

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

February 17, 2017

ATTENDING:

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner, (Not Present)
Angela D. Atchue, Senior Legal Officer
Colleen M. Daley, PFC Secretary
Henry C. Luthin, First Assistant Corporation Counsel, Law Department
David Zuares, Assistant Corporation Counsel, Law Department
ThyThy Le, Assistant Corporation Counsel, Law Department
Sheila A. Dillon, Chief and Director
Devin Quirk, Director of Operations, (Not Present)
James McDonough, Senior Staff Attorney, (Not Present)
Bernard Mayo, Project Manager, Real Estate and Management Sales
William Epperson, Senior Project Manager, Real Estate & Management Sales
Christopher Rooney, Project Manager, Real Estate & Management Sales
Donald Wright, Deputy Director, Real Estate and Management Sales
Rick Wilson, Deputy Director of Finance
Philip Sweeney, Operations Manager, Administration and Finance
John Feuerbach, Senior Development Officer, Neighborhood Housing Development
James Smith, Senior Environmental Compliance Manager
Rose Chung, Operations Manager, Real Estate and Management Sales
Carol Houghtaling, Administrative Assistant, PFD

Chair Craven called the meeting to order.

The minutes from the meeting of January 19, 2017 were presented to and approved by the Commissioners.

VOTE 1: Bernard Mayo, Project Manager, Real Estate Management and Sales

Property Transfer

TRANSFER OF VACANT LAND FROM THE PUBLIC WORKS DEPARTMENT TO THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT: Vacant land located at Ritchie Street, Roxbury, Massachusetts.

Ward: 11

Parcel Number: 00867010

Square Feet: 5,970

Use: Recreational Purposes

Assessed Value Fiscal Year 2017: \$67,879 (i.e. interpolated by project manager for newly formed parcel see project background memorandum to the vote)

DND Program: REMS Land Disposition

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31A (as appearing in St. 1966, c. 642, § 12) a certain parcel of land (Ward 11, Parcel Number 00867010) in the Roxbury district of the City of Boston containing approximately 5,970 + square feet of land situated near the northeasterly corner of Ritchie Street and Columbus Avenue in the City of Boston, County of Suffolk, Commonwealth of Massachusetts. This certain parcel of land is shown on Plan entitled, 'Conveyance Plan, Jackson Square, Roxbury, Massachusetts, Sheet EX1 dated December 13, 2016, and prepared by Nitsch Engineering and recorded with the Suffolk County Registry of Deeds in Book 2016 at Page 569;' and, further, be and the same hereby is, transferred from the care, custody, management and control of the Public Works Department to the care, custody, management and control of the Department of Neighborhood Development.

NOTE: Bernard Mayo addressed the Commission.

NOTE: Chair Craven asked, "Are there any questions from the Commission, Larry?"

NOTE: Commissioner Mammoli replied, "No questions."

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

Exhibits: Project background memorandum, photos and conveyance plan entitled, "Ritchie Street, Roxbury."

VOTE 2: William Epperson, Senior Project Manager, Real Estate Management and Sales

Property Transfer

TRANSFER OF VACANT LAND FROM THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT TO THE BOSTON PARKS AND RECREATION DEPARTMENT: Vacant land located at various parcels in Dorchester, Roxbury, South End, West Roxbury, Hyde Park, and Mattapan, Massachusetts.

Wards: 09, 11, 12, 13, 14, 15, 17, 18, 20
 Parcel Numbers: Various Parcels
 Square Feet: 115,553 (total)
 Use: Recreation and Preservation
 Assessed Value Fiscal Year 2017: \$2,222,100 (total)
 DND Program: REMS Land Disposition

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:

<u>ADDRESS</u>	<u>WARD</u>	<u>PARCEL</u>	<u>SQUARE FEET</u>
151 Bowdoin Street	15	00951000	2,111
Tebroc Street	15	00952010	958
Glenburne	12	02854000	790
97 West Concord Street	09	00427000	1,886
90 Newland	09	00428000	1,824
88 Newland	09	00429000	1,633
Columbus Avenue	11	01013000	3,242
2 Atherton	11	01279000	1,786
461-465 Blue Hill Avenue	12	02528000	4,105
Amory Street	11	01140000	3,210
Amory Street	11	01139000	2,420
71-75 Intervale Street	14	00372000	4,274
77-79 Intervale Street	14	00372020	2,026
Pleasantdale	20	10812000	5,142
Dedham Line	18	12262000	65,000
Brockton	18	02159003	11,310
Springdale Street	13	02237000	2,710
Washington Street	17	01746000	1,826

in the Dorchester, Roxbury, South End, West Roxbury, Hyde Park, and Mattapan districts of the City of Boston, containing approximately 116,253 total square feet of land and, further, 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 and Recreation Department for park, playground and recreation purposes.

NOTE: William Epperson addressed the Commission and answered their questions.

NOTE: Chair Craven asked, “Does the Parks Department have the budget to maintain these parcels?”

NOTE: William Epperson replied, “In many of these cases the Parks Department already maintains these parcels. For the existing parks, the Parks Department staff takes care of trash collection and those sorts of things. The urban wilds typically are unmaintained. The Parks Department, along with the Conservation Commission, has a large inventory of parcels already, and is well adapted to take care of

them. And, there has been no budgetary concerns presented. The Parks Department is very cognizant of budget before they take anything and they bless these parcels.”

NOTE: Commissioner Mammoli stated, “No question, but just a comment. This is a job well done. This is great - transferring parcels to the appropriate City departments that should have control of them.”

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

Exhibits: Project background memorandum, photos and map entitled, “Transfer of Open Space Parcels from the Department of Neighborhood Development (DND) to the Boston Parks and Recreation Department (BPRD).”

VOTE 3: Christopher Rooney, Project Manager, Real Estate Management and Sales

Purchase Price: \$350,000

TENTATIVE DEVELOPER DESIGNATION AND INTENT TO SELL TO A NOMINEE COMPRISED OF PRINCIPALS¹ FROM THE CARIBBEAN INTEGRATION COMMUNITY DEVELOPMENT, INC., AND PLANNING OFFICE FOR URBAN AFFAIRS, INC.: Vacant land located at 872 Morton Street and Hopkins Street, Mattapan, Massachusetts.

Ward: 17
Parcel Numbers: 02190000 and 02184000
Square Feet: 34,103 (total)
DND Program: REMS Land Disposition
Use: Mixed Use
Estimated Total Development Cost: \$16,655,307
Assessed Value Fiscal Year 2016: \$498,800 (total)
Appraised Value: March 13, 2016: \$500,000 (total)
RFP Issuance Date: 07/5/16

A nominee comprised of principals from the Caribbean Integration Community Development, Inc., a Massachusetts non-profit corporation with an address of 1601 Blue Hill Avenue, Mattapan, MA 02126 and Planning Office for Urban Affairs, Inc., a Massachusetts non-profit corporation, with an address of 84 State Street, Suite 600, Boston, MA 02109 and, be tentatively designated as developer of property located at:

ADDRESS	WARD	PARCEL	SQUARE FEET
872 Morton Street	17	02190000	16,238
Hopkins Street	17	02184000	17,865

¹ The nominee is to be a newly formed Massachusetts limited liability company. 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.

in the Mattapan district of the City of Boston containing approximately 34,103 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 Chief and Director of the Department of Neighborhood Development deems appropriate for proper redevelopment 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 a nominee comprised of principals from the Caribbean Integration Community Development, Inc. and Planning Office for Urban Affairs, Inc., which shall require the approval of the Commission for a vote of conveyance;

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.

NOTE: Christopher Rooney addressed the Commission and answered their questions.

NOTE: Chair Craven stated, “I have a couple of questions to get on the record with this vote request. She then asked, “Has the partnership worked together before POUA and Caribbean?”

NOTE: Chris Rooney replied, “Yes. They were the co-developers that had worked on the Cote Village project in Mattapan, which I think you’re familiar. That has been very successful and is at the last stage of that project. We are waiting for state funding to be awarded, but they are all teed-up and have gone through all their approval processes, not only with the Department of Neighborhood Development, but, also, the Boston Planning and Development Agency. They have gone through their Article 80 process. They have been board approved by the BRA and are waiting on funding to get a shovel in the ground.”

NOTE: Chair Craven stated, “We talked about the mix of incomes for people who will be eligible in this residence.” She asked, “Can you talk a little bit about how many other models like this there are in Boston right now? And, what is the success rate of those? Or, maybe Chief Dillon can answer this question.”

NOTE: Sheila Dillon stated the following, “Every neighborhood, and this one in particular, I am very familiar with the community process. This neighborhood is very interested in building developments that are not just one income, or not all low income, and not all high income. I think this is going to be very successful and the model was very successful in the past. There are lots of incomes living together, and not all high incomes with just a few set aside affordable units. Because there is such a mix of incomes here, I think it’s going to be very successful. I’m not aware of any issues, right now, given the demand for all types of housing in Boston with a mix of incomes.”

NOTE: Chair Craven noted that on page six of the project background memorandum it is indicated that financials weren’t submitted. See page six of the project background memorandum, which states “CICD/POUA is **NOT ADVANTAGEOUS.**”

NOTE: Chair Craven further noted that the project background memorandum identified a possibility that the purchase price may be reduced from \$350,000 to make the affordable housing project financially feasible for the developer. Chair Craven stated, “I would hope that the vote would come back for presentation to the Commission if the purchase price changes.” She then asked, “Is it normal to not have an understanding of the financial capacity of the bidder?”

NOTE: Chris Rooney replied, “I was referring to the letters of interest to the various lenders or funders. It was an oversight on behalf of their part. When we come back for a conveyance vote, before this Commission, the financials will have been fully vetted. But, that’s what I was referring to in the project background memorandum.”

NOTE: Chair Craven replied, “Thank you very much for clarifying this information.” She then asked Commissioner Mammoli if he had any questions.

NOTE: Commissioner Mammoli replied, “No. Again, I want to compliment the department on taking properties that have been vacant for 17 years and 24 years and putting such back to productive uses.”

NOTE: Sheila Dillon stated, “I want to state for the record, the staff did a really good job working with the community. This is a community that has been looking at this derelict building, which is now demolished, for a long period of time, and they are very excited about this development. We are hopeful that it will move forward and be a community asset.”

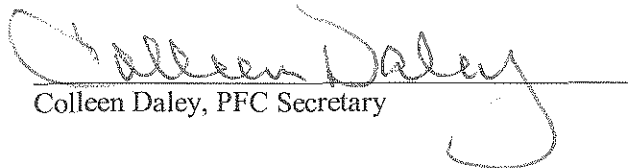
NOTE: On a motion duly made and seconded, the vote was unanimously approved.

Exhibits: Project background memorandum, map, photos, rendering, conceptual site plan and serenity garden concept entitled, “872 Morton Street and Hopkins Street, Mattapan.”

NOTE: The February 17, 2017 Public Facilities Commission Meeting is available at the web address of http://www.cityofboston.gov/cable/video_library.asp?id=21074

A True Record.

The meeting commenced at 11:07 a.m. and adjourned at 11:19 a.m.


Colleen Daley, PFC Secretary