

# 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

July 18, 2018

### **ATTENDING:**

Katherine P. Craven, Chair  
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  
David Zuares, Assistant Corporation Counsel, Law Department  
Sheila A. Dillon, Chief and Director  
Devin Quirk, Director of Operations (Not Present)  
James McDonough, Senior Staff Attorney (Not Present)  
Rick Wilson, Deputy Director of Finance  
Philip Sweeney, Operations Manager, Administration and Finance  
Donald Wright, Deputy Director, Real Estate Management and Sales  
William Epperson, Assistant Director, Real Estate Management and Sales  
Neriliz Llenas, Project Manager, Real Estate Management and Sales  
Winnie Zhang, Project Manager, Real Estate Management and Sales  
Kylie Alves, Summer Intern, DND

Chair Craven called the meeting to order.

The minutes from the meeting of June 13, 2018 were presented to and approved by the Commissioners.

### **VOTE 1: Neriliz Llenas, Project Manager, Real Estate Management and Sales Division**

**Conveyance to Khosro Sanieoff:** Vacant land located at Sidlaw Road, Brighton, Massachusetts.

**Purchase Price: \$87,000**

Ward: 21  
Parcel Number: 02532000  
Square Feet: 4,356  
Future Use: Side Yard

Assessed Value Fiscal Year 2018: \$126,300  
Appraised Value October 19, 2017: \$87,000  
DND Program: REMS – Land Disposition  
RFP Issuance Date: February 26, 2018

That having duly advertised its intent to sell to Khosro Sanieoff, an individual, with an address of 281 Eliot Street, Brookline, MA 02467, the vacant land located at Sidlaw Road (Ward: 21, Parcel: 02532000), in the Brighton District of the City of Boston containing approximately 4,356 square feet of land, for two consecutive weeks (June 11, 2018 and June 18, 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 May 16, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Khosro Sanieoff; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Khosro Sanieoff, in consideration of Eighty Seven Thousand Dollars (\$87,000).

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

**NOTE:** Chair Craven stated, “Thank you.” She then asked if there were any questions from the Commissioners.

**NOTE:** Commissioner Mammoli stated, “Congratulations, I think this is the new record 82 years in DND inventory.”

**NOTE:** Chair Craven stated, “I think it’s also a new record for turning this around, from May to now, this is unbelievably great.”

**NOTE:** Director Dillon stated, “The parcel is land locked; only Mr. Sanieoff can use it and we’re getting the appraised value.”

**NOTE:** Chair Craven stated, “I think it’s wonderful that we’re getting the appraised value for the property.”

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

**Exhibits:** June 29, 2018 project background memorandum for conveyance with enclosures and PowerPoint presentation.

**VOTE 2: William Epperson, Assistant Director, Real Estate Management and Sales Division**

**Amendment to the vote of November 15, 2017 to extend the Tentative Designation and Intent to Sell period from 36 to 60 months to Cruz Development Corporation:** Land with buildings located at 280, 282, 284, 290 Warren Street and unnumbered Warren Street, Roxbury, Massachusetts.

## Time Extension

- 1) TD – 08/05/2015 through 08/05/2016 = 12 months
  - 2) TD extension for an additional 12 months 08/05/2016 through 08/05/2017 = 24 months
  - 3) TD extension for an additional 12 months 08/05/2017 through 08/05/2018 = 36 months
  - 4) TD extension for an additional 24 months 08/05/2018 through 08/05/2020 = 60 months
- TD total time is 60 months

Ward: 12

Parcel Numbers: 00491003, 00491002, 00491001, 00149000, and 00492000

Square Feet: 6,051 (total)

Future Use: Mixed use

Estimated Total Development Cost: \$24,330,432

Assessed Value Fiscal Year 2018: \$515,800 (total)

Appraised Value August 22, 2016: \$127,000 (total)

DND Program: REMS – Building Sales

RFP Issuance Date: August 25, 2014

That the vote of this Commission at its meeting on August 5, 2015 and, thereafter, amended on November 16, 2016 and November 15, 2017 regarding the tentative designation and intent to sell the land with buildings located at:

280 Warren Street, Ward: 12, Parcel: 00491003, Square Feet: 921

282 Warren Street, Ward: 12, Parcel: 00491002, Square Feet: 931

284 Warren Street, Ward: 12, Parcel: 00491001, Square Feet: 931

290 Warren Street, Ward: 12, Parcel: 00491000, Square Feet: 2,871

Unnumbered Warren Street, Ward: 12, Parcel: 00492000, Square Feet: 397

in the Roxbury District of the City of Boston containing approximately 6,051 total square feet of land, to Cruz Development Corporation, a Massachusetts corporation, with an address of 1 John Eliot Square, Roxbury, MA 02119;

be, and hereby is amended as follows:

By deleting the figure and word: “36 months” and substituting in place thereof the following figure and word: “60 months” wherever such may appear.

**NOTE:** William Epperson addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven stated, “Thank you.” She then asked if there were any questions from the Commissioners.

**NOTE:** Commissioner Irish stated, “Your presentation answered a question that I was going to ask. Thank you. I make a motion that we approve.”

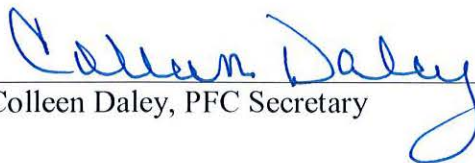
**NOTE:** On a motion duly made and seconded, the vote was unanimously approved.

**Exhibits:** July 2, 2018 project background memorandum for time extension of tentative developer designation with enclosures and PowerPoint presentation.

**NOTE:** The July 18, 2018 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=26779](https://www.cityofboston.gov/cable/video_library.asp?id=26779).

A True Record.

The meeting commenced at 9:56 a.m. and adjourned at 10:04 a.m.

  
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Colleen Daley, PFC Secretary