

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

April 14, 2021

ATTENDING:

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Dion S. Irish, 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
Shamus J. Hyland, Assistant Corporation Counsel PFD, Law Department
Henry C. Luthin, Corporation Counsel, Law Department (Not Present)
Adam Cederbaum, Chief of Government Services, Law Department (Not Present)
Sheila A. Dillon, Chief and Director, DND (Not Present)
Marcy Ostberg, Director of Operations, DND
James McDonough, Senior Staff Attorney, DND
Rick Wilson, Deputy Director for Administration and Finance, DND (Not Present)
Donald Wright, Deputy Director, Real Estate Management & Sales Division, DND (Not Present)
Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, DND
John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division, DND
Shani Fletcher, Development Officer, Neighborhood Housing Development Division, DND
Kirsten Studlien, Project Manager, Neighborhood Housing Development Division, DND

Chair Craven called the meeting to order.

The minutes from the meetings of March 10, 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.

VOTE 1: Shani Fletcher, Development Officer, Neighborhood Housing Development Division

Transfer of the care, custody, management and control from the Department of Neighborhood Development to the Boston Conservation Commission: Vacant land located at seven (7) unnumbered parcels, on Edgeway Terrace, Beech Street and Beechmont Freeway, Hyde Park.

Property Transfer

Ward: 18

Parcel Numbers: 08516000, 08518024, 08525004, 08526001, 08585001, 08585002, and 08585005

Square Feet: 122,914 (total)

Assessed Value Fiscal Year 2021: \$578,700 (total)

DND Program: REMS – Land Disposition

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31A (as appearing in St. 1966, c. 642, § 12), the vacant land located at:

Unnumbered Edgeway Terrace, Ward: 18, Parcel: 08516000, Square Feet: 110,098

Unnumbered Beech Street, Ward: 18, Parcel: 08518024, Square Feet: 5,357

Unnumbered Beechmont Freeway, Ward: 18, Parcel: 08525004, Square Feet: 2,800

Unnumbered Beechmont Freeway, Ward: 18, Parcel: 08526001, Square Feet: 2,800

Unnumbered Beech Street, Ward: 18, Parcel: 08585001, Square Feet: 45

Unnumbered Beechmont Freeway, Ward: 18, Parcel: 08585002, Square Feet: 764

Unnumbered Beechmont Freeway, Ward: 18, Parcel: 08585005, Square Feet: 1,050

in the Hyde Park District of the City of Boston containing approximately 122,914 total square feet of land, be and the same hereby is, transferred from the care, custody, management and control of the Department of Neighborhood Development to the care, custody, management and control of the Boston Conservation Commission.

NOTE: Shani Fletcher addressed the Commission and provided an overview of the project.

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

NOTE: Commissioner Irish stated, “No questions, thank you, I make a motion that we approve.”

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

Exhibits: March 16, 2021, project background memorandum with enclosures and PowerPoint presentation.

VOTE 2: Shani Fletcher, Development Officer, Neighborhood Housing Development Division

Transfer of the care, custody, management and control from the Department of Neighborhood Development to the Boston Conservation Commission: Vacant land located at four (4) unnumbered parcels on Morrison Street, Roslindale.

Property Transfer

Ward: 20

Parcel Numbers: 05151000, 05155000, 05159000, & 05169000

Square Feet: 23,367 (total)

Assessed Value Fiscal Year 2021: \$40,500 (total)

DND Program: GrassRoots

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31A (as appearing in St. 1966, c. 642, § 12), the vacant land located at:

Unnumbered Morrison Street, Ward: 20, Parcel: 05159000, Square Feet: 7,397

Unnumbered Morrison Street, Ward: 20, Parcel: 05151000, Square Feet: 5,000

Unnumbered Morrison Street, Ward: 20, Parcel: 05155000, Square Feet: 5,000

Unnumbered Morrison Street, Ward: 20, Parcel: 05169000, Square Feet: 5,970

in the Roslindale District of the City of Boston containing approximately 23,367 total square feet of land, be and the same hereby is, transferred from the care, custody, management and control of the Department of Neighborhood Development to the care, custody, management and control of the Boston Conservation Commission.

NOTE: Shani Fletcher addressed the Commission and provided an overview of the project.

NOTE: Chair Craven asked if there were any comments or questions from the Commissioners. No questions were raised.

NOTE: Commissioner Irish stated, “No questions, I make a motion that we approve.”

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

Exhibits: March 16, 2021, project background memorandum with enclosures and PowerPoint presentation.

VOTE 3: Shani Fletcher, Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Boston Food Forest Coalition, Inc.:

Vacant land located at 632 Morton Street, Mattapan.

Purchase Price: \$100

Ward: 14

Parcel Number: 04566000

Square Feet: 3,794

Future Use: Garden

Estimated Total Development Cost: \$333,316

Assessed Value Fiscal Year 2021: \$29,400

Appraised Value March 28, 2021: \$300,000

DND Program: GrassRoots

RFP Issuance Date: November 23, 2020

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 632 Morton Street (Ward: 14, Parcel: 04566000) in the Mattapan District of the City of Boston containing approximately 3,794 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 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: Chair Craven thanked Shani for her presentation. She then asked if there were any questions or comments from the Commissioners. No questions were raised.

NOTE: Commissioner Mammoli stated, “No questions, sounds like a good project.” He then expressed praise for the work undertaken by DND to bring the long-underutilized site out of the City’s inventory for and into productive uses.

NOTE: Commissioner Irish stated, “Thank you, no questions, just a comment: I appreciate all the projects that come before us, but Shani you always have some really good ones! It just shows

the diversity of things that are needed to have a thriving community. I make a motion that we approve.”

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

Exhibits: March 17, 2021, project background memorandum and PowerPoint presentation.

Vote 4: Kirsten Studlien, Project Manager, Neighborhood Housing Development Division

Amendment to the vote of March 13, 2019 to extend the Tentative Designation and Intent to Sell period from 24 to 30 months to Dudley Economic Empowerment Partners, Inc.:
Vacant land located at 20 Centre Street, Roxbury.

Time Extension

- 1) TD – 03/13/19 through 3/13/21 = 24 months
- 2) TD extension for an additional six (6) months 03/13/21 through 9/13/21 = 30 months
TD total time is 30 months

Ward: 09

Parcel Number: 03525000

Square Feet: 6,440

Future Use: Commercial Space

Estimated Total Development Cost: \$2,800,100

Assessed Value Fiscal Year 2021: \$121,600

Appraised Value August 30, 2018: \$129,000

DND Program: REMS – Land Disposition

RFP Issuance Date: November 5, 2018

That the vote of this Commission at its meeting of March 13, 2019, regarding the tentative designation and intent to sell the vacant land located at 20 Centre Street (Ward: 09, Parcel: 03525000) in the Roxbury District of the City of Boston containing approximately 6,440 square feet of land, to Dudley Economic Empowerment Partners, Inc., a Massachusetts non-profit corporation, with an address of 27 Centre Street, Roxbury, MA 02119;

be, and hereby is amended as follows:

By deleting the figure and word: “24 months” and substituting in place thereof the following figure and word: “30 months” wherever such may appear.

NOTE: Kirsten Studlien addressed the Commission and provided an overview of the project.

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

NOTE: Commissioner Irish stated, “I make a motion that we approve.”

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

Exhibits: March 13, 2021, project background memorandum with enclosure and PowerPoint presentation.

NOTE: ThyThy Le stated, “This concludes the Agenda for DND today.” She then asked for a motion to adjourn.

NOTE: Commissioner Irish stated, “Before I make a motion I just want to say a few words. This is bittersweet for me, because this is very likely – most likely – my last meeting on the Public Facilities Commission. An obscure, but very important board, I’ve been thrilled to have been able to serve the last six years with Chair Craven and Commissioner Mammoli. You are great people and you do a tremendous public service. The staff of the Public Facilities Commission, you guys have been great – Colleen, ThyThy, Catherine – you guys do a great job, behind the scenes making it easy for us to serve on this important body, making sure that the things that come before us are ready for us to hear and make decisions on. I also want to thank the staff of the Department of Neighborhood Development. This is where the folks who study city planning and urban affairs, this is where it all meets the road. You guys are doing a great job with great projects to create affordable housing, open space, playgrounds. The previous Department that we heard, the PFD [Public Facilities Department], they do a great job with municipal buildings: fire stations, libraries – I mean – you name it. So, it’s been a pleasure and I’m excited to move into the role of Chief of Operations for Mayor Janey, next week, but this is probably the downside of this opportunity, is to not be able to be on this side of the equation going forward; but I will be on the other side at the next meeting, hopefully, introducing my replacement.”

NOTE: Chair Craven stated, “Well, Commissioner Irish, it’s been a pleasure to get to know you over the past, going on eight years I think since you first came on this Commission! It’s just been wonderful seeing your enthusiasm for the work that both departments are doing. You’ve added so much to this Commission and I’m just so proud to know you, and to congratulate you, and to congratulate the City of Boston on your ascendancy to this new role. So, we’re so – wicked proud of you!”

NOTE: Commissioner Mammoli stated, “Commissioner, or should I say Chief, again, congratulations, or should I actually pity you – I’m not sure which! No, I think it’s going to be great. It’s not that you’re leaving, you’re just, as you said, moving to the other side of the table. So, I’m sure we’ll be talking and working together on other issues.”

NOTE: Commissioner Irish stated, “Yes, and I’m still available for orangecello or limoncello, whatever you have coming!”

NOTE: Commissioner Mammoli stated, “I was wondering when you were going to bring that up – we’ll talk!”

NOTE: Chair Craven stated, “Well, when we can all get together again, we’ll have a congratulatory and celebratory moment for you, Commissioner Irish and Chief Irish, now, well done!”

NOTE: Commissioner Irish expressed his gratitude for the congratulations and well wishes.

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

NOTE: A recording of this April 14, 2021 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=35764.

A True Record.

The meeting commenced at 10:13 a.m. and adjourned at 10:28 a.m.

Colleen Daley

Colleen Daley, PFC Secretary