

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

May 17, 2017

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
Henry C. Luthin, First Assistant Corporation Counsel, Law Department
David Zuares, Assistant Corporation Counsel, Law Department
Sheila A. Dillon, Chief and Director
James McDonough, Senior Staff Attorney
Rick Wilson, Deputy Director of Finance
Philip Sweeney, Operations Manager, Administration and Finance
Bernard Mayo, Project Manager, Real Estate and Management Sales
James Smith, Senior Environmental Compliance Manager, Real Estate and Management Sales
Christopher Rooney, Project Manager, Real Estate & Management Sales
Thomas McKay, Housing Development Officer, Neighborhood Housing Development
Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development
Thomas Gannon, Housing Development Officer, Neighborhood Housing Development
Donald Wright, Deputy Director, Real Estate and Management Sales
John Feuerbach, Senior Development Officer, Neighborhood Housing Development
Juan Morales, Property Manager Real Estate and Management Sales
Mor Zoran, Analyst, Office of Budget Management

Commissioner Mammoli called the meeting to order.

The minutes from the meeting of April 14, 2017 were presented to and approved by the Commissioners.

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

Purchase Price: \$5,700

Tentative Developer Designation and Intent to Sell to Cecilia Maya: Vacant land located at Wordsworth Street, East Boston, Massachusetts.

Ward: 01
Parcel Number: 00557001
Square Feet: 486
Future Use: Access to parking area
Assessed Value Fiscal Year 2017: \$5,700
Appraised Value November 25, 2016: \$4,700
DND Program: REMS Land Disposition
RFP Issuance Date: January 30, 2017

That Cecilia Maya, an individual, with an address of 224 Arborway, Jamaica Plain, MA 02130 be tentatively designated as developer of the vacant land located at Wordsworth Street (Ward 01, Parcel Number 00557001) in the East Boston District of the City of Boston containing approximately 486 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 parcel; 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 Cecilia Maya;

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: Bernard Mayo addressed the Commission and answered their questions.

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

Exhibits: Project background memorandum, map and photo.

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

Purchase Price: \$23,000

Tentative Developer Designation and Intent to Sell to Willow Ct, LLC: Vacant land located at Willow Court, Dorchester, Massachusetts.

Ward: 07
Parcel Number: 03510000
Square Feet: 1,140
Future Use: Access to construction site and parking
Assessed Value Fiscal Year 2017: \$8,300
Appraised Value May 12, 2016: \$23,000
DND Program: REMS Land Disposition
RFP Issuance Date: January 30, 2017

That Willow Ct, LLC, a limited liability company, with an address of 1451 Tremont Street, Boston,

MA 02120 be tentatively designated as developer of the vacant land located at Willow Court (Ward 07, Parcel Number 03510000) in the Dorchester District of the City of Boston containing approximately 1,140 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 parcel; 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 Willow Ct, 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: Bernard Mayo addressed the Commission.

NOTE: Commissioner Mammoli stated, "It is good to move the property out of DND's inventory and return the property to the tax rolls."

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

Exhibits: Project background memorandum, City Council Order passed on April 12, 2017 and approved by Mayor Walsh on April 19, 2017, map and photo.

VOTE 3: Bernard Mayo, Project Manager, Real Estate Management and Sales

Rescission of the Tentative Designation Vote of September 14, 2016 to Codman Square Neighborhood Development Corporation: Vacant land located at 328, 330-334, 376, 378, 380, 382 and 384 Blue Hill Avenue, Dorchester, Massachusetts.

That the vote of this Commission at its meeting of September 14, 2016, which provides as follows:

That Codman Square Neighborhood Development Corporation, a non-profit corporation, with an address of 587 Washington Street, Dorchester, MA 02124 be tentatively designated as developer of the vacant land located at:

Address: 328 Blue Hill Avenue, Ward: 14, Parcel: 00284000, Square Feet: 9,702

Address: 330-334 Blue Hill Avenue, Ward: 14, Parcel: 00285000, Square Feet: 1,671

Address: 376 Blue Hill Avenue, Ward: 14, Parcel: 00507000, Square Feet: 2,295

Address: 378 Blue Hill Avenue, Ward: 14, Parcel: 00506000, Square Feet: 2,295

Address: 380 Blue Hill Avenue, Ward: 14, Parcel: 00505000, Square Feet: 2,295

Address: 382 Blue Hill Avenue, Ward: 14, Parcel: 00504000, Square Feet: 2,295

Address: 384 Blue Hill Avenue, Ward: 14, Parcel: 00503000, Square Feet: 2,295

in the Dorchester District of the City of Boston, containing approximately 22,848 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 redevelopment of this parcel; 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 Codman Square Neighborhood Development Corporation;

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;

be, and hereby is, rescinded in its entirety.

NOTE: Angela Atchue noted for the record, “This is a housekeeping matter. It’s the Public Facilities Commission’s practice to have votes that are not proceeding forward after tentatively designation to be brought back before the Commission with a request to rescind if the properties are not going to move forward toward conveyance.”

NOTE: Bernard Mayo addressed the Commission.

NOTE: Commissioner Mammoli stated, “My questions were answered.”

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

Exhibits: Project background memorandum, tentative developer designation project background memorandum, September 14, 2016 PFC Certificate and map.

VOTE 4: James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales

Purchase Price: \$147,000

Tentative Developer Designation and Intent to Sell to Dotave Ventures LLC: Vacant land located at Alger Street, South Boston, Massachusetts.

Ward: 07

Parcel Number: 00028001

Square Feet: 5,896

Future Use: Off Street Parking

Assessed Value Fiscal Year 2017: \$64,900

Appraised Values: December 2, 2016 (\$118,000) and March 7, 2017 (\$147,000)

DND Program: REMS Land Disposition

RFP Issuance Date: December 19, 2016

That Dotave Ventures LLC, a limited liability company, located at 699 Boylston Street, 10th Floor, Boston, MA 02116 to be tentatively designated as developer of the vacant land located at Alger Street (Ward 07, Parcel Number 00028001) in the South Boston District of the City of Boston containing approximately 5,896 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 this parcel; 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 Dotave Ventures 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: James Smith addressed the Commission.

NOTE: Commissioner Mammoli stated, “No questions. I want to compliment the department on disposing of property that has no value to the City and returning the property to the tax rolls.”

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

Exhibits: Project background memorandum, zoning map, assessor’s map, aerial photo and site photo.

VOTE 5: Christopher Rooney, Project Manager, Real Estate Management and Sales

Purchase Price: \$200

Tentative Developer Designation and Intent to Sell to Dudley Economic Empowerment Partners, Inc.: Vacant land located at Ruskindale Road, Hyde Park, Massachusetts.

Ward: 18
Parcel Numbers: 03998000 and 03999000
Square Feet: 7,200 (total)
Future Use: New Construction - Housing
Estimated Total Development Cost: \$ 465,750
Assessed Value Fiscal Year 2017: \$37,900
Appraised Value August 2, 2016: \$125,000
DND Program: REMS Land Disposition
RFP Issuance Date: August 15, 2016

That Dudley Economic Empowerment Partners, Inc., a Massachusetts non-profit corporation, with an address of 27 Centre Street, Roxbury, MA 02119 to be tentatively designated as developer of the vacant land located at Ruskindale Road (Ward 18, Parcel Numbers 03998000 and 03999000) in the Hyde Park District of the City of Boston containing approximately 7,200 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 redevelopment of this parcel; 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 Dudley Economic Empowerment Partners, 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: Chris Rooney addressed the Commission.

NOTE: Commissioner Irish stated, "I have no questions. This project seems to be beneficial to the City in many ways."

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

Exhibits: Project background memorandum, map, photo, front elevation and site design.

VOTE 6: Thomas McKay, Housing Development Officer, Neighborhood Housing Development

Time Extension

Amendment to the Vote of November 16, 2016 to Extend the Tentative Designation and Intent to Sell period from 24 to 36 months to Cote Village Limited Partnership: Vacant land with building located at 820 Cummins Highway, 30-32 Regis Road, Cummins Highway and Regis Road, Mattapan, Massachusetts.

- 1) TD – 05/21/2015 through 05/21/2016 = 12 months
 - 2) TD extension for an additional 12 months 05/21/2016 through 05/21/2017 = 24 months
 - 3) TD extension for an additional 12 months 05/21/2017 through 05/21/2018 = 36 months
- TD total time is 36 months

Ward: 18

Parcel Numbers: 01058000, 01054000, 01091000 and 01092000

Square Feet: 113,695 (total)

Future Use: Mixed use

Estimated Total Development Cost: \$27,057,865

Assessed Value Fiscal Year 2015: \$1,326,400

Appraised Value Fiscal Year 2015: \$1,820,000

DND Program: Neighborhood Housing

RFP Issuance Date: June 30, 2014

That the vote of this Commission at its meeting on May 21, 2015 and, thereafter, amended on November 16, 2016 regarding the tentative designation and intent to sell the vacant land located at:

Address: 820 Cummins Highway, Ward: 18, Parcel: 01058000, Square Feet: 40,166

Address: 30-32 Regis Road, Ward: 18, Parcel: 01054000, Square Feet: 56,913

Address: Cummins Highway, Ward: 18, Parcel: 01091000, Square Feet: 10,366

Address: Regis Road, Ward: 18, Parcel: 01092000, Square Feet: 6,250

in the Mattapan District of the City of Boston containing approximately 113,695 total square feet of land, to Cote Village Limited Partnership, a Massachusetts non-profit corporation, with an address of 84 State Street, Suite 600, Boston, MA 02109; and

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: “36 months” wherever such may appear.

NOTE: Thomas McKay addressed the Commission and answered their questions.

NOTE: Angela Atchue asked, “Thomas, please provide the reasons for your time extension request as noted in your project background memorandum.”

NOTE: Thomas McKay replied, “The project has received DND and Neighborhood Housing Trust (NHT) award of funds and was invited to apply for State Department of Housing and Community Development (DHDC) matching funds in February 16, 2017 funding round. DND anticipates funding award announcement in June or July 2017.

NOTE: Sheila Dillon stated, “We should be hearing from the State this summer concerning the funding award. The delay is on the State and not with the developer. DND has made it clear with the State that this project is one of the City’s top priorities. DND is hopeful the project will get funded in the next round.”

NOTE: Commissioner Mammoli replied, “I agree, it is an important project to the City. It is, also, an import issue in terms of the timing of items and if the project had to start from scratch, if the time were not extended. There is a chance of losing the economic window with properties. I support the time extension.”

NOTE: Commissioner Irish stated, “I, also, agree this project is needed; but I wish there were more homeownership opportunities involved. That aside, there is no issue with the property or project itself.” He then asked, “Does the developer need a twelve (12) month time extension or would a six (6) month time extension be beneficial and keep the project moving forward?”

NOTE: Sheila Dillon replied, “If the State announces a funding award July 2017 it would take the developer many months to gear up to close on the project and make sure their financing is in place. It’s a complicated financing scenario. Six months may be a little short and twelve months may be a little on the long side. Maybe somewhere in between if the Commissioners are comfortable with a nine (9) month extension we can try and make that work. The developer will probably need more than six (6) months.

NOTE: Commissioner Irish stated, “I would like to make a motion for a nine (9) month time extension.”

NOTE: Commissioner Mammoli agreed to a nine (9) month time extension.

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

Exhibits: Project background memorandum, tentative developer designation project background memorandum, supplemental memo, November 16, 2016 amendment PFC certificate, May 21, 2015 tentative developer designation PFC certificate, map, elevations.

VOTE 7: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development

Time Extension

Amendment to the Vote of June 15, 2016 to Extend the Tentative Designation and Intent to Sell period from 12 to 24 months to Hearth, Inc.: Vacant land located at 16 Ronald Street, Roxbury, Massachusetts.

- 1) TD – 06/15/2016 through 06/15/2017 = 12 months
- 2) TD extension for an additional 12 months 06/15/2017 through 06/15/2018 = 24 months
TD total time is 24 months

Ward: 14
Parcel Number: 01103000
Square Feet: 34,415 (total)
Future Use: New Construction - Housing
Estimated Total Development Cost: \$17,807,052
Assessed Value Fiscal Year 2017: \$606,400
Appraised Value October 2015: \$520,000
DND Program: Neighborhood Housing
RFP Issuance Date: November 23, 2015

That the vote of this Commission at its meeting on June 15, 2016 regarding the tentative designation and intent to sell the vacant land located at 16 Ronald Street (Ward 14, Parcel Number 01103000) in the Roxbury District of the City of Boston containing approximately 34,415 total square feet of land, to Hearth, Inc., a Massachusetts non-profit corporation, with an address of 1640 Washington Street, Boston, MA 02118; and

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: “24 months” wherever such may appear.

NOTE: Ryan Lundergan addressed the Commission.

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

Exhibits: Project background memorandum, tentative developer designation project background memorandum, site map and elevations.

VOTE 8: Thomas Gannon, Housing Development Officer, Neighborhood Housing Development

Purchase Price: \$300

Conveyance to Oxbow Urban LLC: Vacant land located at 12 Roxton Street and 141 Glenway Street and 166-168 Glenway Street, Dorchester, Massachusetts.

Ward: 14

Parcel Numbers: 02602000, 02642000, 02605000

Square Feet: 15,860

Future Use: First-time Homebuyer Program

Estimated Total Development Cost: \$1,804,200

Assessed Value Fiscal Year 2017: \$255,700

Appraised Value April 28, 2016: \$345,000

DND Program: Neighborhood Housing

RFP Issuance Date: June 20, 2016

That having duly advertised its intent to sell to Oxbow Urban LLC, a limited liability company, with an address of 75 Arlington Street, Suite 500, Boston, MA 02116, the vacant land located at:

Address: 12 Roxton Street, Ward: 14, Parcel: 02602000, Square Feet: 5,000

Address: 141 Glenway Street, Ward: 14, Parcel: 02642000, Square Feet: 5,360

Address: 166-168 Glenway Street, Ward: 14, Parcel: 02605000, Square Feet: 5,500

in the Dorchester District of the City of Boston containing approximately 15,860 square feet of land, for two consecutive weeks (October 17, 2016 and October 24, 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 September 14, 2016, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Oxbow Urban LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Oxbow Urban LLC in consideration of Three Hundred Dollars (\$300.00).

NOTE: Tom Gannon addressed the Commission.

NOTE: Commissioner Mammoli stated, “No questions. I want to compliment the department on getting the project going and moving. I think it’s great work in the amount of time given to get properties onto the tax rolls.”

NOTE: Commissioner Irish stated, “I would like to echo Commissioner Mammoli’s statement and note this is a job well done.”

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

Exhibits: Project background memorandum, tentative developer designation project background memorandum, maps, photos and elevation.

VOTE 9: Thomas Gannon, Housing Development Officer, Neighborhood Housing Development

Rescission of the Tentative Designation vote of May 19, 2016 to JPA Development Company, Inc.: Vacant land located at 20 Mt. Bowdoin Terrace, 24 Mt. Bowdoin Terrace, 39-41 Mt. Bowdoin Terrace, Mt. Bowdoin Terrace, 29 Rosseter Street, 154 Rosseter Street, 27 Mallon Road and 81 Bowdoin Avenue, Dorchester, Massachusetts.

That the vote of this Commission at its meeting of May 19, 2016, which provides as follows:

That JPA Development Company, Inc., a Massachusetts corporation, with an address 45 Braintree Hill Office Park, Suite 402, Braintree, MA 02184 to be tentatively designated as developer of the vacant land located at:

Address: 20 Mt. Bowdoin Terrace, Ward: 14, Parcel: 0128500, Square Feet: 8,477

Address: 24 Mt. Bowdoin Terrace, Ward: 14, Parcel: 01283000, Square Feet: 6,722

Address: 39-41 Mt. Bowdoin Terrace, Ward: 14, Parcel: 01250000, Square Feet: 4,946

Address: Mt. Bowdoin Terrace, Ward: 14, Parcel: 01251000, Square Feet: 15,374

Address: 29 Rosseter Street, Ward: 14, Parcel: 01261000, Square Feet: 4,897

Address: 154 Rosseter Street, Ward: 14, Parcel: 01424000, Square Feet: 4,320

Address: 27 Mallon Road, Ward: 14, Parcel: 01230000, Square Feet: 5,334

Address: 81 Bowdoin Avenue, Ward: 14, Parcel: 01165000, Square Feet: 4,808

in the Dorchester District of the City of Boston, containing approximately 54,878 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 redevelopment of this parcel; 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 JPA Development Company, 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;

be, and hereby is, rescinded in its entirety.

NOTE: Angela Atchue noted for the record, “This is a housekeeping matter. It’s the Public Facilities Commission’s practice to have votes that are not proceeding forward after tentatively designation to be brought back before the Commission with a request to rescind the vote when the department is not moving forward toward conveyance.”

NOTE: Tom Gannon addressed the Commission.

NOTE: Commissioner Mammoli asked, “I am assuming you will be re-advertising?”

NOTE: Sheila Dillon replied, “We will indeed.”

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

Exhibits: Project background memorandum, tentative developer designation project background memorandum, maps and photos.

NOTE: The May 17, 2017 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=21206.

A True Record.

The meeting commenced at 10:11 a.m. and adjourned at 10:46 a.m.


Colleen Daley, PFC Secretary