

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

August 17, 2017

ATTENDING:

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner
Angela D. Atchue, Senior Legal Officer and Acting PFC Secretary
Colleen M. Daley, PFC Secretary
Henry C. Luthin, First Assistant Corporation Counsel, Law Department, (Not Present)
David Zuares, Assistant Corporation Counsel, Law Department
Sheila A. Dillon, Chief and Director, (Not Present)
Devin Quirk, Director of Operations
James McDonough, Senior Staff Attorney, (Not Present)
Rick Wilson, Deputy Director of Finance
Philip Sweeney, Operations Manager, Administration and Finance
Thomas Gannon, Housing Development Officer, Neighborhood Housing Development
William Epperson, Senior Project Manager

Chair Craven called the meeting to order.

The minutes from the meeting of July 20, 2017 were presented to and approved by the Commissioners.

VOTE 1: Thomas Gannon, Housing Development Officer, Neighborhood Housing Development

Amendment to the vote of October 5, 2016 to extend the Tentative Designation and Intent to Sell period from 60 to 72 months to The Community Builders, Inc.: Vacant land located at 1-8 Quincy Terrace, 281A Blue Hill Avenue, 287-293 Blue Hill Avenue, 295-297 Blue Hill Avenue, 299 Blue Hill Avenue, 309-309B Blue Hill Avenue, 46 Holborn Street, and 48 Holborn Street, Dorchester, Massachusetts.

Time Extension

- 1) TD – 08/09/2012 through 08/09/2013 = 12 months
- 2) TD for an additional 12 months 08/09/2013 through 08/09/2014 = 24 months
- 3) TD for an additional 12 months 08/09/2014 through 08/09/2015 = 36 months

- 4) TD for an additional 12 months 08/09/2015 through 08/09/2016 = 48 months
- 5) TD for an additional 12 months 08/09/2016 through 08/09/2017 = 60 months
- 6) TD for an additional 12 months 08/09/2017 through 08/09/2018 = 72 months

Ward: 12

Parcel Numbers: 02882000, 02883000, 02884000, 02885000, 02885001, 020888000, 02891000 and 02890000

Square Feet: 30,976 (total)

Use: Mixed Use

Estimated Total Development Cost: \$16,346,082 (total)

Assessed Value Fiscal Year 2017: \$344,000 (total)

Appraised Value August 11, 2016: \$540,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: May 18, 2011

That the vote of this Commission at its meeting on August 9, 2012 and, thereafter, amended on August 1, 2013, August 6, 2014, August 20, 2015, and October 5, 2016 regarding the tentative designation and intent to sell the vacant land located at:

1- 8 Quincy Terrace, Ward: 12, Parcel: 02882000, Square Feet: 10,380

281A Blue Hill Avenue, Ward: 12, Parcel: 02883000, Square Feet: 3,534

287-293 Blue Hill Avenue, Ward: 12, Parcel: 02884000, Square Feet: 3,619

295-297 Blue Hill Avenue, Ward: 12, Parcel: 02885000, Square Feet: 1,661

299 Blue Hill Avenue, Ward: 12, Parcel: 02885001, Square Feet: 2,690

309-309B Blue Hill Avenue, Ward: 12, Parcel: 02888000, Square Feet: 3,432

46 Holborn Street, Ward: 12, Parcel: 02891000, Square Feet: 3,780

48 Holborn Street, Ward: 12, Parcel: 02890000, Square Feet: 1,880

in the Dorchester District of the City of Boston containing approximately 30,976 total square feet of land, to The Community Builders, Inc., a Massachusetts non-profit corporation, with an address of 95 Berkley Street, Boston, MA 02116; and

be, and hereby is amended as follows:

By deleting the figure and word: "60 months" and substituting in place thereof the following figure and word: "72 months" wherever such may appear.

NOTE: Tom Gannon addressed the Commission and answered their questions.

NOTE: Commissioner Mammoli asked, "DND will not be coming back to the PFC requesting another time extension, correct?"

NOTE: Tom Gannon replied, “Correct. DND will be able to move towards closing on the property upon the completion of the design and bid documents which will be done by December 2017. The Community Builders, Inc. is looking to start construction April 2018.”

NOTE: Commissioner Mammoli stated, “May I suggest for future projects, DND enter into a license agreement with the developer to assume the responsibilities of maintaining and cleaning the City parcels. Rather than DND doing the snow removal for these parcels the developer can do that work since they own the abutting parcel.”

In this case the developer owns the abutting parcel, rather”

NOTE: Devin Quirk replied, “Great idea Commissioner Mammoli. The developer will most likely want a license to do site prep work. DND can add this language to the license agreement.”

NOTE: Commissioner Irish stated, “Congratulations on getting the funding for this project. I know it’s been quite a journey.”

NOTE: Commissioners Mammoli and Irish had no questions.

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

Exhibits: Project background memorandum for amendment five, project background memorandum for amendment four (October 5, 2016 PFC meeting), project background memorandum for amendment three (August 20, 2015 PFC meeting), proposed photo, elevation and site plan.

Note: Project background memoranda did not go into effect until the August 20, 2014 PFC meeting.

NOTE: The August 17, 2017 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=21362.

A True Record.

The meeting commenced at 9:36 a.m. and adjourned at 9:41 a.m.



Colleen Daley, PFC Secretary