

## 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

December 13, 2017

#### **ATTENDING:**

Katherine P. Craven, Chair  
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  
Rick Wilson, Deputy Director of Finance  
Philip Sweeney, Operations Manager, Administration and Finance  
Bernard Mayo, Project Manager, Real Estate Management and Sales  
John Feuerbach, Senior Development Officer, Neighborhood Housing Development  
Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development  
Christopher Rooney, Housing Development Officer, Real Estate and Management Sales  
William Epperson, Assistant Director, Real Estate Management and Sales  
Donald Wright, Deputy Director, Real Estate and Management Sales  
Dan Gallagher, Computer Specialist, Director's Office and Policy Development and Research

Chair Craven called the meeting to order.

The minutes from the meeting of November 15, 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 Oxbow Urban LLC:** Vacant land located at 21, 22, 28, 37 Angell Street and 12, 14 Lorne Street, Mattapan, Massachusetts.

#### **Purchase Price: \$600**

Ward: 14

Parcel Numbers: 04224000, 04259000, 04256000, 04229000, 04296000 and 04295000

Square Feet: 33,871 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$3,194,648  
Assessed Value Fiscal Year 2017: \$606,800 (total)  
Appraised Value February 17, 2017: \$718,000 (total)  
DND Program: Neighborhood Housing  
RFP Issuance Date: June 26, 2017

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

in the Dorchester District of the City of Boston containing approximately 33,871 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 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:** Angela Atchue noted for the record that Commissioner Irish resides at 34 Angell Street, Dorchester. He has had no involvement in the matters noted in the vote request, nor received any requests from anyone to vote in a particular fashion. Furthermore, Angela Atchue noted Commissioner Irish has not engaged, nor participated in the matter being presented to the Commission. Therefore, he is recusing himself from voting on this matter and will be abstaining from discussion of the vote request.

**NOTE:** Bernard Mayo addressed the Commission.

**NOTE:** Chair Craven stated, "I have no questions. Commissioners, are there any questions?"

**NOTE:** Commissioner Mammoli stated, "I have no questions either. Good job."

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

**Exhibits:** Project background memorandum for tentative developer designation (December 13, 2017) and copy of PowerPoint presentation.

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

**Conveyance to Jamaica Plain Neighborhood Development Corporation:** Vacant land located at 9-11 Bromley Street, 13-17 Bromley Street, 19 Bromley Street, 21 Bromley Street, 58 New Heath Street, 60 New Heath Street, 62 New Heath Street, New Heath Street, 894-900 Parker Street and 908 Parker Street, Jamaica Plain, Massachusetts.

**Purchase Price: \$1,000**

Ward: 10

Parcel Numbers: 02458000, 02459000, 02460000, 02461000, 02471000, 02470000, 02469000, 02457000, 02468000 and 02467000

Square Feet: 28,872 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$17,219,937

Assessed Value Fiscal Year 2017: \$500,100 (total)

Appraised Value June 24, 2016: \$2,750,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: October 6, 2014

That having duly advertised its intent to sell to Jamaica Plain Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 31 Germania Street, Jamaica Plain, MA 02130, the vacant land located at:

9-11 Bromley Street, Ward: 10, Parcel: 02458000, Square Feet: 2,515

13-17 Bromley Street, Ward: 10, Parcel: 02459000, Square Feet: 2,560

19 Bromley Street, Ward: 10, Parcel: 02460000, Square Feet: 2,400

21 Bromley Street, Ward: 10, Parcel: 02461000, Square Feet: 1,411

58 New Heath Street, Ward: 10, Parcel: 02471000, Square Feet: 1,763

60 New Heath Street, Ward: 10, Parcel: 02470000, Square Feet: 1,352

62 New Heath Street, Ward: 10, Parcel: 02469000, Square Feet: 3,092

Unnumbered parcel on New Heath Street, Ward: 10, Parcel: 02457000, Square Feet: 2,958

894-900, Ward: 10, Parcel: 024680000, Square Feet: 3,834

908 Parker Street, Ward: 10, Parcel: 02467000, Square Feet: 6,987

in the Jamaica Plain District of the City of Boston containing approximately 28,872 square feet of land, for two consecutive weeks (October 30, 2017 and November 6, 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 May 6, 2015 and, thereafter, amended on July 20, 2016 and April 14, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Jamaica Plain Neighborhood Development Corporation; and

**FURTHER VOTED:** the Director be, and hereby is, authorized to deliver an instrument conveying said property to Jamaica Plain Neighborhood Development Corporation in consideration of One Thousand Dollars (\$1,000).

**NOTE:** John Feuerbach addressed the Commission.

**NOTE:** Chair Craven stated, “Thank you, John, for your thorough overview of the project. This is an exciting project.”

**NOTE:** Commissioner Mammoli stated, “I agree.”

**NOTE:** Sheila Dillon stated, “The developer did receive all of its state funding, tax credits, soft debt and permanent debt. It’s really good news for DND.”

**NOTE:** Chair Craven stated, “That’s amazing.”

**NOTE:** Commissioner Irish stated, “Great job. I make a motion that we approve.”

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

**Exhibits:** Project background memorandum for conveyance (December 13, 2017), Project background memorandum for amendment no. 2 (April 14, 2017), Project background memorandum for amendment no. 1 (July 20, 2016), Project background memorandum for tentative developer designation (May 6, 2015) and copy of PowerPoint presentation.

### **VOTE 3: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development**

**Amendment to the vote of July 20, 2016 to extend the Tentative Designation and Intent to Sell period from 24 to 48 months to Indigo Block Apartments, LLC:** Vacant land located at 65 East Cottage Street, Roxbury, Massachusetts.

#### **Time Extension**

- 1) TD – 05/21/2015 through 05/21/2016 = 12 months
- 2) TD extension for an additional 12 months 05/21/2016 through 05/21/2017 = 24 months
- 3) TD extension for an additional 24 months 05/21/2017 through 05/21/2019 = 48 months

TD total time is 48 months

Ward: 07

Parcel Number: 03644000

Square Feet: 120,238

Future Use: Mixed use

Estimated Total Development Cost: \$34,676,483

Assessed Value Fiscal Year 2017: \$2,863,500

Appraised Value April 8, 2014: \$2,170,000

DND Program: Real Estate Development

RFP Issuance Date: July 21, 2014

That the vote of this Commission at its meeting on May 21, 2015 and, thereafter, amended on July 20, 2016 regarding the tentative designation and intent to sell the vacant land located at 65 East Cottage Street (Ward 07, Parcel Number 03644000) in the Dorchester District of the City of Boston containing approximately 120,238 square feet of land, to Indigo Block Apartments, LLC, a Massachusetts limited liability company, with an address of 594 Columbia Road, Suite 302, Dorchester, MA 02125;

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:** Ryan Lundergan addressed the Commission and answered their questions.

**NOTE:** "Thank you, Ryan. I have no further questions. Thank you for your overview of the project and explanation for the time extension."

**NOTE:** Commissioner Mammoli asked, "Did the developer apply for a MassWorks grant?"

**NOTE:** Sheila Dillon replied, "The developer did and was not awarded it this year. It's impossible to predict with certainty, but DND does expect the developer to be much more successful with the state in the upcoming funding round."

**NOTE:** Commissioner Mammoli asked, "Not specifically this project, but how is the effect of changing tax laws going to affect affordable housing in Boston?"

**NOTE:** Sheila Dillon replied, "It's a great question and it's keeping us up at night. The Senate bill kept the low income housing and tax credit program intact. I think the lower corporate rate will impact their yield and desirability, so DND is watching closely."

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

**Exhibits:** Project background memorandum for amendment no. 2 (December 13, 2017), Project background memorandum for amendment no. 1 (July 20 2016), Project background memorandum for tentative developer designation (May 21, 2015) and copy of PowerPoint presentation.

**VOTE 4: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development**

**Conveyance to Codman Square Neighborhood Development Corporation:** Vacant land located at 131 and 133 Southern Avenue, Dorchester, Massachusetts.

**Purchase Price: \$200**

Ward: 17

Parcel Numbers: 01534000 and 01534001

Square Feet: 9,943 (total)

Future Use: New construction - Housing

Estimated Total Development Cost: \$6,159,997

Assessed Value Fiscal Year 2017: \$81,000 (total)

Appraised Value August 15, 2016: \$153,000 (total)

DND Program: Neighborhood Homes Initiative

RFP Issuance Date: January 19, 2015

That having duly advertised its intent to sell to Codman Square Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 587 Washington Street, Dorchester, MA 02124, the vacant land located at:

131 Southern Avenue, Ward: 17, Parcel: 01534000, Square Feet: 4,000

133 Southern Avenue, Ward: 17, Parcel: 01534001, Square Feet: 5,943

in the Dorchester District of the City of Boston containing approximately 9,943 total square feet of land, for two consecutive weeks (November 27, 2017 and December 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 December 16, 2015, and, thereafter, amended on January 19, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Codman Square Neighborhood Development Corporation; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Codman Square Neighborhood Development Corporation in consideration of Two Hundred Dollars (\$200).

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

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

**Exhibits:** Project background memorandum for conveyance (December 13, 2017), Project background memorandum for amendment no. 1 (January 19, 2017) Project background memorandum for tentative developer designation (December 16, 2015) and copy of PowerPoint presentation.

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

**Tentative Developer Designation and Intent to Sell to a nominee comprised of principals from Castle Rock Properties, Inc.:** Vacant land located at two (2) unnumbered parcels on Violet Street, 523 Norfolk Street, 36 Goodale Road, 11 Hosmer Street, Unnumbered parcel on Hosmer Street and 9 Leston Street, Mattapan, Massachusetts.

**Purchase Price: \$5,554**

Wards: 14 and 18

Parcel Numbers: 00567000, 00566000, 04152000, 04961000, 04131000, 04132000 and 03949000

Square Feet: 34,577 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$3,990,523

Assessed Value Fiscal Year 2017: \$296,800 (total)

Appraised Value June 20, 2016 and February 10, 2017: \$535,000 (total)

DND Program: Neighborhood Homes Initiative

RFP Issuance Date: July 10, 2017

That, having duly advertised a Request for Proposals to develop said properties, a nominee comprised of principals<sup>1</sup> from Castle Rock Properties, Inc., a Massachusetts corporation, with an address of 77 Pond Avenue, No. 1508, Brookline, MA 02445 to be tentatively designated as developer of the vacant land located at:

Unnumbered parcel on Violet Street, Ward: 18, Parcel: 00567000, Square Feet: 5,175

Unnumbered parcel on Violet Street, Ward: 18, Parcel: 00566000, Square Feet: 5,320

523 Norfolk Street, Ward: 14, Parcel: 04152000, Square Feet: 9,324

36 Goodale Road, Ward: 14, Parcel: 04961000, Square Feet: 4,092

11 Hosmer Street, Ward: 14, Parcel: 04131000, Square Feet: 5,010

Unnumbered parcel on Hosmer Street, Ward: 14, Parcel: 04132000, Square Feet: 620

9 Leston Street, Ward: 14, Parcel: 03949000, Square Feet: 5,036

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 Castle Rock Properties, 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

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<sup>1</sup> The nominee is to be a newly formed 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.

of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

**NOTE:** Christopher Rooney addressed the Commission.

**NOTE:** Chair Craven stated, "Thank you, Christopher, for your thorough presentation. I have no further questions."

**NOTE:** Commissioner Mammoli stated, "Neither do I. Very good presentation."

**NOTE:** Commissioner Irish stated, "Another great job. I make a motion to approve."

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

**Exhibits:** Project background memorandum for tentative developer designation (December 13, 2017) and copy of PowerPoint presentation.

**VOTE 6: Jonathan Spillane, Housing Development Officer, Neighborhood Housing Development**

**Tentative Developer Designation and Intent to Sell to Habitat for Humanity Greater Boston, Inc.:** Vacant land located at 725-727 and 729R Parker Street, Roxbury, Massachusetts.

**Purchase Price: \$200**

Ward: 10  
Parcel Numbers: 00495000 and 00496000  
Square Feet: 5,680 (total)  
Future Use: New Construction - Housing  
Estimated Total Development Cost: \$797,204  
Assessed Value Fiscal Year 2017: \$164,300 (total)  
Appraised Value February 6, 2017: \$115,000 (total)  
DND Program: Neighborhood Housing  
RFP Issuance Date: March 17, 2017

That, having duly advertised a Request for Proposals to develop said properties, Habitat for Humanity Greater Boston, Inc., a Massachusetts non-profit corporation, with an address of 240 Commercial Street, Boston, MA 02109 to be tentatively designated as developer of the vacant land located at

725-727 Parker Street, Ward: 10, Parcel: 00495000, Square Feet: 3,207

729R Parker Street, Ward: 10, Parcel: 00496000, Square Feet: 2,473

in the Roxbury District of the City of Boston containing approximately 5,680 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 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:** Angela Atchue noted for clarification purposes: “Votes six (6), seven (7) and eight (8) are being presented by Jonathan Spillane, Housing Development Officer for DND. These votes are all part of one publicly advertised Request for Proposal (RFP) by DND. Each vote will be individually presented to the Commissioners for review and approval.”

**NOTE:** Jonathan Spillane addressed the Commission.

**NOTE:** Commissioner Irish stated, “I make a motion to approve.”

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

**Exhibits:** Project background memorandum for tentative developer designation (December 13, 2017) and copy of PowerPoint presentation.

**VOTE 7: Jonathan Spillane, Housing Development Officer, Neighborhood Housing Development**

**Tentative Developer Designation and Intent to Sell to Z Capital Investments, LLC:** Vacant land located at 21-23 Wensley Street, 53 Wensley Street and Unnumbered parcel on Fisher Avenue, Roxbury, Massachusetts.

**Purchase Price: \$207,000**

Ward: 10  
Parcel Numbers: 01298000, 01299000 and 01321000  
Square Feet: 8,783 (total)  
Future Use: New Construction - Housing  
Estimated Total Development Cost: \$4,200,266  
Assessed Value Fiscal Year 2017: \$119,300 (total)  
Appraised Value November 11, 2017: \$207,000 (total)  
DND Program: Neighborhood Housing  
RFP Issuance Date: March 17, 2017

That, having duly advertised a Request for Proposals to develop said properties, Z Capital Investments, LLC, a Massachusetts limited liability company, with an address of 1089 Commonwealth Avenue, Boston, MA 02215 to be tentatively designated as developer of the vacant land located at:

21-23 Wensley Street, Ward: 10, Parcel: 01298000, Square Feet: 3,070

53 Wensley Street, Ward: 10, Parcel: 01299000, Square Feet: 1,647

Unnumbered parcel on Fisher Avenue, Ward 10, Parcel: 01321000, Square Feet: 4,006

in the Roxbury District of the City of Boston containing approximately 8,783 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 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 Z Capital Investments, 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:** Jonathan Spillane addressed the Commission.

**NOTE:** Chair Craven stated, "It is duly noted, one of these parcels has been around since World War II. There has been a lot of maintenance over the years by the City that will no longer have to be done."

**NOTE:** Sheila Dillon stated, "This is a market rate proposal. The site is steep and it would be difficult and expensive to build affordable housing here. I think the team working with the community made the right decision that it's a market rate and driven sale."

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

**Exhibits:** Project background memorandum for tentative developer designation (December 13, 2017) and copy of PowerPoint presentation.

### **VOTE 8: Jonathan Spillane, Housing Development Officer, Neighborhood Housing Development**

**Tentative Developer Designation and Intent to Sell to Terrace Bravo, LLC:** Vacant land located at 40-42 Terrace Street and 132 Terrace Street, Roxbury, Massachusetts.

**Purchase Price: \$200**

Ward: 10

Parcel Numbers: 00387000 and 00367000

Square Feet: 4,090 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$3,862,803  
Assessed Value Fiscal Year 2017: \$81,700 (total)  
Appraised Value February 6, 2017: \$81,820 (total)  
DND Program: Neighborhood Housing  
RFP Issuance Date: March 17, 2017

That, having duly advertised a Request for Proposals to develop said properties, Terrace Bravo, LLC, a Massachusetts limited liability company, with an address of 1683 Cambridge Street, Cambridge, MA 02138 to be tentatively designated as developer of the vacant land located at:

40-42 Terrace Street, Ward: 10, Parcel: 00387000, Square Feet: 2,286

132 Terrace Street, Ward: 10, Parcel: 00367000, Square Feet: 1,804

in the Roxbury District of the City of Boston containing approximately 4,090 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 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 Terrace Bravo, 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:** Jonathan Spillane addressed the Commission.

**NOTE:** Chair Craven stated, "Thank you again for your thorough presentation. I have no further questions."

**NOTE:** Sheila Dillon stated, "The elevations still need work. DND does not like blank walls. It starts the process of working with the developer. The design still needs work. DND will be working with the developer to improve the designs."

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

**Exhibits:** Project background memorandum for tentative developer designation and copy of PowerPoint presentation.

**VOTE 9: William Epperson, Assistant Director, Real Estate Management and Sales**

**Delegation of authority to the Director of the Department of Neighborhood Development:**

To continue implementation of the Remnant Program, a sub-program of the Yard Sale Program. WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section 3(f)(ii) of Chapter 642 of the Acts of 1966 has the authority to delegate any of its powers or functions to any other department or officer of the City of Boston and such officer or

department is authorized and directed to accept such delegation and exercise the power and perform the function so delegated; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts and instruments necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

NOW, THEREFORE, BE IT VOTED: that the Public Facilities Commission does hereby delegate to the Director of the Department of Neighborhood Development, the power to authorize sales of various parcels of tax foreclosed vacant real property provided that such conveyance must fall within the guidelines of the Department of Neighborhood Development's Remnant Program. The delegation is effective from June 15, 2016 until otherwise revoked or amended by the Public Facilities Commission.

**NOTE:** William Epperson addressed the Commission.

**NOTE:** Chair Craven stated, "This is a very successful program."

**NOTE:** Sheila Dillon stated, "Yes. The parcels are not buildable and have been in DND's inventory for some time. They are odd little pieces of land DND acquired - so it makes sense to convey them."

**NOTE:** Commissioner Mammoli stated, "I agree. It's been a successful program."

**NOTE:** Commissioner Irish stated, "There's a lot located on Minot Street that's been in DND's inventory since 1946. Did DND sell that one yet?"

**NOTE:** William Epperson replied, "Yes."

**NOTE:** Commissioner Irish stated, "Thank you for your presentation, and I make a motion to approve the vote."

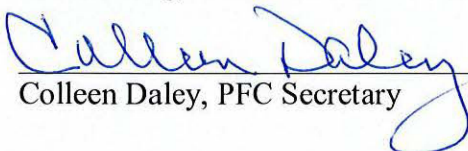
**NOTE:** On a motion duly made and seconded, the vote was unanimously approved.

**Exhibits:** Project background memorandum (December 13, 2017), June 15, 2016 REMS Land "Remnant" Program Summary and 2016 PowerPoint and copy of PowerPoint presentation.

**NOTE:** The December 13, 2017 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=25530](https://www.cityofboston.gov/cable/video_library.asp?id=25530)

A True Record.

The meeting commenced at 9:44 a.m. and adjourned at 10:24 a.m.

  
Colleen Daley, PFC Secretary