

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

November 13, 2019

ATTENDING:

Katherine P. Craven, Chair (Not Present)
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner
Angela D. Atchue, Legal Advisor PFC/PFD, Law Department
Colleen M. Daley, PFC Secretary
Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department
Henry C. Luthin, First Assistant Corporation Counsel, Law Department (Not Present)
Sean Chen, Assistant Corporation Counsel, Law Department
Kellie Duffy, Intern PFC/PFD, Law Department
Sheila A. Dillon, Chief and Director, DND
Marcy Ostberg, Director of Operations, DND (Not Present)
Alexander Sturke, Director of Communications, Marketing, DND
James McDonough, Senior Staff Attorney, DND
Rick Wilson, Deputy Director of Finance, DND (Not Present)
Philip Sweeney, Operations Manager, Administration and Finance, DND
Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, DND
Donald Wright, Deputy Director, Real Estate Management and Sales, DND
William Epperson, Assistant Director, Real Estate Management and Sales, DND
Shani Fletcher, Development Officer, Real Estate Management and Sales, DND
Kelly Shay, Senior Development Officer, Neighborhood Housing Development Division, DND
Charlie Adams, Regional Vice President, Pennrose
Karmen Cheung, Associate Developer, Pennrose
Aileen Montour, President, LGBTQ Senior Housing Inc.
Kathy Seaman, Pennrose
Dorothea Keeling, Clerk, LGBTQ Senior Housing Inc.
Lisa Krinsky, Director, LGBTQ Senior Housing Inc.
Robert Linscott, Director, LGBTQ Senior Housing Inc.
Philippe Saad, Director, LGBTQ Senior Housing Inc.
Gretchen Van Ness, Director, LGBTQ Senior Housing Inc.

Commissioner Mammoli called the meeting to order.

The minutes from the meetings of October 30, 2019, for the Public Facilities Department and the Department of Neighborhood Development, were presented to and approved by Commissioners Mammoli and Irish.

VOTE 1: Shani Fletcher, Development Officer, Real Estate Management & Sales Division

Tentative Developer Designation and Intent to Sell to Boston Food Forest Coalition, Inc.:
Vacant land located at 424-428A Geneva Avenue, Dorchester, Massachusetts.

Purchase Price: \$100

Ward: 15
Parcel Number: 00673000
Square Feet: 3,002
Future Use: Garden
Estimated Total Development Cost: \$150,872
Assessed Value Fiscal Year 2019: \$36,300
Appraised Value September 8, 2019: \$45,000
DND Program: GrassRoots
RFP Issuance Date: July 22, 2019

That, having duly advertised a Request for Proposals to develop said property, Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of 23 Egleston Street, Jamaica Plain, MA 02130, be tentatively designated as developer of the vacant land located at 424-428A Geneva Avenue (Ward: 15, Parcel: 00673000) in the Dorchester District of the City of Boston containing approximately 3,002 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 Boston Food Forest Coalition, Inc.;

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: Shani Fletcher 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 by Commissioners Mammoli and Irish.

Exhibits: November 1, 2019, project background memorandum and PowerPoint presentation.

VOTE 2: Kelly Shay, Senior Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to a nominee comprised of principals of Pennrose Holdings, LLC and LGBTQ Senior Housing Inc.: Land with building thereon located at 15 Everett Street, Hyde Park, Massachusetts.

Purchase Price: \$100

Ward: 18
Parcel Number: 08963000
Square Feet: 73,586
Future Use: Rehabilitation Housing
Estimated Total Development Cost: \$32,997,337
Assessed Value Fiscal Year 2019: \$13,974,000
Appraised Value May 23, 2019: \$4,200,000
DND Program: Neighborhood Housing
RFP Issuance Date: June 17, 2019

That, having duly advertised a Request for Proposals to develop said property, a nominee comprised of principals¹ of Pennrose Holdings, LLC, a Pennsylvania limited liability company with an address of 230 Wyoming Avenue, Kingston, PA 18704, and LGBTQ Senior Housing Inc., a Massachusetts non-profit corporation with an address of 16 Liszt Street, Roslindale, MA 02131, be tentatively designated as developer of the land with building thereon located at 15 Everett Street (Ward: 18, Parcel: 08963000) in the Hyde Park District of the City of Boston containing approximately 73,586 square feet of land, for the period of 24 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 a nominee comprised of principals of Pennrose Holdings, LLC and LGBTQ Senior Housing Inc.;

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: Kelly Shay addressed the Commission and provided an overview of the project.

¹ The nominee is to be a newly formed Massachusetts entity. DND shall not bring a future vote for conveyance of the property before the PFC without evidence of the nominee being registered and in good standing with the Massachusetts Secretary of State and, also, providing a complete and current property affidavit (i.e. LOOPS form) for the nominee.

NOTE: Commissioner Mammoli clarified for the record that the appraised value, which was done recently, is at \$4.2 million dollars and the assessed value is at \$13 million dollars. Therefore, he concluded, “This project is really valued at \$4.2 million, for the land, not \$13 million.”

NOTE: Kelly Shay expressed agreement with Commissioner Mammoli’s statement.

NOTE: Commissioner Irish expressed praise for the diligent and dedicated work undertaken by DND on the project. Additionally, he expressed appreciation for the affordable senior housing opportunities being created and high regard for the historic preservation component.

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

Exhibits: November 1, 2019, project background memorandum and PowerPoint presentation.

NOTE: The November 13, 2019 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=31401.

A True Record.

The meeting commenced at 9:54 a.m. and adjourned at 10:02 a.m.



Colleen Daley, PFC Secretary