$170,100

Assessed Value Fiscal Year 2021: \$73,700

Appraised Value July 10, 2020: \$525,000

DND Program: Grassroots

RFP Issuance Date: August 24, 2020

That, having duly advertised its intent to sell to Eastie Farm, Inc., a Massachusetts non-profit corporation, with an address of 213 Webster Street #2, East Boston, MA 02128, the vacant land located at 6 Chelsea Terrace (Ward: 01, Parcel: 06284000) in the East Boston District of the City of Boston containing approximately 4,453 square feet of land, for two consecutive weeks (February 22, 2021 and March 1, 2021) 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 13, 2021 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Eastie Farm, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Eastie Farm, 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 if there were any questions from the Commissioners. No questions were raised.

NOTE: Commissioner Mammoli stated, "No questions, great project!"

NOTE: Commissioner Irish expressed praise for the work done by DND on the project and emphasized his appreciation of the open space and food access created by the project.

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

Exhibits: February 10, 2021, project background memorandum with enclosure and PowerPoint presentation.

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

Conveyance to Boston Food Forest Coalition, Inc.: Vacant land located at two (2) unnumbered parcels on River Street, Mattapan.

Purchase Price: \$200

Ward: 18
Parcel Numbers: 01202000 and 01203000
Square Feet: 11,816 (total)
Future Use: Garden
Estimated Total Development Cost: \$184,480
Assessed Value Fiscal Year 2021: \$225,300 (total)
Appraised Value July 15, 2020: \$118,000 (total)
DND Program: Grassroots
RFP Issuance Date: August 31, 2020

That, having duly advertised its intent to sell to Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of 23 Egleston Street, Jamaica Plain, MA 02130, the vacant land located at:

An unnumbered parcel on River Street, Ward: 18, Parcel: 01202000, Square Feet: 1,072

An unnumbered parcel on River Street, Ward: 18, Parcel: 01203000, Square Feet: 10,744

in the Mattapan District of the City of Boston containing approximately 11,816 total square feet of land, for two consecutive weeks (February 22, 2021 and March 1, 2021) 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 13, 2021 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Boston Food Forest Coalition, Inc.; and

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

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: Commissioner Mammoli expressed admiration of the work undertaken by DND to bring these long-underutilized properties out of the City's inventory and into productive uses.

NOTE: Commissioner Irish stated, "Great project, and it's right down the street from where I grew up. I look forward to visiting. I make a motion that we approve."

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

Exhibits: February 10, 2021, project background memorandum with enclosure and PowerPoint presentation.

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

Conveyance to Pedro Miguel Ribeiro Goncalves Morais: Vacant land located at 6 Lawson Place, East Boston.

Purchase Price: \$23,000

Ward: 01
Parcel Number: 00114000
Square Feet: 1,120
Future Use: Side Yard
Assessed Value Fiscal Year 2021: \$25,300
Appraised Value July 10, 2020: \$11,000
DND Program: REMS – Land Disposition
RFP Issuance Date: September 21, 2020

That, having duly advertised its intent to sell to Pedro Miguel Ribeiro Goncalves Morais, an individual, with an address of 456 Saratoga Street #1, East Boston, MA 02128, the vacant land located at 6 Lawson Terrace (Ward: 01, Parcel: 00114000) in the East Boston District of the City of Boston containing approximately 1,120 square feet of land, for two consecutive weeks (February 15, 2021 and February 22, 2021) 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 13, 2021 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Pedro Miguel Ribeiro Goncalves Morais; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Pedro Miguel Ribeiro Goncalves Morais, in consideration of Twenty Three Thousand Dollars (\$23,000).

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

NOTE: Chair Craven thanked Neriliz 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: February 16, 2021, project background memorandum with enclosure and PowerPoint presentation.

VOTE 4: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division

Conveyance to Alex Kosmadakis: Land with building thereon located at 431 Belgrade Avenue, West Roxbury.

Purchase Price: \$10,595

Ward: 20
Parcel Number: 01613000
Square Feet: 1,042
Future Use: Commercial
Assessed Value Fiscal Year 2021: \$44,700
Appraised Value June 30, 2020: \$8,000
DND Program: REMS – Land Disposition
RFP Issuance Date: September 21, 2020

That, having duly advertised its intent to sell to Alex Kosmadakis, an individual with an address of 6 Mattakesett Circle, Sharon, MA 02067, the land with building thereon located at 431 Belgrade Avenue (Ward: 20, Parcel: 01613000) in the West Roxbury District of the City of Boston containing approximately 1,042 square feet, for two consecutive weeks (February 15, 2021 and February 22, 2021) 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 13, 2021 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Alex Kosmadakis; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Alex Kosmadakis, in consideration of Ten Thousand Five Hundred Ninety-Five Dollars (\$10,595).

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

NOTE: Chair Craven thanked Neriliz for her presentation. She then asked, “What was there before?”

NOTE: Neriliz Llenas replied, “I think it was an auto window replacement shop for cars, if I remember correctly, as a child, I think it was a place you went to replace your windshield.”

NOTE: Chair Craven expressed her recollection of the location. 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: February 16, 2021, project background memorandum with enclosure and PowerPoint presentation.

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

NOTE: Chair Craven expressed praise and compliments to DND and Chief Dillon on the work undertaken by the Department.

NOTE: A recording of this March 10, 2021 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=35731.

A True Record.

The meeting commenced at 10:10 a.m. and adjourned at 10:25 a.m.


Colleen Daley, PFC Secretary