

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

September 19, 2018

ATTENDING:

Katherine P. Craven, Chair (Not Present)
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner
Angela D. Atchue, Senior Legal Officer, PFC/PFD
Colleen M. Daley, PFC Secretary
Catherine P. Pendleton, Articled Clerk, PFD/PFC
Henry C. Luthin, First Assistant Corporation Counsel, Law Department
Thythy Le, Assistant Corporation Counsel, Law Department
Sheila A. Dillon, Chief and Director
James McDonough, Senior Staff Attorney
Rick Wilson, Deputy Director of Finance
Philip Sweeney, Operations Manager, Administration and Finance
Donald Wright, Deputy Director, Real Estate Management and Sales
William Epperson, Assistant Director, Real Estate Management and Sales
Star Laws, Project Manager, Real Estate Management and Sales
Neriliz Llenas, Project Manager, Real Estate Management and Sales
Bernard Mayo, Project Manager, Real Estate Management and Sales
Chris Rooney, Housing Development Officer, Real Estate Management and Sales
Winnie Zhang, Project Manager, Real Estate Management and Sales

Commissioner Mammoli called the meeting to order.

The minutes from the meeting of August 15, 2018 were presented to and approved by the Commissioners.

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

Transfer of the care, custody, management and control from the Department of Neighborhood Development (DND) to the Public Works Department (PWD): Vacant land located at 1-5 Woodrow Avenue, Dorchester, Massachusetts.

Property Transfer

Ward: 17
Parcel Number: 01501000
Square Feet: 2,397
Future Use: Municipal Purpose
Assessed Value Fiscal Year 2018: \$35,700
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 1-5 Woodrow Avenue (Ward: 17, Parcel: 01501000), consisting of approximately 2,397 square feet, in the Dorchester District of the City of Boston 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 Public Works Department.

NOTE: Bernard Mayo addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli asked, “Is public works requesting this parcel in order to widen the turn?”

NOTE: Bernard Mayo replied, “Yes.”

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

Exhibits: August 17, 2018, project background memorandum with enclosure and PowerPoint presentation.

VOTE 2: Neriliz Llenas, Project Manager, Real Estate Management and Sales Division

Tentative Developer Designation and Intent to Sell to Michelle Fornabai: Vacant land located at 310 Warren Street, Roxbury, Massachusetts.

Purchase Price: \$30,000

Ward: 12
Parcel Number: 00777000
Square Feet: 1,923
Future Use: Landscaped Space
Assessed Value Fiscal Year 2018: \$14,700
Appraised Value March 12, 2018: \$15,000
DND Program: REMS – Land Disposition
RFP Issuance Date: June 11, 2018

That, having duly advertised a Request for Proposals to develop said property, Michelle Fornabai, an individual, with an address of 324 Warren Street, Roxbury, MA 02119 be tentatively designated as developer of the vacant land located at 310 Warren Street (Ward: 12, Parcel: 00777000), in the Roxbury District of the City of Boston containing approximately 1,923

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 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 Michelle Fornabai;

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: Commissioner Irish asked, “Did the notification go to all of the abutters?”

NOTE: Neriliz Llenas replied, “Yes. Ms. Fornabai submitted community support letters as part of her proposal.”

NOTE: Commissioner Irish asked, “Are there any deed restrictions on the use of this parcel?”

NOTE: Neriliz Llenas replied, “There are no restrictions.”

NOTE: Commissioner Mammoli stated, “The size of the parcel does not appear to be buildable.”

NOTE: Commissioner Irish asked, “Could this be used for parking?”

NOTE: Sheila Dillon replied, “It could not.”

NOTE: Commissioner Mammoli expressed praise for the project, and noted the City is selling the property for more than its appraised value.

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

Exhibits: August 17, 2018, project background memorandum and PowerPoint presentation.

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

Tentative Developer Designation and Intent to Sell to Cambridge Street Realty, LLC:
Vacant land located at Humphreys Place, Dorchester, Massachusetts.

Purchase Price: \$2,500

Ward: 07
Parcel Number: 03670000
Square Feet: 330
Future Use: Side Yard
Assessed Value Fiscal Year 2018: \$1,300
Appraised Value March 12, 2018: \$2,500
DND Program: REMS – Land Disposition
RFP Issuance Date: June 11, 2018

That, having duly advertised a Request for Proposals to develop said property, Cambridge Street Realty, LLC, a Massachusetts limited liability company, with an address of 572 Freeport Street, Unit A, Dorchester, MA 02122 be tentatively designated as developer of the vacant land located at Humphreys Place (Ward: 07, Parcel: 03670000), in the Dorchester District of the City of Boston containing approximately 330 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 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 Cambridge Street Realty, LLC;

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: Commissioner Mammoli expressed praise for the project, and noted the City is selling the property for its appraised value. He expressed praise for activating and bringing the property back onto the City's tax rolls.

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

Exhibits: August 17, 2018, project background memorandum and PowerPoint presentation.

VOTE 4: James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales Division

Tentative Developer Designation and Intent to Sell to FCA Realty LLC: Vacant land located at an unnumbered parcel on Leo M. Birmingham Parkway, Brighton, Massachusetts.

Purchase Price: \$12,000

Ward: 22
Parcel Number: 02762010
Square Feet: 14,332
Future Use: Parkland – Open Space
Assessed Value Fiscal Year 2018: \$260,000
Appraised Value March 8, 2018: \$57,000
DND Program: REMS – Land Disposition
RFP Issuance Date: June 11, 2018

That, having duly advertised a Request for Proposals to develop said property FCA Realty LLC, a Foreign Limited Liability Company, with an address of 1000 Chrysler Drive, Auburn Hills, MI 48326 be tentatively designated as developer of the vacant land located at an unnumbered parcel on Leo M. Birmingham Parkway (Ward: 22, Parcel: 02762010), in the Brighton District of the City of Boston containing approximately 14,332 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 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 FCA Realty LLC;

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: William Epperson presented in James Smith's absence.

NOTE: William Epperson addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli expressed praise for the project and appreciation for the green space restrictions.

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

Exhibits: August 16, 2018, project background memorandum and PowerPoint presentation.

VOTE 5: Christopher Rooney, Development Officer, Real Estate Management and Sales Division

Amendment to the vote of September 22, 2017 to extend the Tentative Designation and Intent to Sell period from 24 to 48 months Vietnamese-American Initiative for Development, Inc. (VietAID): Vacant land located at 191 Bowdoin Street, Dorchester, Massachusetts.

Time Extension

- 1) TD – 10/05/2016 through 10/05/2017 = 12 months
 - 2) TD extension for an additional 12 months 10/05/2017 through 10/05/2018 = 24 months
 - 3) TD extension for an additional 24 months 10/05/2018 through 10/05/2020 = 48 months
- TD total time is 48 months

Ward: 15
Parcel Number: 01294000
Square Feet: 10,778
Future Use: Mixed Use
Estimated Total Development Cost: \$18,386,552
Assessed Value Fiscal Year 2018: \$206,600
Appraised Value June 8, 2015: \$185,000
DND Program: REMS – Land Disposition
RFP Issuance Date: January 18, 2016

That the vote of this Commission at its meeting on October 5, 2016 and, thereafter, amended on September 22, 2017 regarding the tentative designation and intent to sell 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, 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;

be, and hereby is amended as follows:

By deleting the figure and word: “24 months” and substituting in place thereof the following figure and word: “48 months” wherever such may appear.

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

NOTE: Commissioner Irish stated, “I am familiar with this site and looking forward to completion of the project.” He then asked, “What is the Department of Housing and Community Development (DHCD) application and funding award process?”

NOTE: Sheila Dillon replied, “Approximately three (3) or four (4) years ago DHCD changed the way in which they review applications. Developers must now submit a preliminary application showing that the project is very far along in its design and approvals. If DHCD is interested in funding the project they will then invite the developers into the funding application round. Boston has a tendency to submit a lot of great projects that have made very substantial progress. As such, they cannot invite in all of the Boston projects. In this case, the project was not invited into this round of funding. Now, it is a two-tiered process, whereas before all of the developers were able to submit their funding applications and they would fund a certain number. We are very hopeful that VietAID will be invited into this funding round and succeed.”

NOTE: Commissioner Mammoli expressed concern with the community process and notification of updates to community members as projects are being extended over longer periods of time.

NOTE: Sheila Dillon replied, “That is a very good point. DND does make efforts to keep the community involved. The project has had its Article 80 approval for quite some time. We will certainly be sure to make the community aware of what the delay is.”

NOTE: Commissioner Mammoli expressed concern with maintenance (i.e. snow removal, debris removal, etc.) of the parcel with the tentatively designated developers.

NOTE: Sheila Dillon replied, “If the developer has a lot of capacity with property management and development capacity, we will request that they maintain the property. The maintenance is determined on a case-by-case basis, depending on the developer’s capacity. In this case, because it is such an important, high-traffic area, DND will continue to maintain the parcel to ensure that it is done.”

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

Exhibits: August 20, 2018, project background memorandum with enclosures and PowerPoint presentation.

NOTE: The September 19, 2018 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=26871.

A True Record.

The meeting commenced at 10:04 a.m. and adjourned at 10:24 a.m.



Colleen Daley, PFC Secretary