

MAYOR'S OFFICE OF HOUSING

Minutes

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

August 17, 2023

ATTENDING:

Katherine P. Craven, Chair (Not Present)

Lawrence D. Mammoli, Commissioner

Donald E. Wright, 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

Loren Forbes, Assistant Corporation Counsel, Law Department

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

Rick Wilson, Deputy Director for Administration and Finance, MOH (Not Present)

Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, MOH

James McDonough, Senior Staff Attorney, MOH

Ana Giron Vives, Operations Manager, Administration and Finance Division, MOH

Antonio Leite, Senior Development Officer, Neighborhood Housing Development Division, MOH

Tiera Satchebell, Development Officer, Neighborhood Housing Development Division, MOH

Stephanie Silva, Development Officer, Neighborhood Housing Development Division, MOH

Rhianna Bernal, Assistant Director, Neighborhood Housing Development Division, MOH

Commissioner Mammoli called the meeting to order.

The minutes from the meetings of July 19, 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: Tiera Satchebell, Development Officer, Neighborhood Housing Development Division

Amendment to the Tentative Developer Designation vote of February 22, 2023 to extend the Tentative Designation and Intent to Sell period from 18 months to 24 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
- 3) TD extension for an additional six (6) months 2/16/2022 through 2/16/2024 = 24 months
TD total time is 24 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 February 27, 2023: \$940,000 (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, 2023 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: “18 months” and substituting in place thereof the following figure and word: “24 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: Commissioners Mammoli and Wright expressed praise for the work undertaken by MOH on the project.

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

Exhibits: July 18, 2023 project background memorandum with enclosures and PowerPoint presentation.

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

Tentative Developer Designation and Intent to Sell to Habitat for Humanity Greater Boston, Inc.: Vacant land located at 174-176 Boylston Street, Jamaica Plain

Purchase Price: \$100

Ward: 11

Parcel Numbers: 01358000

Square Feet: 3,150

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2023: \$46,600

Appraised Value September 5, 2022: \$325,000

Total Estimated Property Development Costs: \$1,628,386

MOH Program: Neighborhood Housing

RFP Issuance Date: March 27, 2023

That, having duly advertised a Request for Proposals to develop said properties, Habitat for Humanity Greater Boston, Inc., a Massachusetts non-profit corporation, with an address of 434 Massachusetts Ave., Suite 201, Boston, MA 02118, be tentatively designated as developer of the vacant land located at:

174-176 Boylston Street, Ward: 11, Parcel: 01358000, Square Feet: 3,150

in the Jamaica Plain district of the City of Boston containing approximately 3,150 square feet of land for the period of 14 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of this parcel; 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 Habitat for Humanity Greater Boston, 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: Stephanie Silva addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, “No questions, another good project.”

NOTE: Commissioner Wright stated, “Same, no questions, outstanding project!”

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

Exhibits: August 17, 2023 project background memorandum and PowerPoint presentation.

VOTE 3: Rhianna Bernal, Assistant Director, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to ILYB LLC: Two unnumbered parcels on Washington St., Roxbury

Purchase Price: \$200

Ward: 08

Parcel Numbers: 02426010, 02426020

Square Feet: 10,841 (total)

Future Use: Historic Commercial Rehabilitation

Assessed Value Fiscal Year 2023: \$792,400 (total)

Appraised Value July 18, 2023: \$195,000 (total)

Total Estimated Property Development Costs: \$5,000,000

MOH Program: Neighborhood Housing

RFP Issuance Date: November 18, 2019

Upon Public Facilities Commission approval, this Tentative Developer Designation and Intent to Sell vote shall replace in full force and effect and incorporate by reference the now expired vote, for Tentative Developer Designation and Intent to Sell to ILYB LLC, previously approved on June 15, 2022.

That, having duly advertised a Request for Proposals to develop said properties, ILYB LLC, a Massachusetts limited liability company, with an address of 107 Brunswick Street, Boston, MA 02121, be tentatively designated as developer of the vacant land located at:

unnumbered parcel on Washington Street, Ward: 08, Parcel: 02426010, Square Feet: 3,781

unnumbered parcel on Washington Street, Ward: 08, Parcel: 02426020, Square Feet: 7,060

in the Roxbury district of the City of Boston containing approximately 10,841 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 ILYB 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: Rhianna Bernal addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli expressed praise for the work undertaken by MOH on the project.

NOTE: Commissioner Wright stated, “Really excited about this moving forward! Very important asset in the Roxbury neighborhood. Kudos to MOH on this one.”

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

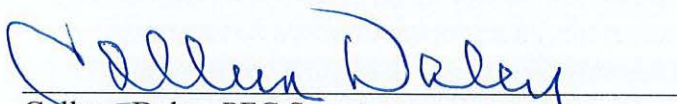
Exhibits: July 21, 2023 project background memorandum and PowerPoint presentation.

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

NOTE: A recording of this August 17, 2023 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=57386.

A True Record.

The meeting commenced at 10:17 a.m. and adjourned at 10:34 a.m.


Colleen Daley, PFC Secretary