

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

February 13, 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
Sheila A. Dillon, Chief and Director, DND (Not Present)
Marcy Ostberg, Director of Operations, DND
James McDonough, Senior Staff Attorney, DND
Rick Wilson, Deputy Director of Finance, DND
Philip Sweeney, Operations Manager, Administration and Finance, DND
Donald Wright, Deputy Director, Real Estate Management and Sales, DND
William Epperson, Assistant Director, Real Estate Management and Sales, DND
Shani Fletcher, Housing Development Officer, Real Estate Management and Sales, DND

Commissioner Mammoli called the meeting to order.

The January 16, 2019 minutes from the meetings for the Public Facilities Department and Department of Neighborhood Development were presented to and approved by Commissioners Mammoli and Irish.

VOTE 1: Shani Fletcher, Development Officer, Real Estate Management and Sales Division

Conveyance to Boston Food Forest Coalition, Inc.: Vacant land located at 101 and 103 Ellington Street, Dorchester, Massachusetts.

Purchase Price: \$200

Ward: 14
Parcel Numbers: 01796000 and 01797000
Square Feet: 6,372 (total)
Future Use: Garden
Estimated Total Development Cost: \$146,500
Assessed Value Fiscal Year 2019: \$56,700 (total)
Appraised Value March 21, 2018: \$180,000 (total)
DND Program: GrassRoots
RFP Advertisement Publication Dates: January 15, 2018, January 22, 2018 (Boston Herald)
and January 17, 2018 (Central Register)
RFP Issuance Date: January 16, 2018

That having duly advertised its intent to sell to Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of 23 Egleston Street, Jamaica Plain, 02130, the vacant land located at:

101 Ellington Street, Ward: 14, Parcel: 01796000, Square Feet: 3,167

103 Ellington Street, Ward: 14, Parcel: 01797000, Square Feet: 3,205

in the Dorchester District of the City of Boston containing approximately 6,372 total square feet of land, for two consecutive weeks (May 14, 2018 and May 21, 2018) 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 April 11, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Boston Food Forest Coalition, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Boston Food Forest Coalition, Inc., in consideration of Two Hundred Dollars (\$200).

NOTE: Shani Fletcher addressed the Commission and provided an overview of the project.

NOTE: Commissioner Irish expressed praise for the community engagement process and appreciation for the thoughtful work done by DND on 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 enclosure and PowerPoint presentation.

VOTE 2: Shani Fletcher, Development Officer, Real Estate Management and Sales Division

Conveyance to Eastie Farm, Inc.: Vacant land located at 294-296 Sumner Street, East Boston, Massachusetts.

Purchase Price: \$100

Ward: 01

Parcel Number: 04912000

Square Feet: 3,100

Future Use: Garden

Estimated Total Development Cost: \$137,301

Assessed Value Fiscal Year 2019: \$159,000

Appraised Value March 21, 2018: \$46,500

DND Program: GrassRoots

RFP Advertisement Publication Dates: January 15, 2018, January 22, 2018 (Boston Herald) and January 17, 2018 (Central Register)

RFP Issuance Date: January 16, 2018

That having duly advertised its intent to sell to Eastie Farm, Inc., a Massachusetts non-profit corporation, with an address of 213 Webster Street, No. 2, East Boston, MA, 02128, the vacant land located at 294-296 Sumner Street, (Ward: 01, Parcel: 04912000) in the East Boston District of the City of Boston containing approximately 3,100 square feet of land, for two consecutive weeks (May 14, 2018 and May 21, 2018) 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 April 11, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Eastie Farm, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Eastie Farm, Inc., in consideration of One Hundred Dollars (\$100).

NOTE: Shani Fletcher addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli expressed praise for the work done by DND on 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 enclosure and PowerPoint presentation.

VOTE 3: Shani Fletcher, Development Officer, Real Estate Management and Sales Division

Tentative Developer Designation and Intent to Sell to DNI 4, Inc.: Vacant land located at an unnumbered parcel on Langdon Street, 35 Langdon Street, 37-43 Langdon Street, 123-125 George Street, and 127-133R George Street, Roxbury, Massachusetts.

Purchase Price: \$500

Ward: 08

Parcel Numbers: 00599000, 00600000, 00601000, 00579000, and 00579001

Square Feet: 27,000 (total)

Future Use: Garden

Estimated Total Development Cost: \$24,309

Assessed Value Fiscal Year 2019: \$364,700 (total)

Appraised Value March 26, 2018: \$405,000 (total)

DND Program: GrassRoots

RFP Advertisement Publication Dates: April 16, 2018, April 23, 2018 (Boston Herald) and April 18, 2018 (Central Register)

RFP Issuance Date: April 17, 2018

That, having duly advertised a Request for Proposals to develop said property, DNI 4, Inc., a Massachusetts non-profit corporation, with an address of 504 Dudley Street, Boston, MA be tentatively designated as developer of the vacant land located at:

Unnumbered parcel on Langdon Street, Ward: 08, Parcel: 00599000, Square Feet: 9,000

35 Langdon Street, Ward: 08, Parcel: 00600000, Square Feet: 3,000

37-43 Langdon Street, Ward: 08, Parcel: 00601000, Square Feet: 6,000

123-125 George Street, Ward: 08, Parcel: 00579000, Square Feet: 2,745

127-133R George Street, Ward: 08, Parcel: 00579001, Square Feet: 6,255

in the Roxbury District of the City of Boston containing approximately 27,000 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 development of these parcels; 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 properties to DNI 4, Inc.;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties 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: Shani Fletcher addressed the Commission and provided an overview of the project.

NOTE: Commissioner Irish expressed praise for the thorough presentation and complimented the work done by DND on the project.

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

Exhibits: January 16, 2019, project background memorandum and PowerPoint presentation.

VOTE 4: Shani Fletcher, Development Officer, Real Estate Management and Sales Division

Tentative Developer Designation and Intent to Sell to DNI 4, Inc.: Vacant land located at 25 Folsom Street and 27 Folsom Street, Roxbury, Massachusetts.

Purchase Price: \$200

Ward: 13

Parcel Numbers: 00148000 and 00149000

Square Feet: 4,978 (total)

Future Use: Garden

Estimated Total Development Cost: \$15,283

Assessed Value Fiscal Year 2019: \$42,000 (total)

Appraised Value March 26, 2018: \$75,000 (total)

DND Program: GrassRoots

RFP Advertisement Publication Dates: April 16, 2018, April 23, 2018 (Boston Herald) and April 18, 2018 (Central Register)

RFP Issuance Date: April 17, 2018

That, having duly advertised a Request for Proposals to develop said property, DNI 4, Inc., a Massachusetts non-profit corporation, with an address of 504 Dudley Street, Boston, MA be tentatively designated as developer of the vacant land located at:

25 Folsom Street, Ward: 13, Parcel: 00148000, Square Feet: 2,540

27 Folsom Street, Ward: 13, Parcel: 00149000, Square Feet: 2,438

in the Roxbury District of the City of Boston containing approximately 4,978 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 development of these parcels; 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 properties to DNI 4, Inc.;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties 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: Shani Fletcher addressed the Commission and provided an overview of the project.

NOTE: Commissioner Irish expressed praise and admiration for the project and dedicated work undertaken by DND.

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

Exhibits: January 16, 2019, project background memorandum and PowerPoint presentation.

VOTE 5: Sheila Dillon, Chief and Director, Department of Neighborhood Development

NOTE: Rick Wilson, Deputy Director of Finance, presented in Sheila Dillon's absence.

CERTIFICATE OF AUTHORITY

By this writing, signed by a majority of its members and filed with the Secretary, the City of Boston Public Facilities Commission, upon written recommendation of the Director of the Department of Neighborhood Development, does hereby vote:

VOTED: "Subject to the approval of the Mayor, that in accordance with the provisions of Section 3(ii)(v) of Chapter 642 of the Acts of 1966, the Public Facilities Commission does hereby authorize and direct the following named individuals, in the name and on behalf of the Commission, to execute and deliver such documents, instruments and certificates as may be deemed necessary or appropriate by such named individuals relating to the Public Facilities Commission's approved acquisition or conveyance of real property or to the discharge, satisfaction, subordination or termination of instruments of record which have been recorded with the Suffolk County Registry of Deeds or filed for registration with the Suffolk Registry District of the Land Court. Deeds or Orders of Taking to be recorded with the Suffolk County Registry of Deeds or to be filed for registration with the Suffolk Registry District of the Land Court shall be accompanied by a separate vote of this Commission specifically authorizing such conveyance or acquisition. Said named individuals are further authorized and directed to execute and deliver Loan Agreements and Grant Agreements involving the City of Boston, Department of Neighborhood Development, in the name and on behalf of the Commission as they may deem necessary or appropriate."

Sheila A. Dillon, Chief and Director
Department of Neighborhood Development

Marcy J. Ostberg, Director of Operations
Department of Neighborhood Development

Rick M. Wilson, Director of Administration and Finance
Department of Neighborhood Development

Robert C. Gehret, Jr., Deputy Director
Department of Neighborhood Development

John N. Carbone, Controller
Department of Neighborhood Development

FURTHER VOTED: That this authorization is effective immediately and shall remain in effect until such time as it is expressly rescinded, in whole or in part, by a vote of this Commission.

FURTHER VOTED: The taking of the foregoing vote and the naming of the above individuals, when approved by the Mayor of Boston, shall serve to expressly rescind that certain Certificate of Authority dated August 18, 2016 recorded on October 7, 2016, with the Suffolk County Registry of Deeds in Book 56919 at Page 194, and filed with the Suffolk Registry District of the Land Court as Document Number 862041.

Katherine P. Craven, Chair

Larry D. Mammoli, Commissioner

Dion S. Irish, Commissioner

A true record, ATTEST:

Colleen Daley, Secretary
City of Boston Public Facilities Commission

IN WITNESS WHEREOF, The City of Boston has caused its name to be subscribed hereto by Martin J. Walsh, its Mayor on this _____ day of February 2019.

Martin J. Walsh, Mayor of Boston

NOTE: Rick Wilson addressed the Commission and provided a brief account of Marcy Ostberg's professional experience and accomplishments.

NOTE: No questions were raised by Commissioners Mammoli or Irish.

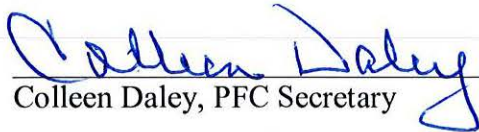
NOTE: On a motion duly made and seconded, the vote was unanimously approved by Commissioners Mammoli and Irish.

NOTE: No exhibits were submitted.

NOTE: The February 13, 2019 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=29037.

A True Record.

The meeting commenced at 9:41 a.m. and adjourned at 9:57 a.m.


Colleen Daley, PFC Secretary