

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

August 15, 2018

ATTENDING:

Katherine P. Craven, Chair
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
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 (Not Present)
Rick Wilson, Deputy Director of Finance (Not Present)
Philip Sweeney, Operations Manager, Administration and Finance
Donald Wright, Deputy Director, Real Estate Management and Sales (Not Present)
William Epperson, Assistant Director, Real Estate Management and Sales (Not Present)
Bernard Mayo, Project Manager, Real Estate Management and Sales

Chair Craven called the meeting to order.

The minutes from the meeting of July 18, 2018 were presented to and approved by the Commissioners.

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

Tentative Developer Designation and Intent to Sell to Dudley Economic Empowerment Partners, Inc.: Vacant land located at 24 Trull Street, Dorchester, Massachusetts.

Purchase Price: \$100

Ward: 15
Parcel Number: 02771000
Square Feet: 5,552
Future Use: New Construction – Housing
Estimated Total Development Cost: \$452,993
Assessed Value Fiscal Year 2018: \$136,200
Appraised Value July 12, 2018: \$90,000

DND Program: REMS – Land Disposition
RFP Issuance Date: January 29, 2018

That, having duly advertised a Request for Proposals to develop said properties Dudley Economic Empowerment Partners, Inc., a Massachusetts non-profit corporation, with an address of 27 Centre Street, Roxbury, MA 02119 be tentatively designated as developer of the vacant land located at 24 Trull Street, (Ward: 15, Parcel: 02771000) in the Dorchester District of the City of Boston containing approximately 5,552 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 Dudley Economic Empowerment Partners, 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: Bernard Mayo addressed the Commission and provided an overview of the project.

NOTE: Chair Craven asked if there were any questions from the Commissioners. No questions were raised.

NOTE: Chair Craven asked, “This went out to bid in 2017 and two (2) proposals were received, but neither one was accepted or deemed advantageous by DND, can you explain why?”

NOTE: Bernard Mayo replied, “The proposals received were both too dense for this location. The community wanted something compatible with the structure that was already there, which burned down years ago. Each of those proposals included multi-units, two (2) to four (4) units, and that wasn’t acceptable.”

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

Exhibits: August 14, 2018 project background memorandum with enclosures and PowerPoint presentation.

NOTE: The August 15, 2018 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=26824.

A True Record.

The meeting commenced at 9:41 a.m. and adjourned at 9:46 a.m.



Colleen Daley, PFC Secretary