

MAYOR'S OFFICE OF HOUSING

Minutes

Public Facilities Commission
Mayor's Office of Housing
Virtually via Zoom
Boston, MA 02201

February 22, 2023

ATTENDING:

Katherine P. Craven, Chair
Lawrence D. Mammoli, 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
Elizabeth Feltner, Paralegal PFD/PFD, Law Department
Katherine Jones, Assistant Corporation Counsel, Law Department (Not Present)
Sheila A. Dillon, Chief and Director, MOH (Not Present)
James McDonough, Senior Staff Attorney, MOH
Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, MOH
John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division, MOH
Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division, MOH
Stephanie Silva, Housing Development Officer, Neighborhood Housing Development Division, MOH
Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division, MOH
Joseph Backer, Senior Development Officer, Neighborhood Housing Development Division, MOH

Chair Craven called the meeting to order.

The minutes from the meetings of January 18, 2023, for the Public Facilities Department and Mayor's Office of Housing, 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: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell To NS Partners, LLC: Vacant land located at 353-359, 391-393, and 395 Blue Hill Avenue, Roxbury.

Purchase Price: \$300

Ward: 12

Parcel Numbers: 02731000, 02672000, and 02673000

Square Feet: 7,248 (total)

Future Use: New Construction - Housing

Assessed Value Fiscal Year 2023: \$150,100 (total)

Appraised Value December 29, 2022: \$910,000 (total)

Total Estimated Property Development Costs: \$9,146,636

MOH Program: Neighborhood Housing

RFP Issuance Date: April 25, 2022

That, having duly advertised a Request for Proposals to develop said properties, NS Partners, LLC, a Massachusetts limited liability company, with an address of 18 Drake Circle, Sharon, MA 02067, be tentatively designated as developer of the vacant land located at:

353-359 Blue Hill Avenue, Ward 12, Parcel: 02731000, Square Feet: 3,886

391-393 Blue Hill Avenue, Ward: 12, Parcel: 02672000, Square Feet: 1,651

395 Blue Hill Avenue, Ward: 12, Parcel: 02673000, Square Feet: 1,711

in the Roxbury District of the City of Boston containing approximately 7,248 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 redevelopment 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 properties to NS Partners, LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties 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: Julio Pilier addressed the Commission and provided an overview of the project.

NOTE: Chair Craven asked Commissioner Mammoli if he had any questions. No questions were raised.

NOTE: Commissioner Mammoli stated, "I want to compliment the office for issuing this tentative designation with the RFP issued in less than a year. They're also two great sites, this is a great project."

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

Exhibits: January 26, 2023 project background memorandum and PowerPoint presentation.

VOTE 2: Stephanie Silva, Housing Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to sell to Norfolk Design & Construction LLC:
Vacant land located at 30, 32, 34, and 36 Mildred Avenue, Mattapan.

Purchase Price: \$400

Ward: 18

Parcel Numbers: 00808000, 00807000, 00806000, and 00805000

Square Feet: 14,133 (total)

Future Use: Housing and Community Garden

Assessed Value Fiscal Year 2023: \$127,200 (total)

Appraised Value September 5, 2022: \$700,000 (total)

Total Estimated Property Development Costs: \$3,813,921

MOH Program: Neighborhood Housing

RFP Issuance Date: May 2, 2022

That, having duly advertised a Request for Proposals to develop said properties, Norfolk Design & Construction LLC, a Massachusetts limited liability company, with an address of 1600 Boston-Providence Highway, Suite 287, Walpole, MA 02081, be tentatively designated as developer of the vacant land located at:

30 Mildred Avenue, Ward: 18, Parcel: 00808000, Square Feet: 3,542

32 Mildred Avenue, Ward: 18, Parcel: 008007000, Square Feet: 3,542

34 Mildred Avenue, Ward: 18, Parcel: 00806000, Square Feet: 3,523

36 Mildred Avenue, Ward: 18, Parcel: 00805000, Square Feet: 3,526

in the Mattapan District of the City of Boston containing approximately 14,133 total square feet of land for the period of 24 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment 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 properties to Norfolk Design & Construction LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties 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: Stephanie Silva addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

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

Exhibits: January 25, 2023 project background memorandum and PowerPoint presentation.

VOTE 3: Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division

Amendment to the Tentative Developer Designation vote of February 16, 2022 to extend the Tentative Designation and Intent to Sell period from 12 to 18 months to Norfolk Design & Construction LLC: Vacant land located 20, 24, and 52 Elmont Street, 143 and 147 Norwell Street, Dorchester.

Time Extension

- 1) TD – 2/16/2022 through 2/16/2023 = 12 months
- 2) TD extension for an additional six (6) months 2/16/2022 through 8/16/2023 = 18 months
TD total time is 18 months

Ward: 14

Parcel Numbers: 02401000, 02400000, 02393000, 01651000, and 01652000

Square Feet: 15,384 (total)

Future Use: New Construction - Housing

Assessed Value Fiscal Year 2023: \$159,100 (total)

Appraised Value October 30, 2021 and November 9, 2021: \$900,000 (total)

Total Estimated Property Development Costs: \$3,989,703

MOH Program: Neighborhood Housing

RFP Issuance Date: October 4, 2021

That the vote of this Commission at its meeting on February 16, 2022 regarding the tentative designation and intent to sell the vacant land located at:

20 Elmont Street, Ward: 14, Parcel: 02401000, Square Feet: 3,778

24 Elmont Street, Ward: 14, Parcel: 02400000, Square Feet: 2,340

52 Elmont Street, Ward: 14, Parcel: 02393000, Square Feet: 3,900

143 Norwell Street, Ward: 14, Parcel: 01651000, Square Feet: 2,683

147 Norwell Street, Ward: 14, Parcel: 01652000, Square Feet: 2,683

in the Dorchester District of the City of Boston containing approximately 15,384 total square feet of land to Norfolk Design & Construction LLC, a Massachusetts limited liability company, with an address of 1600 Boston-Providence Highway Suite 287, Walpole MA 02081;

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: Tiera Satchebell addressed the Commission and provided an overview of the project.

NOTE: Chair Craven asked Commissioner Mammoli if he had any questions. No questions were raised.

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

Exhibits: January 18, 2023 project background memorandum with enclosure and PowerPoint presentation.

VOTE 4: Joseph Backer, Senior Development Officer, Neighborhood Housing Development Division

Acceptance of a Deed from Boston Housing Stabilization, Inc.: Vacant land located at 26 Lyford Street, 114-118 Floyd Street, 123, 126 and 127 Stratton Street, Mattapan.

Ward: 14

Parcel Numbers: 03074000, 03081000, 03071001, 03073000, and 03072000

Square Feet: 21,907 (total)

Future Use: To be Determined

Assessed Value Fiscal Year 2023: \$321,300 (total)

MOH Program: Neighborhood Housing

That the Director of the Mayor’s Office of Housing, acting by and through the Public Facilities Commission, be, and she hereby is, authorized to accept a deed from Boston Housing Stabilization, Inc., a Massachusetts corporation, with an address of 11 Lantern Lane, West Roxbury, MA 02132, to the City of Boston, and all other documents deemed necessary and appropriate, approved by the Senior Staff Attorney of the Mayor’s Office of Housing, and in a form approved by Corporation Counsel for the City of Boston, regarding the vacant land located at:

26 Lyford Street, Ward: 14, Parcel: 03074000, Square Feet: 4,620

114-118 Floyd Street, Ward: 14, Parcel: 03081000, Square Feet: 10,400

123 Stratton Street, Ward: 14, Parcel: 03071001, Square Feet: 2,935

126 Stratton Street, Ward: 14, Parcel: 03073000, Square Feet: 856

127 Stratton Street, Ward: 14, Parcel: 03072000, Square Feet: 3,096

in the Mattapan District of the City of Boston containing approximately 21,907 total square feet of land in consideration of One Dollar (\$1.00).

WHEREAS, the Public Facilities Commission, by virtue of Section (3)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts necessary or convenient for the exercise and fulfillment of the Commission's powers and by virtue of Section 3(ii) of Chapter 642 of the Acts of 1966, has the power and authority to delegate any of its powers or functions to any other department or officer, board, commission or authority of the City of Boston:

NOW, THEREFORE, BE IT VOTED: That the Director of the Mayor's Office of Housing be, and hereby is authorized to accept the aforementioned deed from Boston Housing Stabilization, Inc.

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

NOTE: Chair Craven thanked Joseph for his presentation and asked Commissioner Mammoli if he had any questions. No questions were raised.

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

Exhibits: February 8, 2023 project background memorandum and PowerPoint presentation.

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

NOTE: A recording of this February 22, 2023 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=57210.

A True Record.

The meeting commenced at 10:23 a.m. and adjourned at 10:45 a.m.



Colleen Daley, PFC Secretary