

# DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

## Minutes

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

September 15, 2021

### **ATTENDING:**

Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner  
JocCole Burton, 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  
Katherine Jones, Assistant Corporation Counsel, Law Department  
Sheila A. Dillon, Chief and Director, DND  
James McDonough, Senior Staff Attorney, DND  
Rick Wilson, Deputy Director for Administration and Finance, DND (Not Present)  
Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, DND  
Bernard Mayo, Project Manager, Real Estate Management & Sales Division, DND  
Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division, DND  
Jay Lee, Assistant Director for Construction and Design, Neighborhood Housing Development Div., DND  
Anne Conway, Housing Development Officer, Neighborhood Housing Development Division, DND  
Neriliz Llenas, Project Manager, Real Estate Management & Sales Division, DND

Chair Craven called the meeting to order.

The minutes from the meetings of August 18, 2021, for the Public Facilities Department and the Department of Neighborhood Development, were presented to and approved by the Commission.

**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.

**NOTE:** ThyThy Le noted for the record draft meeting minutes from the meetings of August 18, 2021, for the Public Facilities Department and the Department of Neighborhood Development. She then asked for a motion to approve.

**NOTE:** On a motion duly made and seconded, the August 18, 2021 meeting minutes for the Public Facilities Department and the Department of Neighborhood Development were unanimously approved.

**VOTE 1: Bernard Mayo, Project Manager, Real Estate Management & Sales Division**

**Conveyance to Codman Square Health Center, Inc.:** Vacant land located at an unnumbered parcel on Epping Street, Dorchester.

**Purchase Price: \$100**

Ward: 17

Parcel Number: 01287010

Square Feet: 1,316

Future Use: Walkway

Assessed Value Fiscal Year 2021: \$18,400

Appraised Value November 7, 2020: \$20,000

DND Program: REMS – Land Disposition

RFP Issuance Date: February 22, 2021

That, having duly advertised its intent to sell to Codman Square Health Center, Inc., a Massachusetts non-profit corporation, with an address of 637 Washington Street, Dorchester, MA 02124, the vacant land located at an unnumbered parcel on Epping Street (Ward: 17, Parcel: 01287010) in the Dorchester District of the City of Boston containing approximately 1,316 square feet of land, for two consecutive weeks (August 23, 2021 and August 30, 2021) 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 25, 2021 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Codman Square Health Center, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Codman Square Health Center, Inc. in consideration of One Hundred Dollars (\$100).

**NOTE:** Bernard Mayo addressed the Commission and provided an overview of the project.

**NOTE:** No questions were raised by the Commissioners.

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

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

**Exhibits:** August 23, 2021 project background memorandum with enclosure and PowerPoint presentation.

**VOTE 2: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division**

**To Accept and Expend a Grant from the New Commonwealth Racial Equity and Social Justice Fund and The Boston Foundation:** To implement development consulting services and technical assistance.

**Grant Amount: \$50,000**

WHEREAS, the New Commonwealth Racial Equity and Social Justice Fund and The Boston Foundation has awarded a grant to the City of Boston's Department of Neighborhood Development, acting by and through the Public Facilities Commission, in an amount not to exceed Fifty Thousand Dollars (\$50,000) to help implement development consulting services and technical assistance associated with the Blue Hill Avenue Action Plan; and

WHEREAS, the duration of services will be from July 1, 2021 through June 30, 2022; and

WHEREAS, the Public Facilities Commission, by virtue of the authority contained in Section (3)(f)(i) of Chapter 642 of the Acts of 1966 has the power and authority to accept grants, gifts and other aid from the Federal Government or any agency thereof, the Commonwealth or any agency or authority thereof, or any charitable foundation, private corporation or individual, and to expend the same without appropriation; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(ii) of Chapter 642 of the Acts of 1966 has the authority to delegate any of its powers or functions to any other department or officer of the City of Boston and such officer or department is authorized and directed to accept such delegation and exercise the power and perform the function so delegated; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts and instruments necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

NOW, THEREFORE, BE IT VOTED: That the Director of the Department of Neighborhood Development be, and hereby is, authorized to accept the above referenced grant and expend such funds, without further appropriation for the aforementioned purposes.

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

**NOTE:** Colleen Daley informed the Commissioners that Chair Craven was experiencing technical difficulties and asked that they continue without her until resolved.

**NOTE:** Commissioner Burton asked, "Is this a continuation of the presentation of last month, is that correct, or is this separate?"

**NOTE:** Julio Pilier replied, “I’m not sure, which presentation.”

**NOTE:** Commissioner Burton stated, “There were just some details we were waiting on to understand more about the foundation.”

**NOTE:** Julio Pilier replied, “Oh, I think there were some questions around the relationship between The Boston Foundation and the New Commonwealth Racial Equity and Social Justice Fund, but I don’t think this was presented last month. Basically, The Boston Foundation and the New Commonwealth is like a branch of The Boston Foundation, which is actually distributing the funds that we’ve applied for; so, that’s basically their relationship and I think we’ve outlined it a bit better in the memo as well.”<sup>1</sup>

**NOTE:** Commissioner Burton stated, “Thanks for the clarification.”

**NOTE:** Commissioner Mammoli stated, “I think it’s great, always, to accept money.” He then asked, “Did I understand correctly that you applied for \$120,000?”

**NOTE:** Julio Pilier replied, “That’s correct, yes.”

**NOTE:** Commissioner Mammoli stated, “You only received \$50,000.” He then asked, “Is there a difference in the dollar value, is it coming from somewhere else, or are we doing a smaller program based on what money you have available?”

**NOTE:** Julio Pilier replied, “That’s correct, so we’re doing a smaller program. We’re doing a written quote contract process to bring on the consultant rather than an RFP process so it’s just a smaller program, like you said.”

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

**Exhibits:** August 23, 2021 project background memorandum with enclosure.

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

**Conveyance to 405 Washington Street LLC:** Vacant land located at 405 Washington Street, Dorchester.

**Purchase Price: \$100**

Ward: 17

Parcel Number: 00102000

Square Feet: 8,850

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<sup>1</sup> The vote request was introduced and tabled at the August 18, 2021 Public Facilities Commission meeting, but a full presentation was not provided until the September 15, 2021 Public Facilities Commission meeting.

Future Use: New Construction - Housing  
Estimated Total Development Cost: \$6,139,053  
Assessed Value Fiscal Year 2021: \$71,000  
Appraised Value August 25, 2019: \$299,000  
DND Program: Neighborhood Housing  
RFP Issuance Date: July 22, 2019

That, having duly advertised its intent to sell to a nominee comprised of principals of Urbanica, Inc., a Massachusetts corporation, with an address of 429 Melnea Cass Boulevard, Boston, MA 02119, the vacant land located at 405 Washington Street (Ward: 17, Parcel: 00102000) in the Dorchester District of the City of Boston containing approximately 8,850 square feet of land, for two consecutive weeks (June 8, 2020 and June 15, 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 May 13, 2020, as amended June 25, 2021, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to 405 Washington Street LLC, a Massachusetts limited liability company, with an address of 429 Melnea Cass Boulevard, Boston, MA 02119; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to 405 Washington Street LLC in consideration of One Hundred Dollars (\$100).

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

**NOTE:** No questions were raised by the Commissioners.

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

**Exhibits:** August 23, 2021 project background memorandum with enclosures and PowerPoint presentation.

**VOTE 4: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division**

**Conveyance to 120 Hancock Street LLC:** Vacant land located at 120 and 122 Hancock Street, Dorchester.

**Purchase Price: \$200**

Ward: 13  
Parcel Numbers: 01632000 and 01631000  
Square Feet: 13,609 (total)  
Future Use: New Construction - Housing  
Estimated Total Development Cost: \$6,735,050

Assessed Value Fiscal Year 2021: \$363,100 (total)  
Appraised Value August 25, 2019: \$585,000 (total)  
DND Program: Neighborhood Housing  
RFP Issuance Date: January 25, 2019

That, having duly advertised its intent to sell to a nominee comprised of principals of Urbanica, Inc., a Massachusetts corporation, with an address of 429 Melnea Cass Boulevard, Boston, MA 02119, the vacant land located at:

120 Hancock Street, Ward: 13, Parcel: 01632000, Square Feet: 5,884

122 Hancock Street, Ward: 13, Parcel: 01631000, Square Feet: 7,725

(Ward: 13, Parcels: 01632000 and 01631000) in the Dorchester District of the City of Boston containing approximately 13,609 square feet of land, for two consecutive weeks (September 6, 2021 and September 13, 2021) 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 10, 2020, as amended June 25, 2021, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to 120 Hancock Street LLC, a Massachusetts limited liability company, with an address of 429 Melnea Cass Boulevard, Boston, MA 02119; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to 120 Hancock Street LLC in consideration of Two Hundred Dollars (\$200).

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

**NOTE:** Chair Craven thanked Julio for his presentation. She then asked if there were any questions from the Commissioners. No questions were raised.

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

**Exhibits:** August 23, 2021 project background memorandum with enclosures and PowerPoint presentation.

**VOTE 5: Jay A. Lee, Assistant Director of Construction and Design, Neighborhood Housing Development Division**

**Amendment to the Accept and Expend vote of September 16, 2020 to increase the grant amount from the Enterprise Community Partners, Inc. and to extend the grant period from 24 to 27 months:** The grant will be utilized to hire an architectural fellow as a full-time employee for the duration of the grant period. The fellow will work as a member of the Design Staff within the Neighborhood Housing Development Division.

**Amended Grant Amount: \$151,640**

That the vote of this Commission at its meeting of September 16, 2020, regarding a grant award to the City of Boston's Department of Neighborhood Development from Enterprise Community Partners, Inc.;

be, and hereby is amended as follows:

By deleting the words and figures: "One Hundred Thirty-Six Thousand Dollars (\$136,000)" and substituting in place thereof the following words and figures: "One Hundred Fifty-One Thousand Six Hundred Forty Dollars (\$151,640)" wherever such may appear; and

Also, by deleting the word and figures: "October 1, 2022" and substituting in place thereof the following word and figures: "December 31, 2022" wherever such may appear.

**NOTE:** Jessica Boatwright, Deputy Director for the Neighborhood Housing Development Division addressed the Commission and provided an overview of the project in Jay Lee's stead.

**NOTE:** Jessica Boatwright addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven thanked Jessica for her presentation. She then asked if there were any questions from the Commissioners. No questions were raised.

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

**Exhibits:** August 19, 2021 project background memorandum with enclosures.

**VOTE 6: Anne Conway, Housing Development Officer, Neighborhood Housing Development Division**

**Conveyance to Norfolk Design & Construction LLC:** Vacant land located at 14-14A, 15-15A and 17 Holborn Street, Roxbury/Dorchester.

**Purchase Price: \$300**

Ward: 12  
Parcel Numbers: 02844000, 02810000, and 02811000  
Square Feet: 16,627 (total)  
Future Use: New Construction - Housing  
Estimated Total Development Cost: \$2,500,917  
Assessed Value Fiscal Year 2021: \$223,100 (total)  
Appraised Value July 10, 2020: \$1,200,000 (total)  
DND Program: Neighborhood Housing  
RFP Issuance Date: March 9, 2020

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 vacant land located at:

14-14A Holborn Street, Ward: 12, Parcel: 02844000, Square Feet: 4,905

15-15A Holborn Street, Ward: 12, Parcel: 02810000, Square Feet: 7,346

17 Holborn Street, Ward: 12, Parcel: 02811000, Square Feet: 4,376

in the Roxbury/Dorchester District of the City of Boston containing approximately 16,627 total square feet of land, for two consecutive weeks (October 12, 2020 and October 19, 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 September 16, 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 Three Hundred Dollars (\$300).

**NOTE:** Anne Conway addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven thanked Anne for her presentation. She then asked if there were any questions or comments from the Commissioners. No questions were raised.

**NOTE:** Commissioner Mammoli stated, "I just want to thank DND, Chief Dillon and your staff. It's great, especially during COVID, too – to get from RFP to conveyance in less than a year, things are moving quickly. I just wanted to compliment everyone and staff on getting it done."

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

**Exhibits:** August 12, 2021 project background memorandum with enclosure and PowerPoint presentation.

**VOTE 7: Anne Conway, Housing Development Officer, Neighborhood Housing Development Division**

**Conveyance to BPCR – Mt. Bowdoin, LLC:** Vacant land located at 81 Bowdoin Avenue, 27 Mallon Road, 20, 24 and 39-41 Mt. Bowdoin Terrace, 29 and 154 Rosseter Street, Dorchester.

**Purchase Price: \$700**



Ward: 14

Parcel Numbers: 01165000, 01230000, 01285000, 01283000, 01250000, 01261000, and 01424000

Square Feet: 39,504 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$5,221,513

Assessed Value Fiscal Year 2021: \$705,500 (total)

Appraised Value February 2, 2020: \$1,570,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: September 3, 2019

That, having duly advertised its intent to sell to The Boston Partnership for Community Reinvestment, LLC, a Massachusetts limited liability company, with an address of 55 Bent Street, Cambridge, MA 02141, the vacant land located at:

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

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

20 Mt. Bowdoin Terrace, Ward: 14, Parcel: 01285000, Square Feet: 8,477

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

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

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

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

in the Dorchester District of the City of Boston containing approximately 39,504 total square feet of land, for two consecutive weeks (July 6, 2020 and July 13, 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 June 10, 2020, as amended May 12, 2021, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to BPCR – Mt. Bowdoin, LLC<sup>2</sup>; and

**FURTHER VOTED:** the Director be, and hereby is, authorized to deliver an instrument conveying said properties to BPCR – Mt. Bowdoin, LLC in consideration of Seven Hundred Dollars (\$700).

**NOTE:** Anne Conway addressed the Commission and provided an overview of the project.

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<sup>2</sup> BPCR – Mt. Bowdoin, LLC is a Massachusetts limited liability company formed on April 8, 2020, pursuant to G.L. Chapter 156C Section 12, by The Boston Partnership for Community Reinvestment, LLC which was tentatively designated by the PFC at its meeting on June 10, 2020.

**NOTE:** Chair Craven thanked Anne for her presentation. She then asked if there were any questions from the Commissioners. No questions were raised.

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

**Exhibits:** August 11, 2021 project background memorandum with enclosures and PowerPoint presentation.

**VOTE 8: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division**

**Conveyance to Margaret Gosman:** Vacant land located at 1 Wakullah Street, Roxbury.

**Purchase Price: \$26,000**

Ward: 12  
Parcel Number: 00656000  
Square Feet: 2,618  
Future Use: Side Yard  
Assessed Value Fiscal Year 2021: \$29,500  
Appraised Value September 20, 2020: \$26,000  
DND Program: REMS – Land Disposition  
RFP Issuance Date: February 16, 2021

That, having duly advertised its intent to sell to Margaret Gosman, an individual, with an address of 3-5 Wakullah Street, Roxbury, MA 02119, the vacant land located at 1 Wakullah Street (Ward: 12, Parcel: 00656000) in the Roxbury District of the City of Boston containing approximately 2,618 square feet of land, for two consecutive weeks (August 9, 2021 and August 16, 2021) 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 25, 2021 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Margaret Gosman; and

**FURTHER VOTED:** the Director be, and hereby is, authorized to deliver an instrument conveying said property to Margaret Gosman in consideration of Twenty-Six Thousand Dollars (\$26,000).

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

**NOTE:** Chair Craven thanked Neriliz for her presentation. She then asked if there were any questions from the Commissioners. No questions were raised.

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

**Exhibits:** August 11, 2021 project background memorandum with enclosure and PowerPoint presentation.

**VOTE 9: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division**

**Tentative Developer Designation and Intent to Sell to Joao P. DaSilva:** Vacant land located at an unnumbered parcel on Clifton Street, Roxbury.

**Purchase Price: \$5,000**

Ward: 08

Parcel Number: 00300000

Square Feet: 500

Future Use: Side Yard

Assessed Value Fiscal Year 2021: \$4,200

Appraised Value November 21, 2020: \$5,000

DND Program: REMS – Land disposition

RFP Issuance Date: June 22, 2021

That, having duly advertised a Request for Proposals to develop said property, Joao P. DaSilva, an individual, with an address of 12 Mount Cushing Terrace, Dorchester, MA 02125, be tentatively designated as developer of the vacant land located at an unnumbered parcel on Clifton Street (Ward: 08, Parcel Number: 00300000) in the Roxbury District of the City of Boston containing approximately 500 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 Joao P. DaSilva;

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

**NOTE:** Chair Craven thanked Neriliz for her presentation. She then asked if there were any questions from the Commissioners. No questions were raised.

**NOTE:** Commissioner Mammoli expressed praise for the work undertaken by DND to bring the long-underutilized property out of the City's inventory and into productive use.

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

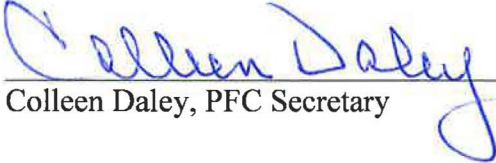
**Exhibits:** August 11, 2021 project background memorandum and PowerPoint presentation.

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

**NOTE:** A recording of this September 15, 2021 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=35904](https://www.cityofboston.gov/cable/video_library.asp?id=35904).

A True Record.

The meeting commenced at 10:02 a.m. and adjourned at 10:38 a.m.

  
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Colleen Daley, PFC Secretary