

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

November 14, 2018

ATTENDING:

Katherine P. Craven, Chair (Not Present)
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner
Angela D. Atchue, Senior Legal Officer, PFC/PFD
Colleen M. Daley, PFC Secretary
Catherine P. Pendleton, Articled Clerk, PFC/PFD
Henry C. Luthin, First Assistant Corporation Counsel, Law Department (Not Present)
Thythy Le, Assistant Corporation Counsel, Law Department (Not Present)
Sheila A. Dillon, Chief and Director
James McDonough, Senior Staff Attorney
Rick Wilson, Deputy Director of Finance (Not Present)
Philip Sweeney, Operations Manager, Administration and Finance
Jessica Boatright, Deputy Director, Neighborhood Housing Development Division (Not Present)
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
Jonathan Spillane, Development Officer, Neighborhood Housing Development Division
John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division

Commissioner Mammoli called the meeting to order.

The minutes from the meeting of October 24, 2018 were presented to and approved by Commissioners Mammoli and Irish.

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

Conveyance to Cambridge Street Realty, LLC: Vacant land located at Humphreys Place, Dorchester, Massachusetts.

Purchase Price: \$2,500

Ward: 07
Parcel Number: 03670000
Square Feet: 330
Future Use: Side Yard
Assessed Value Fiscal Year 2018: \$1,300
Appraised Value March 12, 2018: \$2,500

DND Program: REMS – Land Disposition
RFP Issuance Date: June 11, 2018

That having duly advertised its intent to sell to Cambridge Street Realty, LLC, a Massachusetts limited liability company, with an address of 572 Freeport Street, Unit A, Dorchester, MA 02122, the vacant land located at Humphreys Place (Ward: 07, Parcel: 03670000), in the Dorchester District of the City of Boston containing approximately 330 square feet of land, for two consecutive weeks (October 8, 2018 and October 15, 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 September 19, 2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Cambridge Street Realty, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Cambridge Street Realty, LLC, in consideration of Two Thousand Five Hundred Dollars (\$2,500).

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

NOTE: Commissioner Mammoli expressed praise for DND’s work to get the property out of the City’s inventory and into productive uses for the appraised value.

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

Exhibits: October 17, 2018, project background memorandum with enclosure and PowerPoint presentation.

VOTE 2: Neriliz Llenas, Project Manager, Real Estate Management and Sales Division

Conveyance to Michelle Fornabai: Vacant land located at 310 Warren Street, Roxbury, Massachusetts.

Purchase Price: \$30,000

Ward: 12
Parcel Number: 00777000
Square Feet: 1,923
Future Use: Landscape Space
Assessed Value Fiscal Year 2018: \$14,700
Appraised Value March 12, 2018: \$15,000
DND Program: REMS - Land Disposition
RFP Issuance Date: June 11, 2018

That having duly advertised its intent to sell to Michelle Fornabai, an individual, with an address of 324 Warren Street, Roxbury, MA 02119, the vacant land located at 310 Warren Street (Ward: 12, Parcel: 00777000), in the Roxbury District of the City of Boston containing approximately 1,923 square feet of land, for two consecutive weeks (October 8, 2018 and October 15, 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 September 19,

2018 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Michelle Fornabai; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Michelle Fornabai, in consideration of Thirty Thousand Dollars (\$30,000).

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

NOTE: Commissioner Irish expressed praise for the work done by DND on the project.

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

Exhibits: October 17, 2018, project background memorandum with enclosure and PowerPoint presentation.

VOTE 3: Neriliz Llenas, Project Manager, Real Estate Management and Sales Division

Tentative Developer Designation and Intent to Sell to C. Pizzano & Son, Inc.: Vacant land located at 6 and 8 Fairbury Street, Dorchester, Massachusetts.

Purchase Price: \$27,050

Ward: 13

Parcel Numbers: 00404000 and 00403000

Square Feet: 2,116 (total)

Future Use: Commercial

Assessed Value Fiscal Year 2018: \$20,900 (total)

Appraised Value March 12, 2018: \$21,000 (total)

DND Program: REMS – Land Disposition

RFP Issuance Date: June 11, 2018

That, having duly advertised a Request for Proposals to develop said properties C. Pizzano & Son, Inc., a Massachusetts corporation, with an address of 286 Columbus Avenue, Boston, MA 02116 be tentatively designated as developer of the vacant land located at 6 and 8 Fairbury Street (Ward: 13, Parcels: 00404000 and 00403000), in the Dorchester District of the City of Boston containing approximately 2,116 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 parcels; 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 C. Pizzano & Son, Inc.;

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

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

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

Exhibits: September 24, 2018, project background memorandum and PowerPoint presentation.

VOTE 4: Jonathan Spillane, Housing Development Officer, Neighborhood Housing Development Division

Amendment to the Vote of December 13, 2017 to extend the Tentative Designation and Intent to Sell period from 12 to 16 months to Terrace Bravo, LLC: Vacant land located at 40-42 Terrace Street and 132 Terrace Street, Roxbury, Massachusetts.

Time Extension

- 1) TD – 12/13/2017 through 12/13/2018 = 12 months
- 2) TD extension for an additional 4 months 12/13/2018 through 04/13/2019 = 16 months
TD total time is 16 months

Ward: 10

Parcel Numbers: 00387000 and 00367000

Square Feet: 4,090 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$4,960,292

Assessed Value Fiscal Year 2017: \$81,700 (total)

Appraised Value February 6, 2017: \$81,820 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: March 17, 2017

That the vote of this Commission at its meeting on December 13, 2017 regarding the tentative designation and intent to sell the vacant land located at 40-42 Terrace Street and 132 Terrace Street (Ward: 10, Parcels: 00387000 and 00367000), in the Roxbury District of the City of Boston containing approximately 4,090 total square feet of land, to Terrace Bravo, LLC, a Massachusetts limited liability company, with an address of 1683 Cambridge Street, Cambridge, MA 02138;

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: “16 months”; wherever such may appear.

NOTE: Jonathan Spillane addressed the Commission and provided an overview of the project.

NOTE: Commissioner Irish expressed praise for the project’s receipt of Zoning Board of Appeal (ZBA) approval. He then expressed praise for the extensive community outreach and complimented the work done by DND.

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

Exhibits: October 16, 2018, project background memorandum with enclosures and PowerPoint presentation.

NOTE: The November 14, 2018 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=26945.

A True Record.

The meeting commenced at 9:43 a.m. and adjourned at 9:54 a.m.



Colleen Daley, PFC Secretary