

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT**

**Minutes**

Public Facilities Commission  
Department of Neighborhood Development  
Virtually via Zoom  
Boston, MA 02201

November 18, 2020

**ATTENDING:**

Katherine P. Craven, Chair (Not Present)

Lawrence D. Mammoli, Commissioner

Dion S. Irish, Commissioner

ThyThy Le, Legal Advisor PFC/PFD, Law Department

Colleen M. Daley, PFC Secretary, Law Department

Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department

Shamus J. Hyland, Assistant Corporation Counsel PFD, Law Department

Sheila A. Dillon, Chief and Director, DND (Not Present)

James McDonough, Senior Staff Attorney, DND

Rick Wilson, Deputy Director for Administration and Finance, DND

Donald Wright, Deputy Director, Real Estate Management & Sales Division, DND

Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, DND

John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division, DND

James Smith, Sr. Environmental Compliance Manager, Real Estate Management & Sales Division, DND

Shani Fletcher, Development Officer, Neighborhood Housing Development Division, DND

Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division, DND

Neriliz Llenas, Project Manager, Real Estate Management & Sales Division, DND

Kirsten Studlien, Project Manager, Neighborhood Housing Development Division, DND

Commissioner Mammoli called the meeting to order.

The minutes from the meetings of October 14, 2020, for the Public Facilities Department and the Department of Neighborhood Development, were presented to and approved by Commissioners Mammoli and Irish.

**NOTE:** ThyThy Le noted for the record, the meeting is being recorded and broadcast live. She then noted that Colleen Daley, the Public Facilities Commission Secretary, would take a roll call of the meeting participants.

**NOTE:** Colleen Daley performed the roll call and confirmed the individuals in attendance.

**VOTE 1: Donald Wright, Deputy Director, Real Estate Management & Sales Division**

**Transfer of the care, custody, management and control from the Public Works Department (PWD) to the Department of Neighborhood Development (DND):** Vacant land located at unnumbered parcels on Tremont Street and Melnea Cass Boulevard, South End.

**Property Transfer**

Ward: 09

Parcel Numbers: 02240020 and 02225005

Square Feet: 14,200 (total)

Assessed Value Fiscal Year 2020: \$256,600 (total)

DND Program: REMS – Land Disposition

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31A (as appearing in St. 1966, c. 642, § 12), the vacant land located at:

An unnumbered parcel on Tremont Street, Ward: 09, Parcel: 02240020, Square Feet: 10,258

An unnumbered parcel on Melnea Cass Boulevard, Ward: 09, Parcel: 02225005, Square Feet: 3,942

in the South End District of the City of Boston containing approximately 14,200 total square feet of land, be and the same hereby is, transferred from the care, custody, management and control of the Public Works Department to the care, custody, management and control of the Department of Neighborhood Development.

**NOTE:** ThyThy Le noted for the record, Commissioner Mammoli is an employee of the City’s Economic Development and Industrial Corporation (EDIC)<sup>1</sup>. He has had no involvement in the matter noted in the vote request, nor received any requests to vote in a particular fashion. Accordingly, ThyThy Le noted the rule of necessity applies in this case as two commissioners are needed to constitute a quorum for voting. Therefore, the two commissioners present are deemed fit, available to hear the vote, discuss and make a determination on the same. **See the Disclosure Notice, dated November 13, 2020, from Commissioner Mammoli attached hereto.**

**NOTE:** Donald Wright addressed the Commission and provided an overview of the project.

**NOTE:** No questions were raised by Commissioners Mammoli or Irish.

**NOTE:** Commissioner Mammoli stated, “It’s a great project, good use of the land, it’s a long time coming!”

**NOTE:** Commissioner Irish expressed praise for the work undertaken by DND on the project and thanked Donald for his presentation.

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<sup>1</sup> Commissioner Mammoli serves as the Director of Engineering and Facilities Management for the Boston Redevelopment Authority (BRA) and Economic Development Industrial Corporation (EDIC).

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

**Exhibits:** November 6, 2020, project background memorandum with enclosures and PowerPoint presentation.

**VOTE 2: Shani Fletcher, Development Officer, Neighborhood Housing Development Division**

**Conveyance to the Suffolk County Conservation District (SCCD):** Vacant land located at 41 and 43 Alpine Street, Roxbury.

**Purchase Price: \$1.00**

Ward: 12  
Parcel Numbers: 01457000 and 01458000  
Square Feet: 9,869 (total)  
Future Use: Open Space Preservation  
Assessed Value Fiscal Year 2020: \$29,800 (total)  
DND Program: GrassRoots

Subject to the approval of the Mayor under the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) the Public Facilities Commission does hereby vote to sell to the Suffolk County Conservation District, an independent body politic and corporate, duly organized by the Massachusetts State Commission of Soil, Water & Related Resources on January 8, 1981, with an address of 100 Cambridge Street, Suite 900, Boston, MA 02114, the vacant land located at:

41 Alpine Street, Ward: 12, Parcel: 01457000, Square feet: 4,729

43 Alpine Street, Ward: 12, Parcel: 01458000, Square feet: 5,140

in the Roxbury District of the City of Boston containing approximately 9,869 total square feet of land, subject to such terms, conditions and restrictions as the Director deems appropriate; and

FURTHER VOTED: That the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the Suffolk County Conservation District in compliance with all applicable laws, including G.L. c.30B, section 16(i), in consideration of One Dollar (\$1.00).

**NOTE:** Shani Fletcher addressed the Commission and provided an overview of the project.

**NOTE:** No questions were raised by Commissioners Mammoli or Irish.

**NOTE:** Commissioner Mammoli expressed praise for DND's work to get the properties out of the City's inventory and into productive uses.

**NOTE:** Commissioner Irish thanked Shani for her presentation.

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

**Exhibits:** October 13, 2020, project background memorandum with enclosures and PowerPoint presentation.

**VOTE 3: Julio Pilier, Development Officer, Neighborhood Housing Development Division**

**Conveyance to Norfolk Design & Construction LLC:** Land with building thereon located at an unnumbered parcel on Rosebery Road and 25 Rosebery Road, Hyde Park.

**Purchase Price: \$200**

Ward: 18  
Parcel Numbers: 03718000 and 03719000  
Square Feet: 9,200 (total)  
Future Use: New Construction – Housing  
Estimated Total Development Cost: \$883,339  
Assessed Value Fiscal Year 2020: \$132,200 (total)  
Appraised Value July 16, 2018: \$202,000 (total)  
DND Program: REMS – Building Sales  
RFP Issuance Date: January 28, 2019

That, having duly advertised its intent to sell to Norfolk Design & Construction LLC, a Massachusetts limited liability company, with an address of 1600 Boston-Providence Highway, Suite 287, Walpole, MA 02081, the land with building thereon located at:

An unnumbered parcel on Rosebery Road, Ward: 18, Parcel: 03718000, Square Feet: 4,600  
25 Rosebery Road, Ward: 18, Parcel: 03719000, Square Feet: 4,600

in the Hyde Park District of the City of Boston containing approximately 9,200 total square feet of land, for two consecutive weeks (July 1, 2019 and July 8, 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 June 12, 2019, and, thereafter, as amended October 14, 2020 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Norfolk Design & Construction LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Norfolk Design & Construction LLC, in consideration of Two Hundred Dollars (\$200).

**NOTE:** Julio Pilier addressed the Commission and provided an overview of the project.

**NOTE:** No questions were raised by Commissioners Mammoli or Irish.

**NOTE:** Commissioner Mammoli stated, “I have no questions. I think last time this came up my only question was [about] the old foundation, which I assume is going to be removed under this project. It looks like a good project.”

**NOTE:** Commissioner Irish stated, “I concur.”

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

**Exhibits:** November 3, 2020, project background memorandum with enclosures and PowerPoint presentation.

**VOTE 4: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division**

**Conveyance to Erica Davis Estates LLC:** Vacant land located at Lot 1 and Lot 2, Ballou Avenue, Dorchester.

**Purchase Price: \$103,500**

Ward: 14  
Parcel Numbers: 03818000 and 03815000  
Square Feet: 6,384 (total)  
Future Use: Yard Space  
Assessed Value Fiscal Year 2020: \$45,300 (total)  
Appraised Value December 8, 2019: \$103,500 (total)  
DND Program: REMS – Land Disposition  
RFP Issuance Date: May 13, 2019

That, having duly advertised its intent to sell to Erica Davis Estates LLC, a Massachusetts limited liability company, with an address of 40 Ballou Avenue, Dorchester, MA 02124, the vacant land located at:

Lot 1, Ballou Avenue, Ward: 14, Parcel: 03818000, Square Feet: 2,992

Lot 2, Ballou Avenue, Ward: 14, Parcel: 03815000, Square Feet: 3,392

in the Dorchester District of the City of Boston containing approximately 6,384 total square feet of land, for two consecutive weeks (April 13, 2020 and April 20, 2020) 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 March 11, 2020, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Erica Davis Estates LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Erica Davis Estates LLC, in consideration of One Hundred Three Thousand Five Hundred Dollars (\$103,500).

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

**NOTE:** No questions were raised by Commissioners Mammoli or Irish.

**NOTE:** Commissioner Mammoli expressed praise for the work undertaken by DND to bring the parcels out of the City's inventory and into productive uses.

**NOTE:** Commissioner Irish expressed praise for the work done by DND on the project and thanked Neriliz for her presentation.

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

**Exhibits:** October 22, 2020, project background memorandum with enclosure and PowerPoint presentation.

**VOTE 5: Kirsten Studlien, Project Manager, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to Norfolk Design & Construction LLC:** Vacant land located at 27-29 Browning Avenue, 29 Bradlee Street, 30 Clarkson Street, 38 Clarkson Street and 42 Georgia Street in Dorchester and Roxbury.

**Purchase Price: \$500**

Wards: 14, 17, 15 and 12

Parcel Numbers: 02155000, 00082000, 01816000, 01814000, and 02508000

Square Feet: 27,565 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$3,490,060

Assessed Value Fiscal Year 2020: \$280,800 (total)

Appraised Value April 15, 2020: \$1,477,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: March 9, 2019

That, having duly advertised a Request for Proposals to develop said properties, Norfolk Design & Construction LLC, a Massachusetts limited liability company, with an address of 1600 Boston-Providence Highway, Suite 287, Walpole, MA 02081, be tentatively designated as developer of the vacant land located at:

27-29 Browning Avenue, Ward: 14, Parcel: 02155000, Square Feet: 4,600

29 Bradlee Street, Ward: 17, Parcel: 00082000, Square Feet: 4,800

30 Clarkson Street, Ward: 15, Parcel: 01816000, Square Feet: 5,388

38 Clarkson Street, Ward: 15, Parcel: 01814000, Square Feet: 5,388

42 Georgia Street, Ward: 12, Parcel: 02508000, Square Feet: 7,389

in the Dorchester and Roxbury Districts of the City of Boston containing approximately 27,565 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 development of these properties; 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 properties to Norfolk Design & Construction LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties 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:** Kirsten Studlien addressed the Commission and provided an overview of the project.

**NOTE:** Commissioner Mammoli stated, “No questions, sounds like a great project!”

**NOTE:** Commissioner Irish stated, “Sorry, but I need to ask you to go back a bit. I froze up and I missed some of the presentation.”

**NOTE:** Kirsten Studlien asked, “What was the last part that you heard?”

**NOTE:** Commissioner Irish stated, “If you shared screen and showed any slides I didn’t get to see any of those.”

**NOTE:** Kirsten Studlien addressed the Commission and provided an overview of the project beginning at the slideshow portion of her presentation.

**NOTE:** Commissioner Irish stated, “Thank you for going over that. No questions, and I’m familiar with the program. It’s a very good program, creating a mix of affordable rental and homeownership units, I wanted to make sure I didn’t miss anything.”

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

**Exhibits:** October 20, 2020, project background memorandum and PowerPoint presentation.

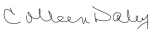
**NOTE:** On a motion duly made and seconded, the meeting was adjourned.

**NOTE:** A recording of this November 18, 2020 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=35671](https://www.cityofboston.gov/cable/video_library.asp?id=35671).

A True Record.

The meeting commenced at 10:20 a.m. and adjourned at 10:42 a.m.

DocuSigned by:



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Colleen Daley, PFC Secretary