

**DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT**

**Minutes**

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

February 10, 2021

**ATTENDING:**

Katherine P. Craven, Chair (Not Present)

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

Sheila A. Dillon, Chief and Director, 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 (Not Present)

Shani Fletcher, Development Officer, Neighborhood Housing Development Division, DND

James Smith, Sr. Environmental Compliance Manager, Real Estate Management & Sales Division, DND

John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division, DND

Kirsten Studlien, Project Manager, Neighborhood Housing Development Division, DND (Not Present)

Anne Conway, Housing Development Officer, Neighborhood Housing Development Division, DND

Commissioner Mammoli called the meeting to order.

The minutes from the meetings of January 13, 2021, for the Public Facilities Department and the Department of Neighborhood Development, were presented to and approved by Commissioners Mammoli and Irish.

**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: James Smith, Senior Environmental Compliance Manager, Real Estate Management & Sales Division**

**Transfer of the care, custody, management and control from the Department of Neighborhood Development (DND) to the Boston Conservation Commission (BCC):** Vacant land located at seven (7) unnumbered parcels on Colorado Street, six (6) unnumbered parcels on Alabama Street, 169 X Alabama Street, and an unnumbered parcel on Kennebec Street, Mattapan.

**Property Transfer**

Ward: 18

Parcel Numbers: 02668000, 02648000, 02647000, 02646000, 02645000, 02644000, 02642000, 02641000, 02640000, 02639000, 02638000, 02637000, 02356000, 02348000, and 02347000

Square Feet: 80,000 (total)

Assessed Value Fiscal Year 2021: \$637,400 (total)

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 Colorado Street, Ward: 18, Parcel: 02668000, Square Feet: 6,000

Unnumbered Alabama Street, Ward: 18, Parcel: 02648000, Square Feet: 16,000

Unnumbered Alabama Street, Ward: 18, Parcel: 02647000, Square Feet: 4,000

Unnumbered Alabama Street, Ward: 18, Parcel: 02646000, Square Feet: 2,000

Unnumbered Alabama Street, Ward: 18, Parcel: 02645000, Square Feet: 14,000

Unnumbered Alabama Street, Ward: 18, Parcel: 02644000, Square Feet: 2,000

Unnumbered Colorado Street, Ward: 18, Parcel: 02642000, Square Feet: 2,000

Unnumbered Colorado Street, Ward: 18, Parcel: 02641000, Square Feet: 4,000

Unnumbered Colorado Street, Ward: 18, Parcel: 02640000, Square Feet: 4,000

Unnumbered Colorado Street, Ward: 18, Parcel: 02639000, Square Feet: 4,000

Unnumbered Colorado Street, Ward: 18, Parcel: 02638000, Square Feet: 4,000

Unnumbered Colorado Street, Ward: 18, Parcel: 02637000, Square Feet: 6,000

Unnumbered Kennebec Street, Ward: 18, Parcel: 02356000, Square Feet: 4,000

Unnumbered Alabama Street, Ward: 18, Parcel: 02348000, Square Feet: 4,000

169 X Alabama Street, Ward: 18, Parcel: 02347000, Square Feet: 4,000

in the Mattapan District of the City of Boston containing approximately 80,000 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:** James Smith addressed the Commission and provided an overview of the project.

**NOTE:** No questions were raised by Commissioners Mammoli or Irish.

**NOTE:** Commissioner Mammoli expressed understanding of the reasoning and support for the transfer of land.

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

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

**VOTE 2: Kirsten Studlien, Project Manager, Neighborhood Housing Development Division**

**NOTE:** John Feuerbach, Senior Development Officer, presented in Kirsten Studlien's absence.

**Transfer of the care, custody, management and control from the Boston Transportation Department (BTD) to the Department of Neighborhood Development (DND):** Vacant land located at an unnumbered parcel on Hamlet Street and 18 Hamlet Street, Dorchester.

**Property Transfer**

Ward: 07

Parcel Numbers: 03894000 and 03916000

Square Feet: 35,720 (total)

Assessed Value Fiscal Year 2021: \$1,015,000 (total)

DND Program: Neighborhood Housing

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 Hamlet Street, Ward: 07, Parcel: 03894000, Square Feet: 34,270

18 Hamlet Street, Ward: 07, Parcel: 03916000, Square Feet: 1,450

in the Dorchester District of the City of Boston containing approximately 35,720 total square feet of land, be and the same hereby is, transferred from the care, custody, management and control of the Boston Transportation Department to the care, custody, management and control of the Department of Neighborhood Development.

**NOTE:** John Feuerbach 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:** January 11, 2021, project background memorandum with enclosures and PowerPoint presentation.

**VOTE 3: Anne Conway, Housing Development Officer, Neighborhood Housing Development Division**

**Amendment to the vote of December 18, 2019 to extend the Tentative Designation and Intent to Sell period from 12 to 18 months to The Boston Partnership for Community Reinvestment, LLC:** Vacant land located at 21, 22, 28 and 37 Angell Street, 12 and 14 Lorne Street, 17 and 19 Helen Street, 242-244 Norwell Street, an unnumbered parcel on Norwell Street, 78 Spencer Street and 115 Wheatland Avenue, Dorchester.

**Time Extension**

- 1) TD – 12/18/19 through 12/18/20 = 12 months
- 2) TD extension for an additional six (6) months 12/18/19 through 6/18/21 = 18 months  
TD total time is 18 months

Ward: 14

Parcel Numbers: 04224000, 04259000, 04256000, 04229000, 04296000, 04295000, 02219000, and 02220000

Ward: 17

Parcel Numbers: 00345000, 00347000, 00418000, and 00330000

Square Feet: 55,917 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$6,659,599

Assessed Value Fiscal Year 2021: \$1,082,400 (total)

Appraised Value November 8, 2019 and November 15, 2019: \$2,945,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: July 1, 2019

That the vote of this Commission at its meeting of December 18, 2019, regarding the tentative designation and intent to sell the vacant land located at:

21 Angell Street, Ward: 14, Parcel: 04224000, Square Feet: 10,000

22 Angell Street, Ward: 14, Parcel: 04259000, Square Feet: 5,398

28 Angell Street, Ward: 14, Parcel: 04256000, Square Feet: 5,420

37 Angell Street, Ward: 14, Parcel: 04229000, Square Feet: 6,625

12 Lorne Street, Ward: 14, Parcel: 04296000, Square Feet: 3,214

14 Lorne Street, Ward: 14, Parcel: 04295000, Square Feet: 3,214

17 Helen Street, Ward: 14, Parcel: 02219000, Square Feet: 3,770

19 Helen Street, Ward: 14, Parcel: 02220000, Square Feet: 3,765

242-244 Norwell Street, Ward: 17, Parcel: 00345000, Square Feet: 2,211

Unnumbered Norwell Street, Ward: 17, Parcel: 00347000, Square Feet: 2,188

78 Spencer Street, Ward: 17, Parcel: 00418000, Square Feet: 4,612

115 Wheatland Avenue, Ward: 17, Parcel: 00330000, Square Feet: 5,500

in the Dorchester District of the City of Boston containing approximately 55,917 total square feet of land, to The Boston Partnership for Community Reinvestment, LLC, a Massachusetts limited liability company with an address of 55 Bent Street, Cambridge, MA 02141;

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: “18 months” wherever such may appear.

**NOTE:** ThyThy Le noted for the record, Commissioner Irish maintains a residence on Angell Street in Dorchester. He has had no involvement in the matter noted in the vote request, nor received any requests to vote in a particular fashion. Accordingly, ThyThy Le noted the rule of necessity applies in this case as two commissioners are needed to constitute a quorum for voting. Therefore, the two commissioners present are deemed fit, available to hear the vote, discuss and make a determination on the same. **See the Disclosure Notice, dated February 8, 2021, from Commissioner Irish attached hereto.**

**NOTE:** Anne Conway addressed the Commission and provided an overview of the project.

**NOTE:** No questions were raised by Commissioners Mammoli or Irish.

**NOTE:** Commissioner Mammoli expressed praise for the work undertaken by DND in furtherance of the project to create a combination of affordable and market rate homeownership and rental opportunities.

**NOTE:** Commissioner Irish thanked Anne for her presentation.

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

**Exhibits:** January 12, 2021, project background memorandum with enclosure and PowerPoint presentation.

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

**NOTE:** A recording of this February 10, 2021 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=35713](https://www.cityofboston.gov/cable/video_library.asp?id=35713).

A True Record.

The meeting commenced at 10:56 a.m. and adjourned at 11:08 a.m.

DocuSigned by:  
  
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Colleen Daley, PFC Secretary