

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

September 25, 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
Kellie Duffy, Intern PFC/PFD, Law Department
Sheila A. Dillon, Chief and Director, DND
Marcy Ostberg, Director of Operations, DND (Not Present)
Amy Wipfler, Business Analyst Product Owner, Information Technology, DND
James McDonough, Senior Staff Attorney, DND
Rick Wilson, Deputy Director of Finance, DND (Not Present)
Debra Rufo, Controller, Administration and Finance, DND
Philip Sweeney, Operations Manager, Administration and Finance, DND (Not Present)
Donald Wright, Deputy Director, Real Estate Management and Sales, DND
Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, DND
William Epperson, Assistant Director, Real Estate Management and Sales, DND (Not Present)
Shani Fletcher, Development Officer, Real Estate Management and Sales, DND
John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division, DND
Christopher Rooney, Housing Development Officer, Real Estate Management and Sales, DND

Chair Craven called the meeting to order.

The minutes from the meetings of August 14, 2019, for the Public Facilities Department, Department of Neighborhood Development and Boston Transportation Department, were presented to and approved by Commissioners Mammoli and Irish.

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

Conveyance 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
Estimated Total Development Cost: \$128,356
Assessed Value Fiscal Year 2019: \$115,600
Appraised Value February 1, 2019: \$122,500
DND Program: Grass Roots
RFP Issuance Date: February 11, 2019

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, MA 02130, the vacant land located at 11A Everett Street (Ward: 13, Parcel: 01372000) in the Dorchester District of the City of Boston containing approximately 8,156 square feet of land, for two consecutive weeks (June 24, 2019 and July 1, 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 May 15, 2019 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Boston Food Forest Coalition, Inc.; and

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

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 or comments from the Commissioners. No questions were raised.

NOTE: Commissioner Irish expressed praise for the work undertaken by DND on the project.

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

Exhibits: August 12, 2019, project background memorandum with enclosure and PowerPoint presentation.

VOTE 2: John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Seth Andrea McCoy and Miguel Chavez: Land with building located at 22 Kenilworth Street, Roxbury, Massachusetts.

Purchase Price: \$150,000

Ward: 09
Parcel Number: 03213000
Square Feet: 4,050
Future Use: Primary residence
Estimated Total Development Cost: \$865,821
Assessed Value Fiscal Year 2019: \$308,500
Appraised Value February 21, 2019: \$500,000
DND Program: REMS – Building Sales
RFP Issuance Date: March 18, 2019

That, having duly advertised a Request for Proposals to develop said property, Seth Andrea McCoy and Miguel Chavez, individuals, with an address of 955 River Street, Hyde Park, MA 02136, be tentatively designated as developer of the land with building thereon located at 22 Kenilworth Street (Ward: 09, Parcel: 03213000) in the Roxbury District of the City of Boston containing approximately 4,050 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 Seth Andrea McCoy and Miguel Chavez;

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: A clarification and correction for the record as the correct spelling of the developer's surname is "Chavez," not "Charvez." Accordingly, the meeting minutes acknowledge the scrivener's error contained in the publicly noticed agenda and such is corrected for the record.

NOTE: John Feuerbach addressed the Commission and provided an overview of the project.

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

NOTE: Commissioner Mammoli stated, "I think this is a great project. Your explanation was good. I think the fact that you got the maximum offer price if you've done this three times. The only reason I'm bringing this up is, because this is a great project, historic and so forth. Someone will sometimes look at the appraised value of \$500,000 and say, 'Why are you giving away property?' and that's not the case. With the historic preservation aspects and the additional work, we're actually getting a bargain."

NOTE: John Feuerbach replied, "I think also the distressed condition of the property, that was something that DND was battling with."

NOTE: Commissioner Mammoli stated, "I'm actually thinking the appraiser over-estimated the price here. Other than that, I think it's a great project."

NOTE: John Feuerbach replied, “Thank you.”

NOTE: Commissioner Irish asked, “Does DND have anything in place to guarantee that they will preserve the property? Also, what compliance mechanism is in place to ensure that the community contributions they are pledging will actually be given?”

NOTE: John Feuerbach replied, “DND will have an agreement in place prior to closing, meaning when DND returns to the Commission to request a conveyance vote, and prior to closing on the sale, DND will have an agreement with the developers that codifies the contributions so it will be a written agreement.” He then asked, “I’m sorry, Commissioner, could you repeat your first question?”

NOTE: Sheila Dillon stated, “About the historic preservation.”

NOTE: Commissioner Irish stated, “Yes. Historic preservation.”

NOTE: Sheila Dillon replied, “Before DND sells, it will outline exactly what the rehab scope is, including things that are near and dear to the community. Then DND’s construction monitors will monitor the construction as it goes forward. I don’t think DND has fully contemplated if the developers don’t comply we can rescind. However, DND will think that through and prior to coming back to the Commission to request the conveyance vote DND will address that.”

NOTE: John Feuerbach replied, “To clarify, Commissioner, the budget that was submitted fully accounted for, and had a scope that dealt with historic characteristics that were outlined in the request for proposals. Furthermore, when DND met with the developers, they had with them KWH Design Group, which has experience in historic preservation and has completed a number of projects in Beacon Hill, Cops Hill and in the Boston area that involved historic work. So they do have some background, but I agree with the director and DND will be monitoring [construction].”

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

Exhibits: August 28, 2019, project background memorandum and PowerPoint presentation.

VOTE 3: Christopher Rooney, Development Officer, Real Estate Management and Sales Division

Conveyance to Castle Rock Norfolk LLC: Vacant land located at two (2) unnumbered parcels on Violet Street, 523 Norfolk Street, 36 Goodale Road, 11 Hosmer Street, an unnumbered parcel on Hosmer Street and 9 Leston Street, Mattapan, Massachusetts.

Purchase Price: \$5,554

Ward: 18

Parcel Numbers: 00567000, 00566000

Ward: 14

Parcel Numbers: 04152000, 04961000, 04131000, 04132000 and 03949000

Square Feet: 34,577 (total)
Future Use: New Construction – Housing
Estimated Total Development Cost: \$4,128,118
Assessed Value Fiscal Year 2018: \$332,500 (total)
Appraised Value June 20, 2016 and February 10, 2017: \$535,000 (total)
DND Program: Neighborhood Homes Initiative
RFP Issuance Date: July 10, 2017

That having duly advertised its intent to sell to a nominee comprised of principals from Castle Rock Properties, Inc., a Massachusetts corporation, with an address of 77 Pond Avenue, No. 1508, Brookline, MA 02445, the vacant land located at:

Unnumbered parcel on Violet Street, Ward: 18, Parcel: 00567000, Square Feet: 5,175

Unnumbered parcel on Violet Street, Ward: 18, Parcel: 00566000, Square Feet: 5,320

523 Norfolk Street, Ward: 14, Parcel: 04152000, Square Feet: 9,324

36 Goodale Road, Ward: 14, Parcel: 04961000, Square Feet: 4,092

11 Hosmer Street, Ward: 14, Parcel: 04131000, Square Feet: 5,010

Unnumbered parcel on Hosmer Street, Ward: 14, Parcel: 04132000, Square Feet: 620

9 Leston Street, Ward: 14, Parcel: 03949000, Square Feet: 5,036

in the Mattapan District of the City of Boston containing approximately 34,577 total square feet of land, for two consecutive weeks (January 8, 2018 and January 15, 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 December 13, 2017, and, thereafter, as amended on December 12, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Castle Rock Norfolk LLC¹; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Castle Rock Norfolk LLC, in consideration of Five Thousand Five Hundred Fifty-Four Dollars (\$5,554).

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 or comments from the Commissioners. No questions were raised.

¹ Castle Rock Norfolk LLC is a Massachusetts limited liability company formed on March 12, 2018, pursuant to G.L. Chapter 156C Section 12, to manage affordable housing projects and engage in lawful business. Castle Rock Norfolk LLC provided a current certificate of good standing from the Massachusetts Secretary of State to DND. Additionally, Castle Rock Norfolk LLC completed a property affidavit (i.e. LOOPS form) and provided such to DND.

NOTE: Commissioner Irish expressed praise for the work undertaken by DND on the project.

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

Exhibits: July 25, 2019, project background memorandum with enclosures and PowerPoint presentation.

NOTE: The September 25, 2019 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=31320.

A True Record.

The meeting commenced at 1:33 p.m. and adjourned at 1:50 p.m.


Colleen Daley, PFC Secretary