

## 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

June 13, 2018

#### **ATTENDING:**

Katherine P. Craven, Chair (Not Present)  
Lawrence D. Mammoli, Commissioner  
Dion S. Irish, Commissioner  
Angela D. Atchue, Senior Legal Officer  
Colleen M. Daley, PFC Secretary  
Catherine Pendleton, Articled Clerk, PFD and PFC  
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  
James McDonough, Senior Staff Attorney  
Rick Wilson, Deputy Director of Finance  
Philip Sweeney, Operations Manager, Administration and Finance  
Christine O'Keefe, Senior Housing Development Officer, Neighborhood Housing Development  
Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development  
Bernard Mayo, Project Manager, Real Estate Management and Sales  
Jonathan Spillane, Housing Development Officer, Neighborhood Housing Development  
Joe Backer, Housing Development Officer, Neighborhood Housing Development  
Monique Gibbs, Housing Development Officer, Neighborhood Housing Development  
Lisa Pollack, Director of Media Relations, DND  
Winnie Zhang, Project Manager, Real Estate Management and Sales  
Dan Gallagher, Computer Specialist, Director's Office and Policy Development and Research

Commissioner Mammoli called the meeting to order.

The minutes from the meeting of May 16, 2018 were presented to and approved by the Commissioners.

#### **VOTE 1: Bernard Mayo, Project Manager, Real Estate Management and Sales**

**Amendment to the vote of November 16, 2016 to extend the Tentative Designation and Intent to Sell period from 24 to 37 months to Historic Boston Incorporated:** Land with building thereon located at 611 Columbia Road, Dorchester, Massachusetts.

## Time Extension

- 1) TD – 05/21/2015 through 05/21/2016 = 12 months
  - 2) TD extension for an additional six (6) months 05/21/2016 through 11/21/2016 = 18 months
  - 3) TD extension for an additional six (6) months 11/16/2016 through 05/21/2017 = 24 months
  - 4) TD extension for an additional 13 months 05/21/2017 through 06/21/2018 = 37 months
- TD total time is 37 months

Ward: 07

Parcel Number: 03999010

Square Feet: 2,317

Future Use: Bike shop/cafe

Estimated Total Development Cost: \$1,452,050

Assessed Value Fiscal Year 2018: \$109,400

Appraised Value May 16, 2016: \$50,000

DND Program: REMS – Building Sales

RFP Issuance Date: September 8, 2014

That the vote of this Commission at its meeting on May 21, 2015 and, thereafter, amended on June 15, 2016 and November 16, 2016 regarding the tentative designation and intent to sell the land with building thereon located at 611 Columbia Road (Ward: 07, Parcel: 03999010), in the Dorchester District of the City of Boston containing approximately 2,317 square feet of land, to Historic Boston Incorporated, a Massachusetts non-profit corporation, with an address of 20 Eustis Street, Roxbury, MA 02119;

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: “37 months” wherever such may appear.

**NOTE:** Angela Atchue noted for the record, “Vote one (1) and vote two (2) are being presented by Bernard Mayo. Both votes concern the same subject matter. If it’s agreeable with the Commissioners, the votes will be presented jointly, but each vote will have a separate roll call.”

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

**NOTE:** Bernard Mayo addressed the Commission and provided an overview of the project.

**NOTE:** Commissioner Irish stated, “Great project.” Commissioner Irish asked, “What was the prior use for this property?”

**NOTE:** Bernard Mayo stated, “The last use was office space that was in the mid-seventies.”

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

**NOTE:** Angela Atchue noted, “The motion is to approve votes one and two.”

**NOTE:** Commissioner Mammoli and Commissioner Irish each stated, “Yes.”

**NOTE:** Angela Atchue stated the above-mentioned vote was a time extension for 12 months. Let the record reflect, it is a 13 month time extension as shown on the agenda.

**NOTE:** Scrivener’s error concerning vote one (1): “TD extension for an additional six (6) months 11/16/2016 through 05/21/2017 = 24 months” should read “TD extension for an additional six (6) months 11/21/2016 through 05/21/2017 = 24 months” on the agenda.

**Exhibits:** May 30, 2018 project background memorandum for time extension of tentative developer designation with enclosures and PowerPoint presentation.

**VOTE 2: Bernard Mayo, Project Manager, Real Estate Management and Sales Division**

**Conveyance to Historic Boston Incorporated:** Land with building located at 611 Columbia Road, Dorchester, Massachusetts.

**Purchase Price: \$100**

Ward: 07

Parcel Number: 03999010

Square Feet: 2,317

Future Use: Bike shop/café

Estimated Total Development Cost: \$1,452,050

Assessed Value Fiscal Year 2018: \$109,400

Appraised Value May 16, 2016: \$50,000

DND Program: REMS - Building Sales

RFP Issuance Date: September 8, 2014

That having duly advertised its intent to sell to Historic Boston Incorporated, a Massachusetts non-profit corporation, with an address of 20 Eustis Street, Roxbury, MA 02119, the land with building located at 611 Columbia Road (Ward: 07, Parcel: 03999010), in the Dorchester District of the City of Boston containing approximately 2,317 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, amended on June 15, 2016 and November 16, 2016 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Historic Boston Incorporated; and

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

**NOTE:** Bernard Mayo addressed the Commission and provided an overview of the project.

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

**Exhibits:** May 30, 2018 project background memorandum with enclosures and PowerPoint presentation.

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

**Amendment to the vote of June 21, 2017 to extend the Tentative Designation and Intent to Sell period from 12 to 18 months to Dream Development, LLC:** Vacant land located at 24 Westminster Avenue, Roxbury, Massachusetts.

- 1) TD – 06/21/2017 through 06/21/2018 = 12 months
- 2) TD extension for an additional six (6) months 06/21/2018 through 12/21/2018 = 18 months  
TD total time is 18 months

Ward: 11

Parcel Number: 01703000

Square Feet: 10,077

Future Use: New Construction - Housing

Estimated Total Development Cost: \$2,550,313

Assessed Value Fiscal Year 2018: \$177,500

Appraised Value June 27, 2016: \$115,000

DND Program: Neighborhood Housing

RFP Issuance Date: November 2, 2016

That the vote of this Commission at its meeting on June 21, 2017 regarding the tentative designation and intent to sell the vacant land located at 24 Westminster Avenue (Ward: 11, Parcel: 01703000), in the Roxbury District of the City of Boston containing approximately 10,077 square feet of land, to Dream Development, LLC, a Massachusetts limited liability company, with an address of 236 Huntington Avenue, Suite 303, Boston, MA 02115;

be, and hereby is amended as follows:

By deleting the figure and word: “12 months” and substituting in place thereof the following figure and word: “18 months” wherever such may appear.

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

**NOTE:** Commissioner Irish stated, “No questions, I make a motion that we approve.”

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

**Exhibits:** May 30, 2018 project background memorandum with enclosures and PowerPoint presentation.

**VOTE 4: Jonathan Spillane, Housing Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to Mission Hill Health Movement, Inc.:**  
Vacant land located at 6-8 Gore Street, Roxbury, Massachusetts.

**Purchase Price: \$100**

Ward: 10  
Parcel Number: 00468000  
Square Feet: 2,548  
Future Use: Garden  
Estimated Total Development Cost: \$76,491  
Assessed Value Fiscal Year 2018: \$178,700  
Appraised Value February 6, 2017: \$115,000  
DND Program: Neighborhood Housing  
RFP Issuance Date: March 13, 2017

That having duly advertised a Request for Proposals to develop said property, Mission Hill Health Movement Inc., a Massachusetts non-profit corporation, with an address of 1582 Tremont Street, Roxbury, MA 02119 be tentatively designated as developer of the vacant land located at 6-8 Gore Street (Ward: 10, Parcel: 00468000), in the Roxbury District of the City of Boston containing approximately 2,548 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 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 property to Mission Hill Health Movement, 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:** Jonathan Spillane addressed the Commission and provided an overview of the project.

**NOTE:** Commissioner Irish asked, “Are there any other community gardens in the Mission Hill area that we are aware of?”

**NOTE:** Jonathan Spillane stated, “I believe there are a few blocks away, but I can follow up with a more concrete answer.”

**NOTE:** Commissioner Irish stated, “Okay, thank you, I don’t recall any. I think this is a great project and I commend the department for bringing this property back to active use in a way that engages the community.”

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

**NOTE:** Jonathan Spillane provided the answer to Commissioner Irish's question via a supplemental memorandum, which is enclosed with the meeting minutes as an exhibit.

**Exhibits:** May 29, 2018 project background memorandum, PowerPoint presentation and supplemental memorandum dated, June 28, 2018.

**NOTE:** The June 13, 2018 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=26731](https://www.cityofboston.gov/cable/video_library.asp?id=26731).

A True Record.

The meeting commenced at 9:48 a.m. and adjourned at 10:00 a.m.

  
Colleen Daley, PFC Secretary