

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

April 11, 2018

ATTENDING:

Katherine P. Craven, Chair (Not Present)
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner
Angela D. Atchue, Senior Legal Officer
Colleen M. Daley, PFC Secretary
Catherine Pendleton, Articled Clerk, PFD and PFC
Henry C. Luthin, First Assistant Corporation Counsel, Law Department (Not Present)
David Zuares, Assistant Corporation Counsel, Law Department
Sheila A. Dillon, Chief and Director (Not Present)
Devin Quirk, Director of Operations (Not Present)
James McDonough, Senior Staff Attorney
Rick Wilson, Deputy Director of Finance
Philip Sweeney, Operations Manager, Administration and Finance
Bernard Mayo, Project Manager, Real Estate Management and Sales
James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales
Jordan Deasy, Project Manager, Real Estate Management and Sales
Donald Wright, Deputy Director, Real Estate Management and Sales
Dan Gallagher, Computer Specialist, Director's Office and Policy Development and Research

Commissioner Mammoli called the meeting to order.

The minutes from the meeting of March 14, 2018 were presented to and approved by the Commissioners.

VOTE 1: James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales

Conveyance to Harry Ross Finkle, Trustee of Finkle Family Realty Trust: Vacant land located at an unnumbered parcel on Washington Street, Roxbury, Massachusetts.

Purchase Price: \$2,500

Ward: 09
Parcel Number: 02481000
Square Feet: 134

Future Use: Commercial
Assessed Value Fiscal Year 2018: \$900
Appraised Value October 19, 2017: \$2,500
DND Program: REMS Land Disposition
RFP Issuance Date: November 13, 2017

That having duly advertised its intent to sell to Harry Ross Finkle, Trustee of Finkle Family Realty Trust, a Massachusetts realty trust, with an address of 55 Sewall Avenue, Apt. PHC, Brookline, MA 02446, the vacant land located at an unnumbered parcel on Washington Street (Ward: 09, Parcel: 02481000), in the Roxbury District of the City of Boston containing approximately 134 square feet of land, for two consecutive weeks (April 2, 2018 and April 9, 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 March 14, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Harry Ross Finkle, Trustee of Finkle Family Realty Trust; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Harry Ross Finkle, Trustee of Finkle Family Realty Trust, in consideration of Two Thousand Five Hundred Dollars (\$2,500).

NOTE: James Smith addressed the Commission.

NOTE: Commissioner Mammoli stated, "I have no questions. I want to compliment the department on disposing of these parcels that have no value to anyone other than the abutter."

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

Exhibits: March 26, 2018 project background memorandum for conveyance with enclosures and PowerPoint presentation.

VOTE 2: James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales

Conveyance of vacant land from the Department of Neighborhood Development to the Commonwealth of Massachusetts, acting by and through its Department of Conservation and Recreation: Vacant land located at 150 Barnes Avenue, East Boston, Massachusetts.

Purchase Price: \$1.00

Ward: 01
Parcel Number: 01393001
Square Feet: 109,175
Future Use: Urban Wild Parkland
Assessed Value Fiscal Year 2018: \$450,900
DND Program: REMS Land Disposition

Subject to the approval of the Mayor under St. 1909, c. 486, s. 31B (as appearing in St. 1966, c.

642, § 12) the Public Facilities Commission does hereby vote to sell to the Commonwealth of Massachusetts, acting by and through its Department of Conservation and Recreation, with offices at 251 Causeway, Suite 600, Boston, MA 02114 the vacant land located at 150 Barnes Avenue (Ward: 01, Parcel: 01393001), in the East Boston District of the City of Boston containing approximately 109,175 total square feet of land, subject to such terms, conditions and restrictions as the Director of the Department of Neighborhood Development deems appropriate;

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property for conservation and recreation purposes to the Commonwealth of Massachusetts, acting by and through its Department of Conservation and Recreation, in consideration of One Dollar (\$1.00).

NOTE: Angela Atchue stated, “Vote number two will not be presented today. The Department of Neighborhood Development has respectfully requested removal of this vote with the ability to provide public notice and presentation at a future date. Thank you.”

VOTE 3: James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales

Transfer of the care, custody, management and control of the land and building located at:
48 Tileston Street and 50 Tileston Street, North End.

Property Transfer

Ward: 03
Parcel Numbers: 02295000 and 02294000
Square Feet: 1,016 (total)
Future Use: Residential
Assessed Value Fiscal Year 2018: \$390,000
DND Program: REMS – Building Sales

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 land and building located at 48 Tileston Street (Ward 03, Parcel Number 02295000) consisting of approximately 616 ± square feet and 50 Tileston Street (Ward 03, Parcel Number 02294000) consisting of approximately 400 ± square feet, in the North End District of the City of Boston and, further, be and the same hereby is, transferred from the care, custody, management and control of the Property and Construction Management Department to the care, custody, management and control of the Department of Neighborhood Development.

The aforementioned transfer of land and building are authorized in the name and on behalf of the Commission, upon receipt of written authority from the Mayor.

NOTE: James Smith addressed the Commission.

NOTE: Commissioner Irish stated, “No questions, thank you for your presentation.”

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

Exhibits: April 3, 2018 project background memorandum for real property intra-city transfer with enclosures and PowerPoint presentation.

VOTE 4: Jordan Deasy, Project Manager, Real Estate Management and Sales

Tentative Developer Designation and Intent to sell to Boston Food Forest Coalition, Inc.:
Vacant land located at 101 and 103 Ellington Street, Dorchester, Massachusetts.

Purchase Price: \$200

Ward: 14
Parcel Numbers: 01796000 and 01797000
Square Feet: 6,372 (total)
Future Use: Garden
Estimated Total Development Cost: \$146,500
Assessed Value Fiscal Year 2018: \$55,300 (total)
Appraised Value March 12, 2018: \$180,000 (total)
DND Program: Grass Roots
RFP Issuance Date: January 16, 2018

That, having duly advertised a Request for Proposals to develop said properties, 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:

101 Ellington Street, Ward: 14, Parcel: 01796000, Square Feet: 3,167

103 Ellington Street, Ward: 14, Parcel: 01797000, Square Feet: 3,205

in the Dorchester District of the City of Boston containing approximately 6,372 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 redevelopment 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 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: Jordan Deasy addressed the Commission and answered their questions.

NOTE: Commissioner Mammoli asked, “How do you grow pistachios?”

NOTE: Jordan Deasy stated, “I didn’t know you could, honestly. It’s a really unique structure they have there, but I didn’t know you could grow those in Boston.”

NOTE: Commissioner Mammoli stated, “I didn’t think you could.”

NOTE: Jordan Deasy stated, “They have gooseberry and some elderberry.”

NOTE: Commissioner Irish stated, “I know you weren’t expecting that question. Great project.”

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

Exhibits: April 3, 2018 project background memorandum for tentative developer designation and PowerPoint presentation.

VOTE 5: Jordan Deasy, Project Manager, Real Estate Management and Sales

Tentative Developer Designation and Intent to sell to Eastie Farm, Inc.: Vacant land located at 294-296 Sumner Street, East Boston, Massachusetts.

Purchase Price: \$100

Ward: 01
Parcel Number: 04912000
Square Feet: 3,100
Future Use: Garden
Estimated Total Development Cost: \$137,301
Assessed Value Fiscal Year 2018: \$151,100
Appraised Value March 21, 2018: \$46,500
DND Program: Grass Roots
RFP Issuance Date: January 16, 2018

That, having duly advertised a Request for Proposals to develop said properties, Eastie Farm, Inc., a Massachusetts non-profit corporation, with an address of 213 Webster Street, No. 2, East Boston, MA 02128 be tentatively designated as developer of the vacant land located at 294-296 Sumner Street, (Ward: 01, Parcel: 04912000) in the East Boston District of the City of Boston containing approximately 3,100 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 redevelopment 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 property to Eastie Farm, 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: Jordan Deasy addressed the Commission.

NOTE: Commissioner Irish stated, “No questions, congratulations, again, to the department for putting these lots to good public use.”


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

Exhibits: April 3, 2018 project background memorandum for tentative developer designation and PowerPoint presentation.

NOTE: The April 11, 2018 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=26656

A True Record.

The meeting commenced at 10:12 a.m. and adjourned at 10:25 a.m.


Colleen Daley, PFC Secretary