

DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Minutes

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

August 18, 2021

ATTENDING:

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
JocCole Burton, Commissioner
ThyThy Le, Legal Advisor PFC/PFD, Law Department (Not Present)
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
Katherine Jones, Assistant Corporation Counsel, Law Department
Sheila A. Dillon, Chief and Director, DND (Not Present)
James McDonough, Senior Staff Attorney, DND
Rick Wilson, Deputy Director for Administration and Finance, DND
Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, DND (Not Present)
John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division, DND

Chair Craven called the meeting to order.

The minutes from the meetings of July 14, 2021, for the Department of Neighborhood Development, and August 4, 2021, for the Boston Transportation Department, were presented to and approved by Chair Craven and Commissioner Mammoli.

NOTE: Shamus Hyland noted for the record, the meeting is being recorded and broadcast live. He 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: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division

To Accept and Expend a Grant from the New Commonwealth Racial Equity and Social Justice Fund and The Boston Foundation: To implement development consulting services and technical assistance.

Grant Amount: \$50,000

WHEREAS, the New Commonwealth Racial Equity and Social Justice Fund and The Boston Foundation 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 Fifty Thousand Dollars (\$50,000) to help implement development consulting services and technical assistance associated with the Blue Hill Avenue Action Plan; and

WHEREAS, the duration of services will be from October 20, 2021 through October 20, 2022; 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: Shamus Hyland noted for the record, “DND has indicated that they would like to remove Vote 1 from the Agenda for today’s meeting and be allowed the opportunity to submit the vote request to the PFC for consideration at a later date.”

NOTE: Chair Craven asked, “What’s the reason for the removal?” She then stated, “So we have it for the record.”

NOTE: Shamus Hyland stated, “I will let John Feuerbach answer that, because I believe that you submitted the request, John.”

NOTE: John Feuerbach replied, “Yes, thank you, Shamus. Good morning Commissioners. The first vote request involves an accept and expend recommendation for fifty thousand dollars. In the Public Facilities Commission package we have an award letter from the donor and it’s the New Commonwealth Racial Equity and Social Justice Fund. Upon further review, and with

advice from Counsel, we thought it would be appropriate to get a little more specificity in the letter regarding the association of the New Commonwealth Racial Equity and Social Justice Fund and The Boston Foundation because there is a tie in – the request for the funds was made to The Boston Foundation and we did receive the funds but it came from the New Commonwealth Racial Equity and Social Justice Fund; they’re affiliated with The Boston Foundation but the association is not clear in the letter, so upon advice from Counsel, we’re working with the Fund to update that letter and also we’re going to have a provision in the letter which indicates our acceptance of that. Once that’s done, and I expect it will happen in the next day or two, we will refile the PFC vote and we expect to come to the September PFC meeting.”

NOTE: Chair Craven stated, “That’s great. Thank you for the explanation.”

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

VOTE 2: Joseph Backer, Housing Development Officer, Neighborhood Housing Development Division

Amendment to the vote of July 17, 2019 to extend the Tentative Designation and Intent to Sell period from 24 to 33 months to Madison Park Development Corporation: Vacant land located at 75-81 Dudley Street, Roxbury.

Time Extension

- 1) TD – 7/17/19 through 7/17/21 = 24 months
- 2) TD extension for an additional nine (9) months 7/17/19 through 4/17/22 = 33 months
TD total time is 33 months

Ward: 09
Parcel Number: 03215010
Square Feet: 6,170
Future Use: New Construction – Housing
Estimated Total Development Cost: \$8,638,069
Assessed Value Fiscal Year 2021: \$52,600
Appraised Value June 20, 2019: \$295,000
DND Program: Neighborhood Housing
RFP Issuance Date: July 16, 2018

That the vote of this Commission at its meeting of July 17, 2019, regarding the tentative designation and intent to sell the vacant land located at 75-81 Dudley Street (Ward: 09, Parcel: 03215010), in the Roxbury District of the City of Boston containing approximately 6,170 square feet of land, to Madison Park Development Corporation, a Massachusetts corporation, with an address of 184 Dudley Street, Suite 200, 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: “33 months” wherever such may appear.

NOTE: John Feuerbach, Senior Development Officer, presented in Joseph Backer’s absence.

NOTE: John Feuerbach addressed the Commission and provided an overview of the project.

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

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

Exhibits: July 28, 2021 project background memorandum with enclosure and PowerPoint presentation.

VOTE 3: Joseph Backer, Housing Development Officer, Neighborhood Housing Development Division

Amendment to the vote of July 17, 2019 to extend the Tentative Designation and Intent to Lease period from 24 to 48 months to Cruz Development Corporation: Portions of vacant land located at 135 Dudley Street, 2430 Washington Street and 2406 Washington Street, Roxbury.

Time Extension

- 1) TD – 7/17/19 through 7/17/21 = 24 months
- 2) TD extension for an additional twenty-four (24) months 7/17/19 through 7/17/23 = 48 months
TD total time is 48 months

Ward: 12

Portions of Undivided Parcel Numbers: 01180000, 01261000, and 01263000

Undivided Parcels Square Feet: 314,034 (total)

Undivided Parcels Assessed Value Fiscal Year 2021: \$34,833,900 (total)

Future Subdivided Parcel Number: 01180030

Future Subdivided Parcel Square Feet: 69,835

Future Subdivided Parcel Address: 135 Dudley Street

Future Use: Mixed-use

Estimated Total Development Cost: \$110,946,424

Assessed Value Fiscal Year 2021: \$17,985,400

Appraised Value June 10, 2019: \$28,700,000

DND Program: Neighborhood Housing

RFP Issuance Date: July 16, 2018

That the vote of this Commission at its meeting of July 17, 2019, regarding the tentative designation and intent to lease portions of the vacant land located at:

135 Dudley Street, Ward: 12, Parcel: 01180000, Square Feet: 201,765

2430 Washington Street, Ward: 12, Parcel: 01261000, Square Feet: 102,533

2406 Washington Street, Ward: 12, Parcel: 01263000, Square Feet: 9,736

in the Roxbury District of the City of Boston containing approximately 69,835 total square feet of land, to Cruz Development Corporation, a Massachusetts corporation, with an address of One John Eliot Square, Boston, 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: “48 months” wherever such may appear.

NOTE: John Feuerbach, Senior Development Officer, presented in Joseph Backer’s absence.

NOTE: John Feuerbach addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked John for his presentation. She then asked if there were any questions from the Commissioners.

NOTE: Commissioner Burton asked, “Do you happen to have the unit count?”

NOTE: John Feuerbach replied, “I think it’s 161, I will confirm and I will get the exact information to Colleen to share, but I believe it’s 101 condominiums and like 60 rental, but I will confirm that and we’ll have information to you by the end of the day.”

NOTE: Commissioner Mammoli stated, “John, I’m assuming this contamination was basically remnants from the old modern electroplating building that we tore down many years ago. So it’s understandable running into that. It’s a good project. It’s been a project that’s been a long time coming with all of the challenges on that site, especially with modern electroplating and the heavy contamination that the City removed a while ago. With that I also want to thank you for presenting all three votes that weren’t yours.”

NOTE: John Feuerbach replied, “Just as a highlight, Commissioner, on the modern electroplating, you are correct and the remediation has been done. The determination we’re getting is that if the site remains as is we’re fine, but to the extent we go subsurface to provide one two three levels of subsurface parking then it raises the specter of disturbing what is an environmentally safe site. That’s where the development team ran into their problems. I believe they could do it, but it would be at an extreme expense to the site and to the public funders who are providing subsidy. So as an alternative they’re modifying the extent they’re going subsurface. So rather than going, I believe it was three levels down, I believe they’re going one

level down and they're providing more parking at grade and below the surface of the building in a manner that's been reviewed by DND, BPDA, the Boston Civic Design Commission and it's been moving along pretty well."

NOTE: Commissioner Mammoli stated, "No, I agree. I remember that project with modern electroplating and again it was closed out based on, but once you disturb that soil, once you start to remove – it's a regulated waste – the cost of disposal of that is extremely high. So, whatever they can do to make that work sounds good because it would be good to get this project going."

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

Exhibits: July 28, 2021 project background memorandum with enclosures and PowerPoint presentation.

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

NOTE: A recording of this August 18, 2021 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=35868.

A True Record.

The meeting commenced at 10:29 a.m. and adjourned at 10:47 a.m.



Colleen Daley, PFC Secretary