

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT**

**Minutes**

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

October 20, 2021

**ATTENDING:**

Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner  
JocCole Burton, 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  
Katherine Jones, Assistant Corporation Counsel, Law Department  
Sheila A. Dillon, Chief and Director, DND  
James McDonough, Senior Staff Attorney, DND  
Alexander Sturke, Director of Communications, DND  
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  
James Smith, Sr. Environmental Compliance Manager, Neighborhood Housing Development Division, DND  
Kirsten Studlien, Project Manager, Neighborhood Housing Development Division, DND  
Joseph Backer, Development Officer, Neighborhood Housing Development Division, DND

Chair Craven called the meeting to order.

The minutes from the meeting of September 15, 2021, for 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**

**To Accept and Expend a Grant from the Metropolitan Area Planning Council:** To fund a community leadership development project facilitated by Boston Food Forest Coalition, Inc. (“BFFC”).

**Grant Amount: \$50,000**

WHEREAS, the Metropolitan Area Planning Council has awarded a grant from the Accelerating Climate Resiliency Grant program 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 fund a community leadership development project facilitated by Boston Food Forest Coalition, Inc. ("BFFC"); and

WHEREAS, the duration of services will be from May 5, 2021 through May 6, 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:** Shani Fletcher addressed the Commission and provided an overview of the project.

**NOTE:** No questions were raised by the Commissioners.

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

**Exhibits:** September 28, 2021 project background memorandum with enclosures.

**VOTE 2: James Smith, Senior Environmental Compliance Manager, Neighborhood Housing Development Division**

**Transfer of the care, custody, management and control from the Department of Neighborhood Development to the Boston Parks & Recreation Department:** Vacant land located at 540R Sumner Street, East Boston.

**Property Transfer**

Ward: 01

Parcel Number: 04418000

Square Feet: 5,833  
Assessed Value Fiscal Year 2021: \$70,200  
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 540R Sumner Street (Ward: 01, Parcel: 04418000) in the East Boston District of the City of Boston containing approximately 5,833 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 Parks & Recreation Department.

**NOTE:** James Smith addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven 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:** September 22, 2021 project background memorandum with enclosures and PowerPoint presentation.

**VOTE 3: James Smith, Senior Environmental Compliance Manager, 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 an unnumbered parcel on Cookson Terrace, Mattapan.

**Property Transfer**

Ward: 18  
Parcel Numbers: 00532000  
Square Feet: 109,675  
Assessed Value Fiscal Year 2021: \$710,300  
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 an unnumbered parcel on Cookson Terrace (Ward: 18, Parcel: 00532000) in the Mattapan District of the City of Boston containing approximately 109,675 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:** James Smith addressed the Commission and provided an overview of the project.

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

**NOTE:** Commissioners Mammoli stated, “Just a comment: again, obviously, you’ve had it for 45 years – it’s truly an undevelopable site for housing or anything else; and I only bring that up for the record because unfortunately people look at [109,675] square feet [and think] ‘my God we could...,’ but it’s not really a housing site whatsoever and it’s good to actually get it in the appropriate hands. No other questions.”

**NOTE:** Chair Craven expressed agreement with Commissioner Mammoli.

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

**Exhibits:** September 22, 2021 project background memorandum with enclosures and PowerPoint presentation.

**VOTE 4: Kirsten Studlien, Project Manager, Neighborhood Housing Development Division**

**Conveyance to Dudley Economic Empowerment Partners, Inc.:** Vacant land located at 20 Centre Street, Roxbury.

**Purchase Price: \$100**

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, having duly advertised its intent to sell to Dudley Economic Empowerment Partners, Inc., a Massachusetts non-profit corporation, with an address of 27 Centre Street, Roxbury, MA 02119, the vacant land located at 20 Centre Street (Ward: 09, Parcel: 03525000) in the Roxbury District of the City of Boston containing approximately 6,400 square feet of land, for two consecutive weeks (April 1, 2019 and April 8, 2019) 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 March 13, 2019, as amended April 14, 2021, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Dudley Economic Empowerment Partners, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Dudley Economic Empowerment Partners, Inc., in consideration of One Hundred Dollars (\$100).

**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 from the Commissioners. No questions were raised.

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

**Exhibits:** September 7, 2021 project background memorandum with enclosures and PowerPoint presentation.

**VOTE 5: Kirsten Studlien, Project Manager, Neighborhood Housing Development Division**

**Amendment to the vote of October 30, 2019 to extend the Tentative Designation and Intent to Sell period from 36 to 48 months to Rees-Larkin Development LLC:** Vacant land located at 273, 275, 277, 279, 281-281A, 283 and 287 Highland Street, Roxbury.

**Time Extension**

- 1) TD – 10/24/2018 through 10/24/2019 = 12 months
  - 2) TD extension for an additional twenty-four (24) months 10/24/2018 through 10/24/2021 = 36 months
  - 3) TD extension for an additional twelve (12) months 10/24/2018 through 10/24/2022 = 48 months
- TD total time is 48 months

Ward: 11

Parcel Numbers: 00840000, 00841000, 00842000, 00843000, 00844000, 00845000, and 00846000

Square Feet: 16,354 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$13,126,044

Assessed Value Fiscal Year 2021: \$274,800 (total)

Appraised Value August 16, 2017: \$690,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: November 13, 2017

That the vote of this Commission at its meeting on October 24, 2018 and thereafter amended on October 30, 2019 regarding the tentative designation and intent to sell the vacant land located at:

273 Highland Street, Ward: 11, Parcel: 00840000, Square Feet: 3,747

275 Highland Street, Ward: 11, Parcel: 00841000, Square Feet: 1,592

277 Highland Street, Ward: 11, Parcel: 00842000, Square Feet: 1,592

279 Highland Street, Ward: 11, Parcel: 00843000, Square Feet: 1,708

281-281A Highland Street, Ward: 11, Parcel: 00844000, Square Feet: 1,629

283 Highland Street, Ward: 11, Parcel: 00845000, Square Feet: 1,640

287 Highland Street, Ward: 11, Parcel: 00846000, Square Feet: 4,446

in the Roxbury District of the City of Boston containing approximately 16,354 total square feet of land, to Rees-Larkin Development LLC, a Massachusetts limited liability company, with an address of 179 Boylston Street, Building P, Boston, MA 02130;

be, and hereby is amended as follows:

By deleting the figure and word: “36 months” and substituting in place thereof the following figure and word: “48 months” wherever such may appear.

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

**NOTE:** Chair Craven asked if there were any questions from the Commissioners.

**NOTE:** Commissioners Mammoli asked, “Obviously with COVID and everything else things got delayed, but do we expect this will be the last extension for them; and the next vote will be for conveyance?”

**NOTE:** Kirsten Studlien replied, “Yes. They were approved – they were allowed to submit a request to DHCD<sup>1</sup> for funding. Usually you have to be invited in to their funding round, so now they have been and anticipate being approved this year.”

**NOTE:** Commissioners Mammoli stated, “I knew that was the answer, I just wanted to get you on [record].”

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

**Exhibits:** September 7, 2021 project background memorandum with enclosures and PowerPoint presentation.

**VOTE 6: Joseph Backer, Development Officer, Neighborhood Housing Development Division**

**Rescission of the Tentative Developer Designation vote of November 7, 2013 and Amendment votes of November 5, 2014, November 19, 2015, October 5, 2016 and October 26, 2017 and Conveyance vote of October 24, 2018 to Sebastian Mariscal Studio, Inc.: Vacant land located at 77 Terrace Street and 778, 780, 782, 784, 786, 788, 790, 792, 794, and 796 Parker Street, Roxbury/Mission Hill.**

**Purchase Price: \$670,000**

Ward: 10

Parcel Numbers: 00396000, 00437000, 00436000, 00435000, 00434000, 00433000, 00432000, 00431000, 00430000, 00429000, and 00428000

Square Feet: 57,757 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$25,055,948

Assessed Value Fiscal Year 2021: \$2,096,300 (total)

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<sup>1</sup> The Massachusetts Department of Housing and Community Development.

Appraised Value May 30, 2018: \$1,340,000 (total)  
DND Program: Neighborhood Housing  
RFP Issuance Date: June 27, 2013

That the votes of this Commission at its meetings of November 7, 2013 and, thereafter, amended on November 5, 2014, November 19, 2015, October 5, 2016, October 26, 2017 and conveyed on October 24, 2018, the latter of which provides as follows:

That having duly advertised its intent to sell to Sebastian Mariscal Studio, Inc., a Massachusetts corporation, with an address of 202 River Street, Cambridge, MA 02139, the vacant land located at:

77 Terrace Street, Ward: 10, Parcel: 00396000, Square Feet: 28,300

778 Parker Street, Ward: 10, Parcel: 00437000, Square Feet: 2,174

780 Parker Street, Ward: 10, Parcel: 00436000, Square Feet: 2,200

782 Parker Street, Ward: 10, Parcel: 00435000, Square Feet: 2,204

784 Parker Street, Ward: 10, Parcel: 00434000, Square Feet: 2,394

786 Parker Street, Ward: 10, Parcel: 00433000, Square Feet: 2,577

788 Parker Street, Ward: 10, Parcel: 00432000, Square Feet: 2,901

790 Parker Street, Ward: 10, Parcel: 00431000, Square Feet: 2,926

792 Parker Street, Ward: 10, Parcel: 00430000, Square Feet: 3,817

794 Parker Street, Ward: 10, Parcel: 00429000, Square Feet: 5,526

796 Parker Street, Ward: 10, Parcel: 00428000, Square Feet: 2,738

in the Roxbury District of the City of Boston containing approximately 57,757 total square feet of land, for two consecutive weeks (December 2, 2013 and December 9, 2013) 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 November 7, 2013 and, thereafter, amended on November 5, 2014, November 19, 2015, October 5, 2016 and October 26, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Sebastian Mariscal Studio, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Sebastian Mariscal Studio, Inc., in consideration of Six Hundred and Seventy Thousand Dollars (\$670,000);

be, and hereby is rescinded.

**NOTE:** Joseph Backer addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven 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:** September 24, 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 October 20, 2021 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=36897](https://www.cityofboston.gov/cable/video_library.asp?id=36897).

A True Record.

The meeting commenced at 10:19 a.m. and adjourned at 10:39 a.m.

  
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Colleen Daley, PFC Secretary