

# MAYOR'S OFFICE OF HOUSING

## Minutes

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

May 19, 2022

### **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  
Katherine Jones, Assistant Corporation Counsel, Law Department (Not Present)  
Sheila A. Dillon, Chief and Director, MOH  
James McDonough, Senior Staff Attorney, MOH  
Monet Eugene, Special Assistant to the Director, MOH  
Shani Fletcher, Assistant Director, Director's Office Division, MOH

Chair Craven called the meeting to order.

The minutes from the meetings of March 16, 2022, for the Public Facilities Department and the 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: Shani Fletcher, Assistant Director, Director's Office Division**

**Tentative Developer Designation and Intent to Sell to United Neighbors of Lower Roxbury, Inc.:** Vacant land located at an unnumbered parcel on Melnea Cass Boulevard and an unnumbered parcel on Windsor Street, Roxbury.

**Purchase Price: \$200**

Ward: 09

Parcel Numbers: 01968010 and 02025020

Square Feet: 26,906 (total)  
Future Use: Garden  
Estimated Total Development Cost: \$165,030  
Assessed Value Fiscal Year 2022: \$1,743,400 (total)  
Appraised Value April 11, 2022: \$160,000 (total)  
MOH Program: Grassroots  
RFP Issuance Date: September 20, 2021

That, having duly advertised a Request for Proposals to develop said property, United Neighbors of Lower Roxbury, Inc., a Massachusetts non-profit corporation, with an address of 88 Hammond Street, Apt.1, Boston, MA 02120, be tentatively designated as developer of the vacant land located at:

an unnumbered parcel on Melnea Cass Blvd., Ward: 09, Parcel: 01968010, Square Feet: 21,906

an unnumbered parcel on Windsor St., Ward: 09, Parcel: 02025020, Square Feet: 5,000

in the Roxbury District of the City of Boston containing approximately 26,906 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 development 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 United Neighbors of Lower Roxbury, Inc.;

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:** Shani Fletcher addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven thanked Shani for her presentation and asked Commissioner Mammoli if he had any questions.

**NOTE:** Commissioner Mammoli asked, “Going back to Melnea Cass for forty years, it was the original urban ring, which is now I guess the pedestrian trail area, none of this property includes that?”

**NOTE:** Shani Fletcher replied, “I don’t believe so, but I’m not familiar with that specific name. I don’t know if Sheila has more information about the urban ring.”

**NOTE:** Commissioner Mammoli stated, “No, that’s okay. It’s a very very very old plan and easements that probably will not get built. I think it’s now called a bike trail or something else.”

**NOTE:** Shani Fletcher replied, “There is a trail near it and it’s not part of these parcels.”

**NOTE:** Commissioner Mammoli stated, “No, it was more from land transfer and easements to make sure because I know it’s a long history of easements on Melnea Cass.”

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

**Exhibits:** April 15, 2022 project background memorandum and PowerPoint presentation.

**VOTE 2: Shani Fletcher, Assistant Director, Director’s Office Division**

**Conveyance to The Trustees of Reservations:** Vacant land located at 21 and 23 Winthrop Street, Roxbury.

**Purchase Price: \$200**

Ward: 12

Parcel Numbers: 00088000 and 00089000

Square Feet: 6,000 (total)

Future Use: Garden

Estimated Total Development Cost: \$443,000

Assessed Value Fiscal Year 2022: \$70,800 (total)

Appraised Value November 21, 2020: \$380,000 (total)

MOH Program: Grassroots

RFP Issuance Date: May 3, 2021

That, having duly advertised its intent to sell to The Trustees of Reservations, a Massachusetts non-profit corporation, with an address of 200 High Street, 4<sup>th</sup> floor, Boston, MA 02110, vacant land located at:

21 Winthrop Street, Ward: 12, Parcel: 00088000, Square Feet: 3,000

23 Winthrop Street, Ward: 12, Parcel: 00089000, Square Feet: 3,000

in the Roxbury District of the City of Boston containing approximately 6,000 total square feet of land, for two consecutive weeks (March 21, 2022 and March 28, 2022) 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 July 14, 2021 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to The Trustees of Reservations, Inc. and;

**FURTHER VOTED:** the Director be, and hereby is, authorized to deliver an instrument conveying said properties to The Trustees of Reservations, Inc., in consideration of Two Hundred Dollars (\$200).

**NOTE:** Shani Fletcher addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven thanked Shani for her 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.

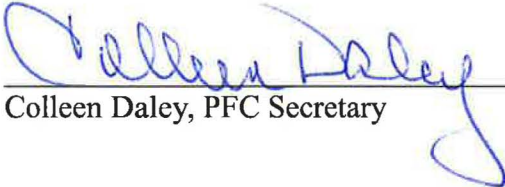
**Exhibits:** April 15, 2022 project background memorandum with enclosure and PowerPoint presentation.

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

**NOTE:** A recording of this May 19, 2022 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=46005](https://www.cityofboston.gov/cable/video_library.asp?id=46005).

A True Record.

The meeting commenced at 2:45 p.m. and adjourned at 2:54 p.m.

  
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Colleen Daley, PFC Secretary