

# DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

## Minutes

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

November 15, 2017

### 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  
Henry C. Luthin, First Assistant Corporation Counsel, Law Department, (Not Present)  
David Zuares, Assistant Corporation Counsel, Law Department  
Sheila A. Dillon, Chief and Director  
Devin Quirk, Director of Operations, (Not Present)  
James McDonough, Senior Staff Attorney  
Philip Sweeney, Operations Manager, Administration and Finance  
Bernard Mayo, Project Manager, Real Estate Management and Sales  
John Feuerbach, Senior Development Officer, Neighborhood Housing Development  
Neriliz Llenas, Project Manager, Real Estate Management and Sales  
William Epperson, Assistant Director, Real Estate Management and Sales  
Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development  
Donald Wright, Deputy Director, Real Estate and Management Sales  
Rose Chung-Dell, Operations Manager, Real Estate and Management Sales  
Dan Gallagher, Computer Specialist, Director's Office and Policy Development and Research  
Maureen Flynn, Deputy Director, Boston Home Center/Homeowner Services  
Christine Poff, Director, Community Preservation

Commissioner Mammoli called the meeting to order.

The minutes from the meeting of October 26, 2017 were presented to and approved by the Commissioners.

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

**Tentative Developer Designation and Intent to Sell to Urban Edge Housing Corporation:**  
Vacant land located at Ritchie Street, Roxbury, Massachusetts.

### **Purchase Price: \$100**

Ward: 11  
Parcel Number: 00867010  
Square Feet: 5,970  
Future Use: Recreation Center

Estimated Total Development Cost: \$29,263,464  
Assessed Value Fiscal Year 2017: \$67,879  
Appraised Value January 4, 2017: \$120,000  
DND Program: REMS Land Disposition  
RFP Issuance Date: June 19, 2017

That, having duly advertised a Request for Proposals to develop said property, Urban Edge Housing Corporation, a Massachusetts non-profit corporation, with an address of 1542 Columbus Avenue, Roxbury, MA 02119 to be tentatively designated as developer of the vacant land located at Ritchie Street (Ward 11, Parcel Number 00867010) in the Roxbury District of the City of Boston containing approximately 5,970 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 Urban Edge Housing Corporation;

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.

**NOTE:** Commissioner Mammoli stated, “Good project. I have no questions.”

**NOTE:** Commissioner Irish stated, “I have no questions as well.”

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

**Exhibits:** Project background memorandum and copy of PowerPoint presentation.

**VOTE 2: John Feuerbach, Senior Development Officer, Neighborhood Housing Development**

**Conveyance to Boston Common Solutions, Inc.:** Vacant land located at various parcels in Dorchester, Massachusetts.

**Purchase Price: \$2,500**

Ward: 14  
Parcel Numbers: Various  
Square Feet: 128,402 (total)  
Future Use: New construction - Housing  
Estimated Total Development Cost: \$1,804,200  
Assessed Value Fiscal Year 2017: \$1,329,800 (total)  
Appraised Values June 20, 2016 and July 20, 2016: \$2,370,000 (total)  
DND Program: Neighborhood Homes Initiative  
RFP Issuance Date: March 20, 2017

That having duly advertised its intent to sell to Boston Common Solutions, Inc., a Massachusetts corporation, with an address of 11 Lantern Lane, West Roxbury, MA 02132, the vacant land located at:

105-107 Stratton Street, Ward: 14, Parcel: 03068000, Square Feet: 6,300

123 Stratton Street, Ward: 14, Parcel: 03071001, Square Feet: 2,935

127 Stratton Street, Ward: 14, Parcel: 03072000, Square Feet: 3,096

Stratton Street, Ward: 14, Parcel: 03073000, Square Feet: 856

26 Lyford Street, Ward: 14, Parcel: 03074000, Square Feet: 4,620

124 Callender Street, Ward: 14, Parcel: 03039000, Square Feet: 7,200

126 Callender Street, Ward: 14, Parcel: 03038000, Square Feet: 6,000

114-118 Floyd Street, Ward: 14, Parcel: 03081000, Square Feet: 10,400

133 Callender Street , Ward: 14, Parcel: 03079000, Square Feet: 4,500

137 Callender Street, Ward: 14, Parcel: 0308000, Square Feet: 5,001

17 Stratton Street, Ward: 14, Parcel: 03100000, Square Feet: 4,196

19 Stratton Street, Ward: 14, Parcel: 03101000, Square Feet: 4,197

21 Stratton Street, Ward: 14, Parcel: 03102000, Square Feet: 4,210

49 Stratton Street, Ward: 14, Parcel: 03111000, Square Feet: 4,863

17-19 Ashton Street, Ward: 14, Parcel: 03213000 Square Feet: 5,747

12 Ashton Street, Ward: 14, Parcel: 03188000 Square Feet: 4,900

Lucerne Street, Ward: 14, Parcel: 03509000, Square Feet: 4,435

93-95 Woodrow Avenue, Ward: 14, Parcel: 02999000, Square Feet: 3,750

97 Woodrow Avenue, Ward: 14, Parcel: 03000000, Square Feet: 2,600

82 Woodrow Avenue, Ward: 14, Parcel: 03695000, Square Feet: 6,652

86 Woodrow Avenue, Ward: 14, Parcel: 03694000, Square Feet: 6,628

Jones Avenue, Ward: 14, Parcel: 03709000, Square Feet: 6,346

9 Jones Avenue, Ward: 14, Parcel: 03710000, Square Feet: 6,422

23 Jones Avenue, Ward: 14, Parcel: 03714000, Square Feet: 6,337

27 Jones Avenue, Ward: 14, Parcel: 03715000, Square Feet: 6,211

in the Dorchester District of the City of Boston containing approximately 128,402 total square feet of land, for two consecutive weeks (August 28, 2017 and September 4, 2017) 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 July 20, 2017, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Boston Common Solutions, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Boston Common Solutions, Inc. in consideration of Two Thousand Five Hundred Dollars (\$2,500).

**NOTE:** John Feuerbach addressed the Commission and answered their questions.

**NOTE:** Commissioner Mammoli asked, “Anticipating that the vote is approved will the construction start this year?”

**NOTE:** John Feuerbach replied, “Yes.”

**NOTE:** Commissioner Mammoli complimented the department. He then noted the Request for Proposal (RFP) was issued at the end of March 2017 and to now have construction start before the year is over is great to see. The properties are being conveyed in a timely public manner. He then asked, “I assume the closing will be at the end of the month if not by the beginning of December?”

**NOTE:** John Feuerbach replied, “Yes, we are working on it. We’ve got that teed-up.”

**NOTE:** Commissioner Irish stated, “I would like to commend the department particularly on creating these homeownership opportunities. I don’t think the department or the City gets enough credit for this type of work. I’ve expressed before how important it is that we are creating homeownership opportunities in addition to rental affordable opportunities.”

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

**Exhibits:** Project background memorandum for conveyance (November 15, 2017), Project background memorandum for tentative developer designation (August 18, 2016) and copy of PowerPoint presentation.

### **VOTE 3: Robert Jones, Housing Development Officer, Neighborhood Housing Development**

#### **Amendment to the vote of September 14, 2016 to extend the Tentative Designation and Intent to Sell period from 36 to 48 months to Codman Square Neighborhood Development**

**Corporation:** Vacant land located at 10 and 22 Bowdoin Street, Dorchester, Massachusetts.

#### **Time Extension**

- 1) TD – 10/01/2014 through 10/01/2015 = 12 months
- 2) TD extension for an additional 12 months 10/01/2015 through 10/01/2016 = 24 months
- 3) TD extension for an additional 12 months 10/01/2016 through 10/01/2017 = 36 months
- 4) TD extension for an additional 12 months 10/01/2017 through 10/01/2018 = 48 months

TD total time is 48 months

Ward: 14

Parcel Numbers: 01419000 and 01418000

Square Feet: 25,642 (total)

Future Use: Mixed use

Estimated Total Development Cost: \$13,297,953

Assessed Value Fiscal Year 2014: \$232,400

Appraised Value March 2014: \$770,000

DND Program: Neighborhood Housing

RFP Issuance Date: June 2, 2014

That the vote of this Commission at its meeting on October 1, 2014 and, thereafter, amended on October 21, 2015 and September 14, 2016 regarding the tentative designation and intent to sell the vacant land located at:

10 Bowdoin Street, Ward: 14, Parcel: 01419000, Square Feet: 6,871

22 Bowdoin Street, Ward: 14, Parcel: 01418000, Square Feet: 18,771

in the Dorchester District of the City of Boston containing approximately 25,642 total square feet of land, to Codman Square Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 587 Washington Street, Dorchester, MA 02124;

be, and hereby is amended as follows:

By deleting the figure and word: “36 months” and substituting in place thereof the following figure and word: “48 months” wherever such may appear.

**NOTE:** John Feuerbach presented in Robert Jones absence.

**NOTE:** John Feuerbach addressed the Commission and their questions.

**NOTE:** Commissioner Mammoli asked, “I’m assuming the developer wasn’t rejected in the first round because of a bad project, but rather the state had more projects than they had funds available to disperse.” He then asked, “What do you think the odds are that the developer will get funding?”

**NOTE:** Sheila Dillon replied, “The Department of Housing and Community Development (DHCD) has a policy that they will only fund one project per applicant because they don’t have enough money to fund everything they receive. Codman Square prioritized another project that was further along. We anticipate Codman Square will get funding this round. The rounds are due in February. Hopefully we will know by this summer.”

**NOTE:** Angela Atchue stated, “I would like to clarify for the record. On the agenda the request is extend the tentative developer designation time period for an additional twelve (12) months, but based on the presentation today it appears twelve (12) months may not be a sufficient amount of time. To prevent DND from having to come back to request another time extension is there a clarification from John Feuerbach that DND is seeking instead an eighteen (18) month time extension? If less time is needed that is not a problem. My concern is, listening to the presentation, there are matters outside of DND’S control with the State funding and to provide sufficient time for

DND to engage in the due diligence process, which includes receiving notice from the State, more time appears to be needed. It would be prudent to make a notation to the agenda reflected in the meeting minutes that the request is a time extension for eighteen (18) months versus twelve (12) months. Would that be true of your request, John?"

**NOTE:** John Feuerbach replied, "Notwithstanding strengths of the development and the strong community support for the development, there are some matters outside of our control that have just been outlined that may require us to spend a little bit more time. I would support what was suggested that we extend the extension period from twelve (12) months to eighteen (18) months knowing fully that we will come back as soon as possible if the development does receive State financing. We would then come back for a conveyance vote request."

**NOTE:** Commissioner Irish stated, "I make a motion to approve the request for an eighteen (18) month time extension instead of a (12) month time extension."

**NOTE:** Commissioner Mammoli agreed to an eighteen (18) month time extension.

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

**NOTE:** The meeting minutes and vote certificate reflect the same.

**Exhibits:** Project background memorandum for amendment no. 3 (November 15, 2017), Project background memorandum for amendment no. 2 (September 14, 2016), Project background memorandum for amendment no. 1 (October 21, 2015) Project background memorandum for tentative developer designation (October 1, 2014) and copy of PowerPoint presentation.

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

**Transfer of the vacant land from the Department of Neighborhood Development to the Boston Parks and Recreation Department:** Vacant land located at 460-464 Hyde Park Avenue, Roslindale and 66 Fort Avenue, Roxbury, Massachusetts.

#### **Property Transfer**

Wards: 18 and 11  
Parcel Numbers: 06245000 and 00500001  
Square Feet: 13,202 (total)  
Use: Park and Tot Lot  
Assessed Value Fiscal Year 2017: \$154,800 (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:

460-464 Hyde Park Avenue, Ward: 18, Parcel: 06245000, Square Feet: 4,802

66 Fort Avenue, Ward: 11, Parcel: 00500001, Square Feet: 8,400

in the Roslindale and Roxbury districts of the City of Boston containing approximately 13,202 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.

**NOTE:** Neriliz Llenas addressed the Commission.

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

**Exhibits:** Project background memorandum and copy of PowerPoint presentation.

**VOTE 5: William Epperson, Assistant Director, Real Estate Management and Sales**

**Tentative Developer Designation and Intent to Sell to Habitat for Humanity Greater Boston, Inc.:** Land with building thereon located at 172 Fairmount Street, Dorchester, Massachusetts.

**Purchase Price: \$5,000**

Ward: 17  
Parcel Number: 02612000  
Square Feet: 5,006  
Future Use: Rehabilitation - Housing  
Estimated Total Development Cost: \$658,771  
Assessed Value Fiscal Year 2017: \$417,400  
Appraised Value June 30, 2016: \$230,000  
DND Program: Neighborhood Homes Initiative  
RFP Issuance Date: February 21, 2017

That having duly advertised a Request for Proposals to develop said property, Habitat for Humanity Greater Boston, Inc., a Massachusetts non-profit corporation, with an address of 240 Commercial Street, Boston, MA 02109 be tentatively designated as developer of the land with building thereon located at 172 Fairmount Street (Ward 17, Parcel Number 02612000) in the Dorchester District of the City of Boston containing approximately 5,006 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 Habitat for Humanity Greater Boston, 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:** William Epperson presented in Christopher Rooney's absence.

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

**NOTE:** Commissioner Mammoli complimented the department. He then noted, taking the property from tax foreclosure status, approximately two (2) years ago, and to have it back out on the street to a point of tentative designation and hopefully a final conveyance in the next few months compliments the work of DND’s staff. He then stated, “It’s great getting these projects out in such a timely manner and not having the property in the City’s inventory for thirty six (36) years.”

**NOTE:** Commissioner Irish stated, “Thank you for your presentation. I love homeownership opportunities. It does concern me that this is a two (2) unit condo, but perhaps there will be some support systems put in place down the road for whoever purchases these properties.”

**NOTE:** William Epperson replied, “To address that, we share your concerns. One of the strengths of this particular applicant, Habitat for Humanity Greater Boston, Inc., specializes in the small condominium structure for affordable homebuyers. Had it not been a developer with that experience and that specialization who actually stays in the deal long term - we probably wouldn’t have supported it ourselves either. Habitat for Humanity Greater Boston, Inc. recognizes the challenges and actually stays in the structure for the long term.”

**NOTE:** Sheila Dillon stated, “We’ve seen smaller condominium associations run into some difficulties about budgeting properly for reserves, etc. and Habitat for Humanity Greater Boston, Inc. has stayed with them and fixed their ongoing concerns. We had the same concerns but when we really looked into Habitat for Humanity Greater Boston, Inc. role we felt more comfortable.”

**NOTE:** Commissioner Irish replied, “Thank you for sharing this information. That’s great.”

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

**Exhibits:** Project background memorandum and copy of PowerPoint presentation.

**VOTE 6: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development**

**Tentative Developer Designation and Intent to Sell to Oxbow Urban, LLC:** Vacant land located at 17 and 19 Helen Street, 242-244 Norwell Street, Unnumbered Norwell Street and 78 Spencer Street, Dorchester, Massachusetts.

**Purchase Price: \$600**

Wards: 14 and 17

Parcel Numbers: 02219000, 02220000, 00330000, 00345000, 00347000, and 00418000

Square Feet: 22,046 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$2,028,264

Assessed Value Fiscal Year 2017: \$230,000 (total)

Appraised Value April 15, 2017: \$566,000 (total)

DND Program: Neighborhood Homes Initiative

RFP Issuance Date: April 18, 2017

That, having duly advertised a Request for Proposals to develop said properties, Oxbow Urban LLC, a limited liability company, with an address of 75 Arlington Street, Suite 500, Boston, MA 02116 be tentatively designated as developer of the vacant land located at:



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

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

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

224-244 Norwell Street, Ward: 17, Parcel: 00345000, Square Feet: 2,211

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 22,046 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 Oxbow Urban 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:** Ryan Lundergan addressed the Commission.

**NOTE:** Angela Atchue noted for the record the agenda and project background memorandum reflects accurately that there was a Request for Proposals (RFP) issuance date of April 18, 2017 and the advertisements appeared in 2017. For clarification purposes for the recording of the PFC meeting, On April 17, 2017 and April 24, 2017 the advertisements appeared in the Boston Herald as well as the Central Register on April 19, 2017. The RFP was publicly opened by DND on May 22, 2017.

**NOTE:** Commissioner Mammoli stated, "I have no questions. Great project."

**NOTE:** Commissioner Irish stated, "Another great project and as Commissioner Mammoli stated earlier, it's great that you're moving property that's been stagnant for over 30 years. I commend the department once more."

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

**NOTE:** Angela Atchue stated, "I would like to note one other housekeeping matter that came to my attention. The agenda for vote 6, 115 Wheatland Avenue, Ward: 17, Parcel: 00330000, Square Feet: 5,500 is not identified in the shorter part of the agenda, but is listed in the body of the vote. I, also, note that this is a parcel that includes \$600 for the purchase price."

**NOTE:** Scrivener's error concerning votes six (6): 224-244 Norwell Street, should read "242-244 Norwell Street" on the agenda. Accordingly, the meeting minutes acknowledge the scrivener's error and the correction to the vote certificate.

**Exhibits:** Project background memorandum and copy of PowerPoint presentation.  
**VOTE 7: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development**

**Amendment to the vote of November 16, 2016 to extend the Tentative Designation and Intent to Sell period from 24 to 36 months to Cruz Development Corporation:** Land with buildings located at 280, 282, 284, 290 Warren Street and unnumbered Warren Street, Roxbury, Massachusetts.

**Time Extension**

- 1) TD – 08/05/2015 through 08/05/2016 = 12 months
  - 2) TD extension for an additional 12 months 08/05/2016 through 08/05/2017 = 24 months
  - 3) TD extension for an additional 12 months 08/05/2017 through 08/05/2018 = 36 months
- TD total time is 36 months

Ward: 12

Parcel Numbers: 00491003, 00491002, 00491001, 00149000, and 00492000

Square Feet: 6,051 (total)

Future Use: Mixed use

Estimated Total Development Cost: \$22,093,238

Assessed Value Fiscal Year 2017: \$483,000 (total)

Appraised Value August 22, 2016: \$127,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: August 25, 2014

That the vote of this Commission at its meeting on August 5, 2015 and, thereafter, amended on November 16, 2016 regarding the tentative designation and intent to sell the land with buildings located at:

280 Warren Street, Ward: 12, Parcel: 00491003, Square Feet: 921

282 Warren Street, Ward: 12, Parcel: 00491002, Square Feet: 931

284 Warren Street, Ward: 12, Parcel: 00491001, Square Feet: 931

290 Warren Street, Ward: 12, Parcel: 00491000, Square Feet: 2,871

Unnumbered Warren Street, Ward: 12, Parcel: 00492000, Square Feet: 397

in the Roxbury District of the City of Boston containing approximately 6,051 total square feet of land, to Cruz Development Corporation, a Massachusetts corporation, with an address of 1 John Eliot Square, Roxbury, MA 02119;

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: “36 months” wherever such may appear.

**NOTE:** Ryan Lundergan addressed the Commission.

**NOTE:** Commissioners Irish and Mammoli have no questions.

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

**Exhibits:** Project background memorandum for amendment no. 1 (November 16, 2016), Project background memorandum for tentative developer designation (August 5, 2015) and copy of PowerPoint presentation.

**NOTE:** The November 15, 2017 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=25503](https://www.cityofboston.gov/cable/video_library.asp?id=25503).

A True Record.

The meeting commenced at 10:07 a.m. and adjourned at 10:36 a.m.

  
Colleen Daley, PFC Secretary