

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

September 22, 2017

ATTENDING:

Katherine P. Craven, Chair, (Not Present)
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner
Angela D. Atchue, Senior Legal Officer
Colleen M. Daley, PFC Secretary
Henry C. Luthin, First Assistant Corporation Counsel, Law Department, (Not Present)
David Zuares, Assistant Corporation Counsel, Law Department, (Not Present)
Sheila A. Dillon, Chief and Director, (Not Present)
Devin Quirk, Director of Operations, (Not Present)
James McDonough, Senior Staff Attorney
Rick Wilson, Deputy Director of Finance
Philip Sweeney, Operations Manager, Administration and Finance
Beverly Estes-Smargiassi, Assistant Director, Neighborhood Housing Development
Chris Rooney, Project Manager, Real Estate Management and Sales
Christine O'Keefe, Senior Housing Development Officer, Neighborhood Housing Development
Donald Wright, Deputy Director, Real Estate and Management Sales
William Epperson, Senior Project Manager
Margo Cramer, Fellow, Harvard University

Commissioner Mammoli called the meeting to order.

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

VOTE 1: Beverly Estes-Smargiassi, Assistant Director, Neighborhood Housing Development

Accept and Expend a grant from the Boston Housing Authority (BHA): To implement the neighborhood strategy of the Whittier Transformation Plan.

Grant Amount: \$4,300,000

WHEREAS, the Boston Housing Authority (BHA) 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 \$4,300,000 to be the lead on the neighborhood

component of the grant, which encompasses homeownership programs, streetscape improvements, public safety measures, Wi-Fi installation, storefront improvements and other initiatives. These initiatives will be administered by a variety of City departments with DND in a coordinating role; and

WHEREAS, the duration will be from December 12, 2016 through September 30, 2023; 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: Angela Atchue noted for the record that Commissioner Irish is in an uncompensated, volunteer position as a board member of the Madison Park Development Corporation. He has had no involvement in the matters noted in the vote request, nor received any requests from anyone to vote in a particular fashion. Furthermore, Angela Atchue noted that Commissioner Irish has not engaged nor participated in the matter being presented to the Commission. **See the September 22, 2017 disclosure memorandum from Commissioner Irish attached hereto.**

NOTE: Angela Atchue then asked Commissioner Irish if there was anything to his knowledge that would prevent him from discussing or voting on the matter at hand.

NOTE: Commissioner Irish replied, "No."

NOTE: Angela Atchue advised that Commissioner Irish and Commissioner Mammoli have no conflicts of interest, nor appearances of the same, and they are able to participate in the discussion and vote on the matter being presented.

NOTE: Commissioner Irish replied, "The information you presented is accurate and correct."

NOTE: Beverly Estes-Smargiassi addressed the Commission.

NOTE: Commissioner Mammoli stated, “I have no questions.”

NOTE: Commissioner Irish asked, “Wil the \$4.3 million dollars be able to leverage \$18 million dollars of additional funding?”

NOTE: Beverly Estes-Smargiassi replied, “Yes, that is correct.”

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

Exhibits: Project background memorandum, Whittier Choice Neighborhood Initiative budget break down and copy of PowerPoint presentation.

VOTE 2: Christopher Rooney, Project Manager, Real Estate Management and Sales

Amendment to the vote of October 5, 2016 to extend the Tentative Designation and Intent to Sell period from 12 to 24 months to Vietnamese American Initiative for Development, Inc.: Vacant land located at 191 Bowdoin Street, Dorchester, Massachusetts.

Time Extension

- 1) TD – 10/05/2016 through 10/05/2017 = 12 months
- 2) TD for an additional 12 months 10/05/2017 through 10/05/2018 = 24 months

Ward: 15
Parcel Number: 01294000
Square Feet: 10,778
Future Use: Mixed use
Estimated Total Development Cost: \$18,386,552
Assessed Value Fiscal Year 2016: \$178,500
Appraised Value June 8, 2015: \$185,000
DND Program: REMS Land Disposition
RFP Issuance Date: January 18, 2016

That the vote of this Commission at its meeting on October 5, 2016 regarding the tentative designation and intent to sell the vacant land located at 191 Bowdoin Street (Ward 15, Parcel Number 01294000) in the Dorchester District of the City of Boston containing approximately 10,778 square feet of land, to Vietnamese American Initiative for Development, Inc., a Massachusetts non-profit corporation, with an address of 42 Charles Street, Suite E, Dorchester, MA 02122;

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: “24 months” wherever such may appear.

NOTE: Chris Rooney addressed the Commission.

NOTE: Commissioner Mammoli asked, “Will DND be managing the snow removal and maintaining the property for the upcoming winter season?”

NOTE: Chris Rooney replied, “Yes. Also, Viet-AID received Article 80 approval from the Boston Planning Development Agency (BPDA); however, the project requires funding from the Massachusetts Department of Housing and Community Development (DHCD). The next round of applications is expected to be announced February 2018 with award notices expected in June 2018. DND anticipates coming back [to the PFC] for a conveyance vote [request] in twelve months or less.”

NOTE: Commissioner Irish stated, “I’m very familiar with this particular property. I’m going back to my Inspectional Services Department (ISD) days, about twenty years ago.”

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

Exhibits: Project background memorandum and copy of PowerPoint presentation.

Project background memorandum for amendment one, project background memorandum for tentative developer designation (October 5, 2016 PFC meeting) and a copy of the PowerPoint presentation.

VOTE 3: Christine O’Keefe, Senior Housing Development Officer, Neighborhood Housing Development

Tentative Developer Designation and Intent to Sell to Magnolia-Woodford-Ceylon Joint Venture, LLC: Vacant land located at various parcels in Dorchester, Massachusetts.

Purchase Price: \$36,129

Ward: 13
Parcel Numbers: Various
Square Feet: 25,647 (total)
Future Use: New Construction - Housing
Assessed Value Fiscal Year 2017: \$421,300 (total)
Appraised Values: April 26, 2016: \$565,000 (total)
DND Program: Neighborhood Homes Initiative
RFP Issuance Date: May 31, 2017

That, having duly advertised a Request for Proposals to develop said properties, Magnolia-Woodford-Ceylon Joint Venture, LLC, a Massachusetts limited liability corporation, with an address of 58 Union Street, Brighton, MA 02135 be tentatively designated as developer of the vacant land located at:

98 Magnolia Street, Ward: 13, Parcel: 01155000 Square Feet: 7,200

100 Magnolia Street, Ward: 13, Parcel: 01154000, Square Feet: 3,600

164 Magnolia Street, Ward: 13, Parcel: 01178000, Square Feet: 4,341

7-9 Ceylon Street, Ward: 13, Parcel: 01182000, Square Feet: 6,250

170 Magnolia Street, Ward: 13, Parcel: 01196000, Square Feet: 4,256

in the Dorchester District of the City of Boston containing approximately 25,647 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 property to Magnolia-Woodford-Ceylon Joint Venture, 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: Angela Atchue noted for the record, “Vote three (3) and vote four (4) are being presented by Christine O’Keefe. Both votes concern the same public process and community meetings. If it’s agreeable with the Commissioners, both votes will be presented at the same time and each vote will have a separate roll call.”

NOTE: Commissioner Mammoli and Commissioner Irish expressed agreement with the proposed vote presentation request.

NOTE: Christine O’Keefe addressed the Commission.

NOTE: Commissioner Mammoli stated, “I want to compliment the department on taking properties that have been vacant and putting such back to productive uses. DND is doing a great job with this.”

NOTE: Commissioner Irish asked, “Can you please explain the affordability for this project?”

NOTE: Christine O’Keefe replied, “This project is part of the Neighborhood Homes Initiative Program (NHI), which is usually 1/3 moderate affordable at 80% of area median income (AMI), 1/3 middle affordable at 100% AMI and 1/3 market rate. DND will be selling homes to homebuyers at or below 80% and 100% of AMI and some market rate units as well. There are four (4) rental opportunities in the two-family design buildings. These will be restricted to tenants at or below 80% of the AMI.”

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

Exhibits: Project background memorandum and copy of PowerPoint presentation.

VOTE 4: Christine O’Keefe, Senior Housing Development Officer, Neighborhood Housing Development

Tentative Developer Designation and Intent to Sell to Magnolia-Woodford-Ceylon Joint Venture, LLC: Vacant land located at various parcels in Dorchester, Massachusetts.

Purchase Price: \$38,861

Ward: 13
Parcel Numbers: Various
Square Feet: 18,231 (total)
Future Use: New Construction - Housing
Assessed Value Fiscal Year 2017: \$236,7000 (total)
Appraised Values: April 26, 2016: \$450,000 (total)
DND Program: Neighborhood Homes Initiative
RFP Issuance Date: May 31, 2017

That, having duly advertised a Request for Proposals to develop said properties, Magnolia-Woodford-Ceylon Joint Venture, LLC, a Massachusetts limited liability corporation, with an address of 58 Union Street, Brighton, MA 02135 be tentatively designated as developer of the vacant land located at:

8 Woodford Street, Ward: 13, Parcel: 00263000 Square Feet: 2,212

Magnolia Street, Ward: 13, Parcel: 00254000, Square Feet: 1,068

21 Magnolia Street, Ward: 13, Parcel: 00252000, Square Feet: 2,582

23 Magnolia Street, Ward: 13, Parcel: 00253000, Square Feet: 2,700

7 Half Moon Street, Ward: 13, Parcel: 01038000, Square Feet: 5,183

4 Chamblet Street, Ward: 13, Parcel: 00988000, Square Feet: 4,486

in the Dorchester District of the City of Boston containing approximately 18,231 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 property to Magnolia-Woodford-Ceylon Joint Venture, 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: Christine O’Keefe addressed the Commission as noted in the preceding meeting minutes for vote number four (4).

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

Exhibits: Project background memorandum and copy of PowerPoint presentation.

NOTE: The September 22, 2017 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=23398.

A True Record.

The meeting commenced at 9:45 a.m. and adjourned at 10:07 a.m.



Colleen Daley, PFC Secretary