

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

May 15, 2019

ATTENDING:

Katherine P. Craven, Chair
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
Sean Chen, Assistant Corporation Counsel, Law Department
Sheila A. Dillon, Chief and Director, DND
Marcy Ostberg, Director of Operations, DND
James McDonough, Senior Staff Attorney, DND
Rick Wilson, Deputy Director of Finance, DND (Not Present)
Philip Sweeney, Operations Manager, Administration and Finance, DND
Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, DND
Donald Wright, Deputy Director, Real Estate Management and Sales, DND
William Epperson, Assistant Director, Real Estate Management and Sales, DND
Christine McCrorey, Senior Program Manager, Boston Home Center, DND
Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development Division, DND
David Cotter, Housing Development Officer, Neighborhood Housing Development Division, DND
Neriliz Llenas, Project Manager, Real Estate Management and Sales, DND
Winnie Zhang, Project Manager, Real Estate Management and Sales, DND
Shani Fletcher, Development Officer, Real Estate Management and Sales, DND
Christopher Rooney, Development Officer, Real Estate Management and Sales, DND

Chair Craven called the meeting to order.

The minutes from the meeting of April 10, 2019 were presented to and approved by the Commissioners.

VOTE 1: Christine McCrorey, Senior Program Manager, Boston Home Center Division

To Accept and Expend a Grant from the Commonwealth of Massachusetts: To implement foreclosure prevention counseling services.

Grant Amount: \$191,357.79

WHEREAS, the Commonwealth of Massachusetts Division of Banks has awarded a grant to the City of Boston's Department of Neighborhood Development, acting by and through the Public Facilities Commission, in an amount not to exceed One Hundred Ninety One Thousand Three Hundred Fifty Seven Dollars and Seventy Nine Cents (\$191,357.79) to implement foreclosure prevention counseling services; and

WHEREAS, the duration of services will be through December 31, 2019; 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 Director of the Department of Neighborhood Development be, and hereby is, authorized to accept the above referenced grant and expend such funds, without further appropriation for the aforementioned purposes.

NOTE: Christine McCrorey addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Christine for her presentation. She then asked if there were any questions from the Commissioners. No questions were raised.

NOTE: Commissioner Mammoli expressed praise for DND's work to secure funds to provide foreclosure prevention counseling services for the citizens of Boston.

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

Exhibits: April 22, 2019, project background memorandum with enclosure.

VOTE 2: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development Division

Conveyance to Hearth, Inc.: Vacant land located at 16 Ronald Street, Roxbury, Massachusetts.

Purchase Price: \$100

Ward: 14

Parcel Number: 01103000

Square Feet: 34,415

Future Use: New Construction – Housing

Estimated Total Development Cost: \$16,375,792

Assessed Value Fiscal Year 2019: \$709,300

Appraised Value October 31, 2015: \$520,000

DND Program: Neighborhood Housing

RFP Issuance Date: November 23, 2015

That having duly advertised its intent to sell to Hearth, Inc., a Massachusetts non-profit corporation, with an address of 1640 Washington Street, Boston, MA 02118, the vacant land located at 16 Ronald Street (Ward: 14, Parcel: 01103000) in the Roxbury District of the City of Boston containing approximately 34,415 square feet of land, for two consecutive weeks (August 8, 2016 and August 15, 2016) 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 June 15, 2016, and, thereafter, as amended on May 17, 2017 and May 16, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Hearth, Inc.; and

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

NOTE: Ryan Lundergan addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Ryan for his presentation. She then asked if there were any questions from the Commissioners. No questions were raised.

NOTE: Commissioner Irish expressed praise for the work done by DND on the project. Additionally, he expressed appreciation for the affordable rental opportunities being created, including units available for as low as 30% of the area median income.

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

Exhibits: May 3, 2019, project background memorandum with enclosures and PowerPoint presentation.

VOTE 3: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development Division

Conveyance to Indigo Block Apartments, LLC: Vacant land located at 65 East Cottage Street, Dorchester, Massachusetts.

Purchase Price: \$100

Ward: 07
Parcel Number: 03644000
Square Feet: 120,238
Future Use: Mixed Use
Estimated Total Development Cost: \$48,952,833
Assessed Value Fiscal Year 2017: \$3,025,500
Appraised Value April 8, 2014: \$2,170,000
DND Program: Neighborhood Housing
RFP Issuance Date: July 21, 2014

That having duly advertised its intent to sell to Indigo Block Apartments, LLC, a Massachusetts limited liability company, with an address of 594 Columbia Road, Suite 302, Dorchester, MA 02125, the vacant land located at 65 East Cottage Street (Ward: 07, Parcel: 03644000) in the Dorchester District of the City of Boston containing approximately 120,238 square feet of land, for two consecutive weeks (June 15, 2015 and June 22, 2015) 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 21, 2015, and, thereafter, as amended on July 20, 2016 and December 13, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Indigo Block Apartments, LLC; and

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

NOTE: Ryan Lundergan addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Ryan for his presentation. She then asked if there were any questions from the Commissioners.

NOTE: Commissioner Irish asked for clarification as to the number of homeownership units being created.

NOTE: Ryan Lundergan replied, "There are nine."

NOTE: Commissioner Irish expressed praise for DND's work on the project and appreciation for the affordable housing opportunities being created.

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

Exhibits: May 6, 2019, project background memorandum with enclosures and PowerPoint presentation.

VOTE 4: David Cotter, Housing Development Officer, Neighborhood Housing Development Division

Conveyance to Four Corners Plaza LLC: Vacant land located at 10-20 and 22 Bowdoin Street, Dorchester, Massachusetts.

Purchase Price: \$200

Ward: 14

Parcel Numbers: 01419000 and 01418000

Square Feet: 25,642 (total)

Future Use: Mixed Use

Estimated Total Development Cost: \$15,320,035

Assessed Value Fiscal Year 2019: \$365,400 (total)

Appraised Value March 28, 2014: \$770,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: April 22, 2014

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:

10-20 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, for two consecutive weeks (March 11, 2019 and March 18, 2019) 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 October 1, 2014 and, thereafter, as amended on October 21, 2015, September 14, 2016, November 15, 2017 and April 10, 2019 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Four Corners Plaza LLC¹; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Four Corners Plaza LLC, in consideration of Two Hundred Dollars (\$200).

¹ Four Corners Plaza LLC is a Massachusetts limited liability company formed on June 21, 2004, pursuant to G. L. Chapter 156C Section 12, to manage affordable housing projects and engage in lawful business. Four Corners Plaza LLC provided a current certificate of good standing from the Massachusetts Secretary of State to DND. Additionally, Four Corners Plaza LLC completed a property affidavit (i.e. LOOPS form) and provided such to DND.

NOTE: David Cotter addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked David for his presentation. She then asked if there were any questions from the Commissioners. No questions were raised.

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

Exhibits: April 23, 2019, project background memorandum with enclosures and PowerPoint presentation.

VOTE 5: Neriliz Llenas, Project Manager, Real Estate Management and Sales Division

Tentative Developer Designation and Intent to Sell to 24 WC Property Management, LLC:
Vacant land located at 26 West Cottage Street, Roxbury, Massachusetts.

Purchase Price: \$35,100

Ward: 13

Parcel Number: 00003000

Square Feet: 2,000

Future Use: Parking

Assessed Value Fiscal Year 2019: \$13,800

Appraised Value December 7, 2018: \$32,500

DND Program: REMS – Land Disposition

RFP Issuance Date: February 11, 2019

That, having duly advertised a Request for Proposals to develop said property, 24 WC Property Management, LLC, a Massachusetts limited liability company, with an address of 800 Boylston Street, P.O. Box 990528, Boston, MA 02119, be tentatively designated as developer of the vacant land located at 26 West Cottage Street, (Ward: 13, Parcel: 00003000) in the Roxbury District of the City of Boston containing approximately 2,000 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 property; 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 24 WC Property Management, 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: Neriliz Llenas addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Neriliz for her presentation. She then asked if there were any questions from the Commissioners. No questions were raised.

NOTE: Commissioner Mammoli expressed praise for DND's work to promptly get the property out of the City's inventory and into productive uses.

NOTE: Commissioner Irish expressed praise for the work done by DND on the project, and noted the City is selling the property for more than its appraised value.

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

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

VOTE 6: Neriliz Llenas, Project Manager, Real Estate Management and Sales Division

Tentative Developer Designation and Intent to Sell to Claudino B. Correia: Vacant land located at an unnumbered parcel on Homes Avenue, Dorchester, Massachusetts.

Purchase Price: \$16,500

Ward: 15

Parcel Number: 01204001

Square Feet: 1,023

Future Use: Garage

Assessed Value Fiscal Year 2019: \$3,400

Appraised Value September 16, 2018: \$16,500

DND Program: REMS – Land Disposition

RFP Issuance Date: February 11, 2019

That, having duly advertised a Request for Proposals to develop said property, Claudino B. Correia, an individual, with an address of 18 Longfellow Street, Dorchester, MA 02122, be tentatively designated as developer of the vacant land located at an unnumbered parcel on Homes Avenue, (Ward: 15, Parcel: 01204001) in the Dorchester District of the City of Boston containing approximately 1,023 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 property; 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 Claudino B. Correia;

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: Neriliz Llenas addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Neriliz for her presentation. She then asked if there were any questions from the Commissioners. No questions were raised.

NOTE: Commissioner Irish expressed praise for DND's work on the project.

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

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

VOTE 7: Winnie Zhang, Project Manager, Real Estate Management & Sales Division

Conveyance to Paige Company, Inc.: Vacant land located at an unnumbered parcel on Centre Street, Roxbury, Massachusetts.

Purchase Price: \$100

Ward: 09

Parcel Number: 03470000

Square Feet: 6,033

Future Use: Landscaped Space

Estimated Total Development Cost: \$153,803

Assessed Value Fiscal Year 2019: \$182,300

Appraised Value September 7, 2018: \$90,500

DND Program: GrassRoots

RFP Issuance Date: November 5, 2018

That having duly advertised its intent to sell to Paige Company, Inc., a Massachusetts non-profit corporation, with an address of 28 Highland Avenue, Roxbury, MA 02119, the vacant land located at an unnumbered parcel on Centre Street, (Ward: 09, Parcel: 03470000), in the Roxbury District of the City of Boston containing approximately 6,033 square feet of land, for two consecutive weeks (April 1, 2019 and April 8, 2019) 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 March 13, 2019 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Paige Company, Inc.; and

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

NOTE: Winnie Zhang addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Winnie for her presentation. She then asked if there were any questions from the Commissioners. No questions were raised.

NOTE: Commissioner Mammoli expressed admiration of the work undertaken by DND to bring a high volume of long underutilized properties out of the City's inventory and into productive uses.

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

Exhibits: April 17, 2019, project background memorandum with enclosure and PowerPoint presentation.

VOTE 8: Winnie Zhang, Project Manager, Real Estate Management and Sales

Transfer of the care, custody, management and control from the Boston Public Schools (BPS) to the Department of Neighborhood Development (DND): Land and building located at 15 Everett Street, Hyde Park.

Property Transfer

Ward: 18

Parcel Number: 08963000

Square Feet: 73,586

Assessed Value Fiscal Year 2019: \$13,974,000

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 land and building located at 15 Everett Street (Ward: 18, Parcel: 08963000) containing approximately 73,586 square feet, in the Hyde Park district of the City of Boston, be and the same hereby is, transferred from the care, custody, management and control of the Boston Public Schools to the care, custody, management and control of the Department of Neighborhood Development.

The aforementioned transfer of land is authorized in the name and on behalf of the Commission, upon receipt of written authority from the Mayor.

NOTE: Winnie Zhang addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Winnie for her presentation and noted it is a sizable property.

NOTE: Sheila Dillon expressed agreement with Chair Craven's statement in regard to the size of the property. She then stated, "DND has already scheduled community meetings to start conversations about what the community would like to see happen at this site."

NOTE: Chair Craven asked if there were any questions or comments from the Commissioners.

NOTE: Commissioner Mammoli asked when the Commission could expect to receive a future vote request in furtherance of development of the property.

NOTE: Sheila Dillon replied, “Probably closer to a year, but maybe six to nine months if all the conversations go well. I think there is certainly some community members who would like to see elderly housing, but DND will go out and keep an open mind.”

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

Exhibits: April 22, 2019, project background memorandum with enclosures and PowerPoint presentation.

VOTE 9: Shani Fletcher, Development Officer, Real Estate Management and Sales Division

Tentative Developer Designation and Intent to Sell to Boston Food Forest Coalition, Inc.:
Vacant land located at 11A Everett Avenue, Dorchester, Massachusetts.

Purchase Price: \$100

Ward: 13
Parcel Number: 01372000
Square Feet: 8,156
Future Use: Garden
Assessed Value Fiscal Year 2019: \$115,600
Appraised Value February 2, 2019: \$122,500
DND Program: GrassRoots
RFP Issuance Date: February 11, 2019

That, having duly advertised a Request for Proposals to develop said property, Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of 23 Egleston Street, Jamaica Plain, MA 02130, be tentatively designated as developer of the vacant land located at 11A Everett Avenue, (Ward: 13, Parcel: 01372000) in the Dorchester District of the City of Boston containing approximately 8,156 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 property; 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 Boston Food Forest Coalition, 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: The May 15, 2019 Department of Neighborhood Development agenda, concerning vote nine, was publicly posted with the presenter’s title listed as “Project Manager.” Accordingly, the meeting minutes acknowledge the scrivener’s error and such is corrected for the record.

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

NOTE: Chair Craven thanked Shani for her presentation. She then asked if there were any questions from the Commission. No questions were raised.

NOTE: Commissioner Irish, also, thanked Shani for her presentation of the project.

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

Exhibits: April 19, 2019, project background memorandum and PowerPoint presentation.

VOTE 10: Christopher Rooney, Development Officer, Real Estate Management & Sales Division

Conveyance 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: N/A
Assessed Value Fiscal Year 2018: \$141,100
Appraised Value July 12, 2018: \$90,000
DND Program: REMS – Land Disposition
RFP Issuance Date: January 29, 2018

That having duly advertised its intent to sell to Dudley Economic Empowerment Partners, Inc., a Massachusetts non-profit corporation, with an address of 27 Centre Street, Roxbury, MA 02119, 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 two consecutive weeks (September 3, 2018 and September 10, 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 August 15, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Dudley Economic Empowerment Partners, Inc.; and

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

NOTE: Christopher Rooney addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Christopher for his presentation. She then asked if there were any questions from the Commissioners. No questions were raised.

NOTE: Commissioner Irish commended Chief Dillon for the diligent and dedicated work undertaken by DND.

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

Exhibits: April 22, 2019, project background memorandum with enclosure and PowerPoint presentation.

NOTE: The May 15, 2019 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=30166.

A True Record.

The meeting commenced at 10:17 a.m. and adjourned at 10:50 a.m.


Colleen Daley, PFC Secretary