

MAYOR'S OFFICE OF HOUSING

Minutes

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

March 15, 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
James McDonough, Senior Staff Attorney, MOH
Donald Wright, Deputy Director, Real Estate Management and Sales, MOH
Rosemary Chung-Dell, Assistant Director, Real Estate Management and Sales, MOH
Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, MOH
Shani Fletcher, Assistant Director, Director's Office Division
Antonio Leite, Senior Development Officer, Neighborhood Housing Development Division, MOH
James Smith, Sr. Environmental Compliance Manager, Real Estate Management and Sales Division, MOH
Joseph Backer, Senior Development Officer, Neighborhood Housing Development Division, MOH
Neriliz Llenas, Project Manager, Real Estate Management and Sales Division, MOH
Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division, MOH
Stephanie Silva, Housing Development Officer, Neighborhood Housing Development Division, MOH
Theresa Strachila, Program Manager, GrowBoston: Office of Urban Agriculture, MOH
John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division, MOH

Chair Craven called the meeting to order.

The minutes from the meetings of February 22, 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: Neriliz Llenas, Project Manager, Real Estate Management and Sales Division

Conveyance to Ronald Peters and Siobhan Peters: Vacant land located at 23 Dakota Street, Dorchester.

Purchase Price: \$32,000

Ward: 17

Parcel Numbers: 02380000

Square Feet: 3,200

Future Use: Side Yard - Deed restricted open space

Assessed Value Fiscal Year 2023: \$44,000

Appraised Value March 20, 2022: \$32,000

MOH Program: REMS Land Disposition

RFP Issuance Date: July 11, 2022

That, having duly advertised its intent to sell to Ronald Peters and Sioban Peters, as tenants by entirety, with an address of 19 Dakota Street, Dorchester, MA 02124, the vacant land located at 23 Dakota Street (Ward: 17, Parcel: 02380000), in the Dorchester District of the City of Boston containing approximately 3,200 square feet of land for two consecutive weeks (January 23, 2023 and January 30, 2023) 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 16, 2022 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Ronald Peters and Sioban Peters; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Ronald Peters and Sioban Peters in consideration of Thirty-Two Thousand Dollars (\$32,000).

NOTE: Neriliz Llenas 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: February 7, 2023 project background memorandum with enclosure and PowerPoint presentation.

VOTE 2: Neriliz Llenas, Project Manager, Real Estate Management and Sales Division

Tentative Developer Designation and Intent to Sell to Edwinna J. Wynn: Vacant land located at an unnumbered parcel on Gladeside Avenue, Mattapan.

Purchase Price: \$94,500

Ward: 18
Parcel Numbers: 00117005
Square Feet: 8,590
Future Use: Side Yard - Additional open space
Assessed Value Fiscal Year 2023: \$103,300
Appraised Value May 5, 2022: \$94,500
MOH Program: REMS Land Disposition
RFP Issuance Date: July 11, 2022

That, having duly advertised a Request for Proposals to develop said property, Edwinna J. Wynn, an individual, with an address of 10 Jamestown Terrace, Mattapan, MA 02126, be tentatively designated as developer of the vacant land located at an unnumbered parcel on Gladeside Avenue (Ward: 18, Parcel: 00117005), in the Mattapan District of the City of Boston containing approximately 8,590 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 this property; 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 Edwinna J. Wynn;

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: Neriliz Llenas 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: February 20, 2023 project background memorandum and PowerPoint presentation.

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

Amendment to the vote of April 15, 2022 to extend the Tentative Designation and Intent to Sell period from 60 to 72 months to Harvard Street Neighborhood Health Center Inc.: Land with building thereon located at 8 Old Road and 14 Ellington Street, Dorchester.

Time Extension

- 1) TD – 3/14/18 through 3/14/19 = 12 months
 - 2) TD extension for an additional twelve (12) months 3/14/18 through 3/14/20 = 24 months
 - 3) TD extension for an additional twenty-four (24) months 3/14/18 through 3/14/22 = 48 months
 - 4) TD extension for an additional twelve (12) months 3/14/18 through 3/14/23 = 60 months
 - 5) TD extension for an additional twelve (12) months 3/14/18 through 3/14/24 = 72 months
- TD total time is 72 months

Ward: 14

Parcel Numbers: 02464000 and 02463000

Square Feet: 13,588 (total)

Future Use: Health Center

Estimated Total Development Cost: \$26,837,351

Assessed Value Fiscal Year 2023: \$564,100 (total)

Appraised Value May 18, 2016: \$648,000 (total)

MOH Program: REMS – Building Sales

RFP Issuance Date: July 18, 2016

That the vote of this Commission at its meeting of March 14, 2018 and, thereafter, as amended on March 13, 2019, March 11, 2020 and on April 15, 2022, regarding the tentative designation and intent to sell the land with building thereon located at:

8 Old Road, Ward: 14, Parcel: 02464000, Square Feet: 6,537

14 Ellington Street, Ward: 14, Parcel: 02463000, Square Feet: 7,051

in the Dorchester District of the City of Boston containing approximately 13,588 total square feet, to Harvard Street Health Center Inc., a Massachusetts non-profit corporation, with an address of 632 Blue Hill Avenue, Dorchester, MA 02121;

be, and hereby is amended as follows:

By deleting the figure and word: “60 months” and substituting in place thereof the following figure and word: “72 months” wherever such may appear.

NOTE: Tiera Satchebell 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: February 21, 2023 project background memorandum with enclosures and PowerPoint presentation.

VOTE 4: Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to a nominee comprised of principals of Volnay Capital, LLC: Vacant land located at 251-255, 259, and an unnumbered parcel on Washington Street, Dorchester.

Purchase Price: \$250,000

Ward: 14

Parcel Numbers: 01556000, 01560000, 01561000

Square Feet: 12,529 (total)

Future Use: New Construction - Housing

Assessed Value Fiscal Year 2023: \$297,400 (total)

Appraised Value January 13, 2023: \$275,000 (total)

Total Estimated Property Development Costs: \$17,366,250

MOH Program: Neighborhood Housing

RFP Issuance Date: May 2, 2022

That, having duly advertised a Request for Proposals to develop said properties, a nominee comprised of principals¹ of Volnay Capital, LLC, a Massachusetts limited liability company, with an address of 19 Wedgemere Avenue, Winchester, MA 01890, be tentatively designated as developer of the vacant land located at:

251-255 Washington Street, Ward: 14, Parcel: 01556000, Square Feet: 3,234

259 Washington Street, Ward: 14, Parcel: 01561000, Square Feet: 3,715

Unnumbered Washington Street, Ward: 14, Parcel: 01560000, Square Feet: 5,580

in the Dorchester District of the City of Boston containing approximately 12,529 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 the properties; 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 a nominee comprised of principals of Volnay Capital, 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.

¹ The nominee is to be a newly formed Massachusetts entity. MOH shall not bring a future vote for conveyance of the properties before the PFC without evidence of the nominee being registered and in good standing with the Massachusetts Secretary of State, and, also, providing a complete and current property affidavit (i.e. LOOPS form) for the nominee.

NOTE: Tiera Satchebell 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: February 23, 2023 project background memorandum with enclosures and PowerPoint presentation.

VOTE 5: Stephanie Silva, Housing Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to The Louis D. Brown Peace Institute Corporation: Vacant land located at 30 Westville Street and Unnumbered Parcel on Westville Street, Dorchester.

Purchase Price: \$29,000

Ward: 15

Parcel Numbers: 00796000, 00794000

Square Feet: 23,056 (total)

Future Use: Commercial

Assessed Value Fiscal Year 2023: \$393,500 (total)

Appraised Value April 10, 2022: \$440,000 (total)

Total Estimated Property Development Costs: \$15,000,000

MOH Program: Neighborhood Housing

RFP Issuance Date: August 29, 2022

That, having duly advertised a Request for Proposals to develop said property, The Louis D. Brown Peace Institute Corporation, a Massachusetts non-profit corporation, with an address of 15 Christopher Street, Dorchester, MA 02122, be tentatively designated as developer of the vacant land located at:

30 Westville Street, Ward: 15, Parcel: 00796000, Square Feet: 11,407

Unnumbered Westville Street, Ward: 15, Parcel: 00794000, Square Feet: 11,649

in the Dorchester District of the City of Boston containing approximately 23,056 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 properties; 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 The Louis D. Brown Peace Institute Corporation;

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: February 21, 2023 project background memorandum and PowerPoint presentation.

VOTE 6: Theresa Strachila, Program Manager, GrowBoston: Office of Urban Agriculture

Tentative Developer Designation and Intent to Sell to Garrison-Trotter Neighborhood Association, Inc: Vacant land located at 8 Townsend Street, Roxbury.

Purchase Price: \$100

Ward: 11

Parcel Numbers: 01901000

Square Feet: 5,038

Future Use: Landscaped Space

Assessed Value Fiscal Year 2023: \$75,800

Appraised Value September 5, 2022: \$450,000

Total Estimated Property Development Costs: \$98,100

MOH Program: Grassroots

RFP Issuance Date: August 29, 2022

That, having duly advertised a Request for Proposals to develop said property, Garrison-Trotter Neighborhood Association, Inc., a Massachusetts non-profit corporation, with an address of 268 Humboldt Avenue, Roxbury, MA 02121, be tentatively designated as developer of the vacant land located at 8 Townsend Street (Ward: 11, Parcel: 01901000) in the Roxbury District of the City of Boston containing approximately 5,038 total square feet of land for the period of 18 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of this property; 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 Garrison-Trotter Neighborhood Association, 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: Theresa Strachila addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, “Sounds like a great project!”

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

Exhibits: February 15, 2023 project background memorandum and PowerPoint presentation.

VOTE 7: Theresa Strachila, Program Manager, GrowBoston: Office of Urban Agriculture

Amendment to the Tentative Developer Designation vote of March 16, 2022 to extend the Tentative Designation and Intent to Sell period from 12 to 18 months to Edward L. Cooper Community Gardening and Education Center, Inc.: Vacant land located at an unnumbered parcel on Linwood Street, 41, 43 and 45 Linwood Street and 66 Centre Street, Roxbury.

Time Extension

- 1) TD – 3/16/2022 through 3/16/2023 = 12 months
- 2) TD extension for an additional six (6) months 3/16/2022 through 9/16/2023 = 18 months
TD total time is 18 months

Ward: 09

Parcel Numbers: 03460000, 03457000, 03458000, 03459000 and 03462000

Square Feet: 15,678 (total)

Future Use: Garden

Assessed Value Fiscal Year 2023: \$311,500 (total)

Appraised Value May 30, 2021: \$600,000 (total)

Total Estimated Property Development Costs: \$217,907.21

MOH Program: Grassroots

RFP Issuance Date: September 20, 2021

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

Unnumbered parcel on Linwood Street, Ward: 09, Parcel: 03460000, Square Feet: 4,698

41 Linwood Street, Ward: 09, Parcel: 03457000, Square Feet: 1,490

43 Linwood Street, Ward: 09, Parcel: 03458000, Square Feet: 1,490

45 Linwood Street, Ward: 09, Parcel: 03459000, Square Feet: 1,560

66 Centre Street, Ward: 09, Parcel: 03462000, Square Feet: 6,440

in the Roxbury District of the City of Boston containing approximately 15,678 total square feet, to Edward L. Cooper Community Gardening and Education Center, Inc., a Massachusetts non-profit corporation, with an address of 34 Linwood Street, Boston, MA 02119;

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: Theresa Strachila addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, “Sounds like a great project!”

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

Exhibits: February 15, 2023 project background memorandum with enclosure and PowerPoint presentation.

VOTE 8: John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division

Amendment to the Tentative Developer Designation vote of March 16, 2022 to extend the Tentative Designation and Intent to Sell period from 12 to 18 months to Norfolk Design & Construction LLC and name change to Norfolk Scattered Sites, LLC: Vacant land located at 27-29 Browning Avenue, 29 Bradlee Street, 30 and 38 Clarkson Street, Dorchester and Roxbury.

Time Extension

- 1) TD – 3/16/2022 through 3/16/2023 = 12 months
- 2) TD extension for an additional six (6) months 3/16/2022 through 9/16/2023 = 18 months
TD total time is 18 months

Wards: 14, 17 and 15

Parcel Numbers: 02155000, 00082000, 01816000 and 01814000

Square Feet: 20,176 (total)

Future Use: New Construction - Housing

Assessed Value Fiscal Year 2023: \$267,600 (total)

Appraised Value January 18, 2023: \$1,165,000 (total)

Total Estimated Property Development Costs: \$4,213,130

MOH Program: NHI - Housing Development

RFP Issuance Date: March 9, 2020

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

27-29 Browning Avenue, Ward: 14, Parcel: 02155000, Square Feet: 4,600

29 Bradlee Street, Ward: 17, Parcel: 00082000, Square Feet: 4,800

30 Clarkson Street, Ward: 15, Parcel: 01816000, Square Feet: 5,388

38 Clarkson Street, Ward: 15, Parcel: 01814000, Square Feet: 5,388

in the Dorchester and Roxbury Districts of the City of Boston containing approximately 20,176 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;

and, also, by deleting the words and figures “Norfolk Design & Construction LLC, a Massachusetts limited liability company, with an address of 1600 Boston-Providence Highway, Suite 287, Walpole, MA 02081” and substituting in place thereof the following words and figures: “Norfolk Scattered Sites, LLC², a Massachusetts limited liability company, with an address of 1600 Boston-Providence Highway, Suite 287, Walpole, MA 02081” wherever such may appear.

NOTE: John Feuerbach 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: February 28, 2023 project background memorandum with enclosure and PowerPoint presentation.

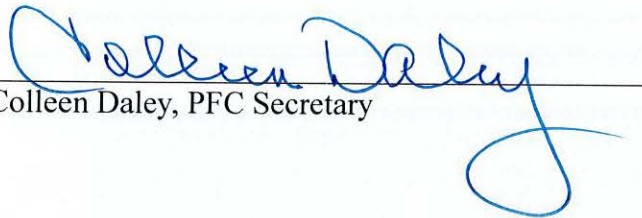
NOTE: On a motion duly made and seconded, the meeting was adjourned.

² Norfolk Scattered Sites, LLC is a Massachusetts limited liability company formed on September 26, 2022, pursuant to M.G.L. Chapter 156C Section 12, by principals of Norfolk Design & Construction LLC. Norfolk Scattered Sites, LLC provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, Norfolk Scattered Sites, LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

NOTE: A recording of this March 15, 2023 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=57224.

A True Record.

The meeting commenced at 10:37 a.m. and adjourned at 11:18 a.m.



Colleen Daley, PFC Secretary