

**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

June 21, 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, (Not Present)  
Henry C. Luthin, First Assistant Corporation Counsel, Law Department  
David Zuares, Assistant Corporation Counsel, Law Department, (Not Present)  
Sheila A. Dillon, Chief and Director  
James McDonough, Senior Staff Attorney  
Rick Wilson, Deputy Director of Finance  
Philip Sweeney, Operations Manager, Administration and Finance  
Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development  
James Smith, Senior Environmental Compliance Manager, Real Estate and Management Sales  
Christopher Rooney, Project Manager, Real Estate & Management Sales  
Christine McCrorey, Senior Program Manager, Boston Home Center  
Donald Wright, Deputy Director, Real Estate and Management Sales  
John Feuerbach, Senior Development Officer, Neighborhood Housing Development

Chair Craven called the meeting to order.

The minutes from the meeting of May 17, 2017 were presented to and approved by the Commissioners.

**VOTE 1: Ryan Lundergan, Housing Development Officer, Neighborhood Housing Development**

**Tentative Developer Designation and Intent to Sell to DREAM Development, LLC:** Vacant land located at 24 Westminster Avenue, Roxbury, Massachusetts.

**Purchase Price: \$115,000**

Ward: 11  
Parcel Number: 01703000  
Square Feet: 10,077  
Future Use: New Construction - Housing  
Estimated Total Development Cost: \$2,550,313

Assessed Value Fiscal Year 2017: \$155,600

Appraised Value June 27, 2016: \$115,000

DND Program: Neighborhood Housing

RFP Issuance Date: November 2, 2016

That, having duly advertised a Request for Proposals to develop said property, DREAM Development, LLC, a Massachusetts limited liability company, located at 236 Huntington Avenue, Suite 303, Boston, MA 02115 be tentatively designated as developer of the vacant land located at 24 Westminster Avenue (Ward 11, Parcel Number 01703000) in the Roxbury District of the City of Boston containing approximately 10,077 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 parcel; 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 DREAM Development, LLC;

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:** Ryan Lundergan addressed the Commission.

**NOTE:** Chair Craven asked, "Are there any questions from the Commissioners?"

**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; Map and Elevation Plan.

**VOTE 2: James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales**

**Conveyance to KCON Realty Trust:** Vacant land located at Tenean Street, Dorchester, Massachusetts.

**Purchase Price: \$71,150**

Ward: 16

Parcel Number: 02570000

Square Feet: 3,190

Future Use: Off Street Parking

Assessed Value Fiscal Year 2017: \$33,500

Appraised Values: May 24, 2016 (\$64,000) and March 7, 2017 (\$67,000)

DND Program: REMS Land Disposition  
RFP Issuance Date: December 19, 2016

That having duly advertised its intent to sell to KCON Realty Trust, a realty trust, with an address of 15 Banton Street, Dorchester, MA 02124, the vacant land located at Tenean Street, in the Dorchester District of the City of Boston containing approximately 3,190 square feet of land, for two consecutive weeks (May 8, 2017 and May 15, 2017) 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 April 14, 2017, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to KCON Realty Trust; and

**FURTHER VOTED:** the Director be, and hereby is, authorized to deliver an instrument conveying said property to KCON Realty Trust in consideration of Seventy One Thousand One Hundred Fifty Dollars (\$71,150).

**NOTE:** James Smith addressed the Commission.

**NOTE:** Chair Craven asked, “Are there any questions from the Commissioners?”

**NOTE:** Commissioners Mammoli and Irish replied had no questions.

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

**Exhibits:** Conveyance Project Background Memorandum; Tentative Developer Designation Project Background Memorandum; Zoning Map; Assessor’s Map; Aerial Photo and Site Photo.

**VOTE 3: Christopher Rooney, Project Manager, Real Estate Management and Sales**

**Conveyance to Habitat for Humanity Greater Boston, Inc.:** Vacant land located at 9 Balina Place and 175-177 Norfolk Street, Dorchester, Massachusetts.

**Purchase Price: \$56,100**

Ward: 17  
Parcel Numbers: 01612000 and 01611000  
Square Feet: 7,473  
Future Use: New Construction - Housing  
Estimated Total Development Cost: \$1,145,300  
Assessed Value Fiscal Year 2017: \$199,200  
Appraised Value May 11, 2016: \$125,000  
DND Program: REMS Land Disposition  
RFP Issuance Date: March 21, 2016

That having duly advertised its intent to sell to Habitat for Humanity Greater Boston, Inc., a Massachusetts non-profit corporation, with an address of 240 Commercial Street, Boston, MA 02109, the vacant land located at:

Address: 9 Balina Place, Ward: 17, Parcel: 01612000, Square Feet: 2,743

Address: 175-177 Norfolk Street, Ward: 17, Parcel: 01611000, Square Feet: 4,730

in the Dorchester District of the City of Boston containing approximately 7,473 total square feet of land, for two consecutive weeks (October 3, 2016 and October 10, 2016) 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 14, 2016, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Habitat for Humanity Greater Boston, Inc.; and

**FURTHER VOTED:** the Director be, and hereby is, authorized to deliver an instrument conveying said property to Habitat for Humanity Greater Boston, Inc. in consideration of Fifty Six Thousand One Hundred Dollars (\$56,100).

**NOTE:** Christopher Rooney addressed the Commission and responded to their questions.

**NOTE:** Commissioner Mammoli asked, "How long has the City had these parcels vacant?"

**NOTE:** Christopher Rooney replied, "That information is in the tentative developer designation project background memo. I don't know off the top of my head."

**NOTE:** Upon review, this information was not in the tentative developer designation project background memorandum. Therefore, the PM provided the answer via a supplemental memorandum, which is enclosed with the meeting minutes as an exhibit.

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

**Exhibits:** Conveyance Project background memorandum, tentative developer designation project background memorandum, site map, photo, elevation and site plan.

**VOTE 4: Christine McCrorey, Senior Program Manager, Boston Home Center**

**To Accept and Expend a grant from the Commonwealth of Massachusetts:** To implement foreclosure prevention counseling services.

**Grant Amount: \$90,321.43**

WHEREAS, the Commonwealth of Massachusetts Division of Banks 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 Ninety Thousand Three Hundred Twenty One and Forty Three Cents (\$90,321.43) to implement foreclosure prevention counseling services; and

WHEREAS, the duration of services will be through December 31, 2017; 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:** Christine McCrorey addressed the Commission.

**NOTE:** Commissioner Irish stated, "No questions. You did a great job explaining the details of the program and the services provided. Therefore, you've answered my questions."

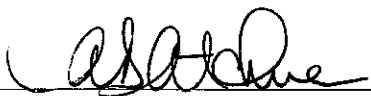
**NOTE:** On a motion duly made and seconded, the vote was unanimously approved.

**Exhibits:** Project Background Memorandum.

**NOTE:** The June 21, 2017 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=21255](https://www.cityofboston.gov/cable/video_library.asp?id=21255)

A True Record.

The meeting commenced at 10:04 a.m. and adjourned at 10:18 a.m.

  
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Angela Atchue, Acting PFC Secretary