

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

June 25, 2021

ATTENDING:

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
JocCole Burton, President and CEO, Maven Construction, Inc.
ThyThy Le, Legal Advisor PFC/PFD, Law Department (Not Present)
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
Sheila A. Dillon, Chief and Director, DND
James McDonough, Senior Staff Attorney, DND
Rick Wilson, Deputy Director for Administration and Finance, DND (Not Present)
Donald Wright, Deputy Director, Real Estate Management & Sales Division, DND (Not Present)
Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, DND
Bernard Mayo, Project Manager, Real Estate Management & Sales Division, DND
Shani Fletcher, Development Officer, Neighborhood Housing Development Division, DND
Neriliz Llenas, Project Manager, Real Estate Management & Sales Division, DND
Julio Pilier, Development Officer, Neighborhood Housing Development Division, DND
Anne Conway, Housing Development Officer, Neighborhood Housing Development Division, DND
Kirsten Studien, Project Manager, Neighborhood Housing Development Division, DND

Chair Craven called the meeting to order.

The minutes from the meetings of May 12, 2021, for the Public Facilities Department and the Department of Neighborhood Development, were presented to and approved by Chair Craven and Commissioner Mammoli.

NOTE: Shamus Hyland noted for the record, the meeting is being recorded and broadcast live. He 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: Bernard A. Mayo, Project Manager, Real Estate Management and Sales Division

Tentative Developer Designation and Intent sell to Codman Square Health Center, Inc.:

Vacant land located at an unnumbered parcel on Epping Street, Dorchester.

Purchase Price: \$100

Ward: 17

Parcel Number: 01287010

Square Feet: 1,316

Future Use: Walkway

Assessed Value Fiscal Year 2021: \$18,400

Appraised Value November 7, 2020: \$20,000

DND Program: REMS – Land Disposition

RFP Issuance Date: February 22, 2021

That, having duly advertised a Request for Proposals to develop said property, Codman Square Health Center, Inc., a Massachusetts non-profit corporation, with an address of 637 Washington Street, Dorchester, MA 02124, be tentatively designated as developer of the vacant land located at an unnumbered parcel on Epping Street (Ward: 17, Parcel: 01287010), in the Dorchester District of the City of Boston containing approximately 1,316 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 Codman Square Health Center, 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: Bernard Mayo addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Bernard for his presentation. She then asked if there were any questions from Commissioner Mammoli. No questions were raised.

NOTE: Commissioner Mammoli stated, “No questions. This seems like normal housekeeping, there’s no other use for this land other than for the health center.”

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

Exhibits: June 16, 2021, project background memorandum and PowerPoint presentation.

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

Tentative Developer Designation and Intent to Sell to Boston Food Forest Coalition, Inc.:
Vacant land located at 44 Aspinwall Road, Dorchester.

Purchase Price: \$100

Ward: 17

Parcel Number: 00685000

Square Feet: 2,796

Future Use: Garden

Estimated Total Development Cost: \$285,891

Assessed Value Fiscal Year 2021: \$11,000

Appraised Value November 7, 2020: \$190,000

DND Program: GrassRoots

RFP Issuance Date: February 1, 2021

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 44 Aspinwall Road (Ward: 17, Parcel: 00685000), in the Dorchester District of the City of Boston containing approximately 2,796 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 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 Commissioner Mammoli. No questions were raised.

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

Exhibits: May 13, 2021, project background memorandum and PowerPoint presentation.

VOTE 3: Shani Fletcher, Development Officer, Neighborhood Housing Development Division

Transfer of the care, custody, management and control from the Department of Neighborhood Development to the Boston Parks & Recreation Department: Vacant land located at 175-179 West First Street and 174 West Second Street, South Boston.

Property Transfer

Ward: 06

Parcel Numbers: 01258000 and 01265000

Square Feet: 16,500 (total)

Assessed Value Fiscal Year 2021: \$597,400 (total)

DND Program: GrassRoots

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31A (as appearing in St. 1966, c. 642, § 12), the vacant land located at:

175-179 West First Street, Ward: 06, Parcel: 01258000, Square Feet: 8,250

174 West Second Street, Ward: 06, Parcel: 01265000, Square Feet: 8,250

in the South Boston District of the City of Boston containing approximately 16,500 total square feet of land, be and the same hereby is, transferred from the care, custody, management and control of the Department of Neighborhood Development to the care, custody, management and control of the Boston Parks & Recreation Department.

NOTE: The June 25, 2021 Department of Neighborhood Development Agenda, concerning vote three, was publicly posted with a scrivener's error stating Boston Parks & Recreation Commission, rather than Boston Parks & Recreation Department. The project background memo and the certified vote request correctly indicated the Boston Parks and Recreation Department which was presented to the Commissioners. Accordingly, the meeting minutes acknowledge the scrivener's error and such is corrected for the record.

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 Commissioner Mammoli. No questions were raised.

NOTE: Commissioner Mammoli stated, "Great project!"

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

Exhibits: May 26, 2021, project background memorandum with enclosures and PowerPoint presentation.

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

Tentative Developer Designation and Intent to sell to Margaret Gosman: Vacant land located at 1 Wakullah Street, Roxbury.

Purchase Price: \$26,000

Ward: 12

Parcel Number: 00656000

Square Feet: 2,618

Future Use: Side Yard

Assessed Value Fiscal Year 2021: \$29,500

Appraised Value September 20, 2020: \$26,000

DND Program: REMS – Land Disposition

RFP Issuance Date: February 16, 2021

That, having duly advertised a Request for Proposals to develop said property, Margaret Gosman, an individual, with an address of 3-5 Wakullah Street, Roxbury, MA 02119, be tentatively designated as developer of the vacant land located at 1 Wakullah Street (Ward: 12, Parcel: 00656000), in the Roxbury District of the City of Boston containing approximately 2,618 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 Margaret Gosman;

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: Chair Craven thanked Neriliz for her presentation. She then asked if there were any questions from Commissioner Mammoli. No questions were raised.

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

Exhibits: May 13, 2021, project background memorandum and PowerPoint presentation.

VOTE 5: Julio Pilier, Development Officer, Neighborhood Housing Development Division

Amendment to the vote of May 13, 2020 to extend the Tentative Designation and Intent to

Sell period from 12 to 18 months to a nominee comprised of principals of Urbanica, Inc.:
Vacant land located at 405 Washington Street, Dorchester.

Time Extension

- 1) TD – 05/13/20 through 05/13/21 = 12 months
- 2) TD extension for an additional six (6) months 05/13/20 through 11/13/21 = 18 months
TD total time is 18 months

Ward: 17
Parcel Number: 00102000
Square Feet: 8,850
Future Use: New Construction – Housing
Estimated Total Development Cost: \$6,139,153
Assessed Value Fiscal Year 2021: \$71,000
Appraised Value June 23, 2019: \$299,000
DND Program: Neighborhood Housing
RFP Issuance Date: July 22, 2019

That the vote of this Commission at its meeting of May 13, 2020, regarding the tentative designation and intent to sell the vacant land located at 405 Washington Street (Ward: 17, Parcel: 00102000), in the Dorchester District of the City of Boston containing approximately 8,850 square feet of land, to a nominee comprised of principals¹ of Urbanica, Inc., a Massachusetts corporation, with an address of 429 Melnea Cass Blvd., Roxbury, MA 02119; 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: “18 months” wherever such may appear.

NOTE: Julio Pilier addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Julio for his presentation. She then asked if there were any questions from Commissioner Mammoli.

NOTE: Commissioner Mammoli asked, “Do you expect that this will be the final tentative designation extension, with a final designation by the end of the year?”

NOTE: Julio Pilier replied, “Yes, absolutely. We’re working really hard to make that happen. Unfortunately, it took a really long time to get on the ZBA calendar, but we’re working on pushing them to get this done before the end of the year.”

¹ The nominee is to be a newly formed Massachusetts entity. DND shall not bring a future vote for conveyance of the property before the PFC without evidence of the nominee being registered and in good standing with the Massachusetts Secretary of State and, also, providing a complete and current property affidavit (i.e. LOOPS form) for the nominee.

NOTE: Commissioner Mammoli stated, “Yes, I understand that, and, of course, materials costs have gone up.”

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

Exhibits: April 20, 2021, project background memorandum with enclosure and PowerPoint presentation.

VOTE 6: Julio Pilier, Development Officer, Neighborhood Housing Development Division

Amendment to the vote of June 10, 2020 to extend the Tentative Designation and Intent to Sell period from 12 to 18 months to a nominee comprised of principals of Urbanica, Inc.:
Vacant land located at 120 and 122 Hancock Street, Dorchester.

Time Extension

- 1) TD – 06/10/20 through 06/10/21 = 12 months
- 2) TD extension for an additional six (6) months 06/10/20 through 12/10/21 = 18 months
TD total time is 18 months

Ward: 13
Parcel Numbers: 01632000 and 01631000
Square Feet: 13,609 (total)
Future Use: New Construction – Housing
Estimated Total Development Cost: \$5,705,028
Assessed Value Fiscal Year 2021: \$363,100 (total)
Appraised Value August 25, 2019: \$585,000 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: January 28, 2019

That the vote of this Commission at its meeting of June 10, 2020, regarding the tentative designation and intent to sell the vacant land located at:

120 Hancock Street, Ward: 13, Parcel: 01632000, Square Feet: 5,884

122 Hancock Street, Ward: 13, Parcel: 01631000, Square Feet: 7,725

in the Dorchester District of the City of Boston containing approximately 13,609 total square feet of land, to a nominee comprised of principals² of Urbanica, Inc., a Massachusetts corporation, with an address of 429 Melnea Cass Blvd., Roxbury, MA 02119;

² The nominee is to be a newly formed Massachusetts entity. DND shall not bring a future vote for conveyance of the property before the PFC without evidence of the nominee being registered and in good standing with the Massachusetts Secretary of State and, also, providing a complete and current property affidavit (i.e. LOOPS form) for the nominee.

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: “18 months” wherever such may appear.

NOTE: Julio Pilier addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Julio for his presentation. She then asked if there were any questions from Commissioner Mammoli.

NOTE: Commissioner Mammoli stated, “No questions, looks like a good project!”

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

Exhibits: April 20, 2021, project background memorandum with enclosure and PowerPoint presentation.

VOTE 7: Anne Conway, Housing Development Officer, Neighborhood Housing Development Division

Amendment to the vote of February 10, 2021 to delete the address 115 Wheatland Avenue from Tentative Designation and Intent to Sell to The Boston Partnership for Community Reinvestment, LLC and reduction in the purchase price from \$1,200 to \$1,100: Vacant land located at 21, 22, 28 and 37 Angell Street, 12 and 14 Lorne Street, 17 and 19 Helen Street, 242-244 Norwell Street, an unnumbered parcel on Norwell Street, 78 Spencer Street and 115 Wheatland Avenue, Dorchester.

Address Deletion and Reduction in Purchase Price

Wards: 14

Parcel Numbers: 04224000, 04259000, 04256000, 04229000, 04296000, 04259000, 02219000, and 02220000

Ward: 17

Parcel Numbers: 0345000, 00347000, 00418000, and 00330000

Square Feet: 55,917 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$6,641,521

Assessed Value Fiscal Year 2021: \$1,082,400 (total)

Appraised November 8, 2019 and November 15, 2019: \$2,945,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: July 1, 2019

That the vote of this Commission at its meeting of December 18, 2019, as amended February 10, 2021, regarding the tentative designation and intent to sell the vacant land located at:

21 Angell Street, Ward: 14, Parcel: 04224000, Square Feet: 10,000

22 Angell Street, Ward: 14, Parcel: 04259000, Square Feet: 5,398

28 Angell Street, Ward: 14, Parcel: 04256000, Square Feet: 5,420

37 Angell Street, Ward: 14, Parcel: 04229000, Square Feet: 6,625

12 Lorne Street, Ward: 14, Parcel: 04296000, Square Feet: 3,214

14 Lorne Street, Ward: 14, Parcel: 04295000, Square Feet: 3,214

17 Helen Street, Ward: 14, Parcel: 02219000, Square Feet: 3,770

19 Helen Street, Ward: 14, Parcel: 02220000, Square Feet: 3,765

242-244 Norwell Street, Ward: 17, Parcel: 00345000, Square Feet: 2,211

Unnumbered Norwell Street, Ward: 17, Parcel: 00347000, Square Feet: 2,188

78 Spencer Street, Ward: 17, Parcel: 00418000, Square Feet: 4,612

115 Wheatland Avenue, Ward: 17, Parcel: 00330000, Square Feet: 5,500

in the Dorchester District of the City of Boston containing approximately 55,917 total square feet of land, to The Boston Partnership for Community Reinvestment, LLC, a Massachusetts limited liability company, with an address of 55 Bent Street, Cambridge, MA 02141;

be, and hereby is amended as follows:

By deleting the figures and words: “115 Wheatland Avenue, Ward: 17, Parcel: 00330000, Square Feet: 5,500” and, also, by deleting the figure and words: “55,917 total square feet” and substituting in place thereof the following figure and words: “50,417 total square feet” wherever such may appear.

NOTE: Shamus Hyland noted for the record, “Commissioners, votes seven (7) and eight (8) are requests concerning the same project. As a result, there is a request to the commission to allow DND to present votes seven (7) and eight (8) jointly, with a separate roll call for each vote thereafter. Is the Commission amenable to that course of action?”

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

NOTE: Anne Conway addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Anne for her presentation. She then asked if there were any questions from Commissioner Mammoli. No questions were raised.

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

Exhibits: May 28, 2021, project background memorandum with enclosures and PowerPoint presentation.

VOTE 8: Anne Conway, Housing Development Officer, Neighborhood Housing Development Division

Conveyance to The Boston Partnership for Community Reinvestment, LLC: Vacant land located at 21, 22, 28 and 37 Angell Street, 12 and 14 Lorne Street, 17 and 19 Helen Street, 242-244 Norwell Street, an unnumbered parcel on Norwell Street and 78 Spencer Street, Dorchester.

Purchase Price: \$1,100

Wards: 14

Parcel Numbers: 04224000, 04259000, 04256000, 04229000, 04296000, 04259000, 02219000, and 02220000

Ward: 17

Parcel Numbers: 0345000, 00347000, and 00418000

Square Feet: 50,417 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$6,641,521

Assessed Value Fiscal Year 2021: \$952,800 (total)

Appraised November 8, 2019 and November 15, 2019: \$2,645,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: July 1, 2019

That, having duly advertised its intent to sell to The Boston Partnership for Community Reinvestment, LLC, a Massachusetts limited liability company, with an address of 55 Bent Street, Cambridge, MA 02141, the vacant land located at:

21 Angell Street, Ward: 14, Parcel: 04224000, Square Feet: 10,000

22 Angell Street, Ward: 14, Parcel: 04259000, Square Feet: 5,398

28 Angell Street, Ward: 14, Parcel: 04256000, Square Feet: 5,420

37 Angell Street, Ward: 14, Parcel: 04229000, Square Feet: 6,625

12 Lorne Street, Ward: 14, Parcel: 04296000, Square Feet: 3,214

14 Lorne Street, Ward: 14, Parcel: 04295000, Square Feet: 3,214

17 Helen Street, Ward: 14, Parcel: 02219000, Square Feet: 3,770

19 Helen Street, Ward: 14, Parcel: 02220000, Square Feet: 3,765

242-244 Norwell Street, Ward: 17, Parcel: 00345000, Square Feet: 2,211

Unnumbered Norwell Street, Ward: 17, Parcel: 00347000, Square Feet: 2,188

78 Spencer Street, Ward: 17, Parcel: 00418000, Square Feet: 4,612

in the Dorchester District of the City of Boston containing approximately 50,417 total square feet of land, for two consecutive weeks (January 13, 2020 and January 20, 2020) 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 18, 2019 and, thereafter, as amended February 10, 2021 and June 16, 2021, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to The Boston Partnership for Community Reinvestment, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to The Boston Partnership for Community Reinvestment, LLC, in consideration of One Thousand One Hundred Dollars (\$1,100).

NOTE: Anne Conway addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by Chair Craven or Commissioner Mammoli.

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

Exhibits: May 28, 2021, project background memorandum with enclosures and PowerPoint presentation.

VOTE 9: Kirsten Studlien, Project Manager, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to PWN Development, Inc.: Vacant land located at 35 Waverly Street, 50-52 Waverly Street, 64 Waverly Street, and 58 Clifford Street, Roxbury.

Purchase Price: \$400

Ward: 12

Parcel Numbers: 00446000, 00439000, 00435000, and 00475000

Square Feet: 26,082 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$3,166,536

Assessed Value Fiscal Year 2021: \$426,000 (total)

Appraised Value March 31, 2021: \$700,000 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: November 9, 2020

That, having duly advertised a Request for Proposals to develop said properties, PWN Development, Inc., a Massachusetts corporation, with an address of 853 Main Street, Suite 204, Tewksbury, MA 01876, be tentatively designated as developer of the vacant land located at:

35 Waverly Street, Ward: 12, Parcel: 00446000, Square Feet: 4,125

50-52 Waverly Street, Ward: 12, Parcel: 00439000, Square Feet: 6,188

64 Waverly Street, Ward: 12, Parcel: 00435000, Square Feet: 7,929

58 Clifford Street, Ward: 12, Parcel: 00475000, Square Feet: 7,840

in the Roxbury District of the City of Boston containing approximately 26,082 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 PWN Development, 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: Kirsten Studlien addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Kirsten for her presentation. She then asked if there were any questions from Commissioner Mammoli.

NOTE: Commissioner Mammoli expressed praise and appreciation for the thorough presentations by DND.

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

Exhibits: May 19, 2021, project background memorandum and PowerPoint presentation.

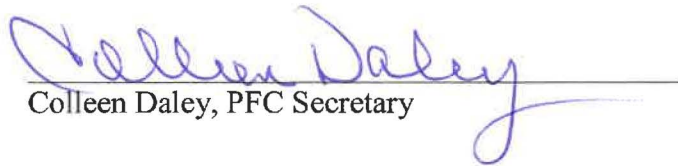
NOTE: Chair Craven welcomed JocCole “JC” Burton, soon-to-be Commissioner, to the Public Facilities Commission.

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

NOTE: A recording of this June 25, 2021 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=35811.

A True Record.

The meeting commenced at 11:59 a.m. and adjourned at 12:31 p.m.


Colleen Daley, PFC Secretary