

PUBLIC FACILITIES DEPARTMENT

Minutes

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

January 16, 2019

ATTENDING:

Katherine P. Craven, Chair (Not Present)
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner
Angela D. Atchue, Legal Advisor PFC/PFD, Law Department
Colleen M. Daley, PFC Secretary
Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department
Henry C. Luthin, First Assistant Corporation Counsel, Law Department
ThyThy Le, Assistant Corporation Counsel, Law Department
Sean Chen, Assistant Corporation Counsel, Law Department
Patricia M. Lyons, Director, PFD (Not Present)
Brian P. McLaughlin, Chief of Staff, PFD
Maureen Anderson, Senior Project Manager, PFD

Commissioner Mammoli called the meeting to order.

The minutes from the meetings for the Public Facilities Department, Department of Neighborhood Development and Treasury Department, of December 12, 2018 were presented to and approved by Commissioners Mammoli and Irish.

VOTE 1: Maureen Anderson, Senior Project Manager

To Accept and Expend an Award from the Bruner Foundation: To promote the development of the Bruce C. Bolling first floor space.

Award Amount: \$10,000

WHEREAS, the Bruner Foundation has awarded the City of Boston's Public Facilities Department, acting by and through the Public Facilities Commission, in an amount not to exceed Ten Thousand (\$10,000), in connection with the 2017 Rudy Bruner award for Urban Excellence (RBA) Silver Medal to the Bruce C. Bolling municipal building, to promote the development of the building's first floor space; and

WHEREAS, the Public Facilities Commission, by virtue of the authority contained in Section (3)(f)(i) of Chapter 642 of the Acts of 1966 has the power and authority to accept grants, gifts and other aid from the Federal Government or any agency thereof, the Commonwealth or any agency or

authority thereof, or any charitable foundation, private corporation or individual, and to expend the same without appropriation; and

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 Chief Financial Officer for the City of Boston be, and hereby is, authorized to accept the above referenced award and expend such funds, without further appropriation for the aforementioned purposes.

NOTE: Maureen Anderson addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli expressed praise for and congratulations to PFD for its accomplished work on the Bruce C. Bolling municipal building meriting the commendation.

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

Exhibits: January 2, 2019, project background memorandum with enclosures.

VOTE 2: Maureen Anderson, Senior Project Manager

Transfer of the care, custody, management and control from the Public Works Department (PWD) to the Public Facilities Department (PFD): A certain portion of land located adjacent to Pine Street and Washington Street in the Chinatown District of the City of Boston, Massachusetts.

Property Transfer

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31A (as appearing in St. 1966, c. 642, § 12), a certain portion of land located adjacent to Pine Street and Washington Street, (Ward 03, Parcel Number 05500020), in the Chinatown District of the City of Boston, as shown on a plan of land entitled, "Former Broadway within Parcel R3A2" dated September 2018 and prepared by Nitsch Engineering, the Public Facilities Commission does hereby vote to transfer this portion of land from the care, custody, management and control of the Public Works Department to the care, custody, management and control of the Public Facilities Department.

NOTE: Angela Atchue noted for the record, "Vote numbers two (2) and three (3) are part of the same property and matter. As a result, Maureen Anderson, Senior Project Manager with the Public Facilities Department seeks the ability to present these votes collectively, and allow for a separate roll call on the

same.” She then asked Commissioners Mammoli and Irish if the proposed process would be agreeable with the Commission.”

NOTE: Commissioners Mammoli and Irish expressed agreement with the presentation request and roll call on the separate votes.

NOTE: Angela Atchue addressed the Commission and read votes two (2) and three (3) into the record.

NOTE: Maureen Anderson addressed the Commission and provided an overview of the project.

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

Exhibits: January 14, 2019, project background memorandum with enclosures and PowerPoint presentation.

VOTE 3: Maureen Anderson, Senior Project Manager

Conveyance to the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency: A certain portion of land located adjacent to Pine Street and Washington Street in the Chinatown District of the City of Boston, Massachusetts.

Purchase Price: \$1.00

Subject to the approval of the Mayor under the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) the Public Facilities Commission does hereby vote to sell to the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency, a body politic and corporate established pursuant to Massachusetts General Laws Chapter 121B, as amended (“the Authority”), with an office at One City Hall Square, Boston, MA 02201-1007, a certain portion of land located adjacent to Pine Street and Washington Street in the Chinatown District of the City of Boston containing approximately 12,042 total square feet of land, subject to such terms, conditions and restrictions as the Director of the Public Facilities Department deems appropriate;

AND FURTHER VOTED: That the Director of the Public Facilities Department or her designee be, and hereby is, authorized to deliver an instrument, approved as to form by the City’s Corporation Counsel, conveying said property, on behalf of the City of Boston, acting through its Public Facilities Commission, to the Authority in compliance with all applicable laws, including G.L. c.30B, section 16(i), in consideration of ONE DOLLAR (\$1.00).

NOTE: Maureen Anderson addressed the Commission and provided an overview of the project.

NOTE: Angela Atchue noted for the record, “The rule of necessity governs on this matter. The Boston Redevelopment Authority (BRA) doing business as the Boston Planning and Development Agency (BPDA) has had no discussion with Commissioner Mammoli, who is an employee of the EDIC (Economic Development and Industrial Corporation), which is part of the Boston Redevelopment Authority. There have been no communications with Commissioner Mammoli

before today, and he has had no engagement with the BRA, nor with PFD or any representative of the City of Boston concerning vote two (2) or vote three (3).”

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

Exhibits: January 15, 2019, project background memorandum with enclosures and PowerPoint presentation.

NOTE: The January 16, 2019 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=27999.

A True Record.

The meeting commenced at 9:41 a.m. and adjourned at 9:47 a.m.


Colleen Daley, PFC Secretary