

## **MAYOR'S OFFICE OF HOUSING**

### **Minutes**

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

October 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  
Rick Wilson, Deputy Director for Administration and Finance, MOH (Not Present)  
Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, MOH  
Shani Fletcher, Assistant Director, Director's Office Division, MOH  
John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division, MOH  
James Smith, Sr. Environmental Compliance Manager, Real Estate Management & Sales Division, MOH  
Julio Pilier, Development Officer, Neighborhood Housing Development Division, MOH  
Theresa Strachila, Program Manager, Director's Office Division, MOH  
Neriliz Llenas, Project Manager, Real Estate Management & Sales Division, MOH  
Christopher Rooney, Development Officer, Neighborhood Housing Development Division, MOH

Chair Craven called the meeting to order.

The minutes from the meetings of September 14, 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: James Smith, Senior Environmental Compliance Manager, Real Estate Management & Sales Division**

**To Accept and Expend a Grant from the United States Environmental Protection Agency:**  
To aid with the environmental cleanup of the Parker and Terrace Site.

**Grant Amount: \$650,000**

WHEREAS, the United States Environmental Protection Agency has awarded a grant to the City of Boston's Mayor's Office of Housing, acting by and through the Public Facilities Commission, in an amount not to exceed Six Hundred Fifty Thousand Dollars (\$650,000) to develop a municipal strategy for environmental cleanup; and

WHEREAS, the duration of services will be through September 30, 2025; and

WHEREAS, the Public Facilities Commission, by virtue of the authority contained in Section (3)(f)(i) of Chapter 642 of the Acts of 1966 has the power and authority to accept grants, gifts and other aid from the Federal Government or any agency thereof, the Commonwealth or any agency or authority thereof, or any charitable foundation, private corporation or individual, and to expend the same without appropriation; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(ii) of Chapter 642 of the Acts of 1966 has the authority to delegate any of its powers or functions to any other department or officer of the City of Boston and such officer or department is authorized and directed to accept such delegation and exercise the power and perform the function so delegated; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts and instruments necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

NOW, THEREFORE, BE IT VOTED: That the Director of the Mayor's Office of Housing be, and hereby is, authorized to accept the above referenced grant and expend such funds, without further appropriation for the aforementioned purposes.

**NOTE:** James Smith 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 expressed praise for the work undertaken by MOH to secure federal funding for the project.

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

**Exhibits:** September 23, 2022 project background memorandum with enclosures.

**VOTE 2: Julio Pilier, Development Officer, Neighborhood Housing Development Division**

**Amendment to the vote of October 20, 2021 to extend the Tentative Designation and Intent to Sell period from 48 to 54 months to Rees-Larkin Development LLC and name change to E-Plus Highland LLC:** Vacant land located at 273, 275, 277, 279, 281-281A, 283, and 287 Highland Street, Roxbury.

**Time Extension and Name Change**

- 1) TD – 10/24/2018 through 10/24/2019 = 12 months
- 2) TD extension for an additional 24 months 10/24/2018 through 10/24/2021 = 36 months
- 3) TD extension for an additional 12 months 10/24/2018 through 10/24/2022 = 48 months
- 4) TD extension for an additional six (6) months 10/24/2018 through 4/24/2023 = 54 months  
TD total time is 54 months

Ward: 11

Parcel Numbers: 00840000, 00841000, 00842000, 00843000, 00844000, 00845000, and 00846000

Square Feet: 16,354 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$15,144,116

Assessed Value Fiscal Year 2022: \$316,800 (total)

Appraised Value August 16, 2017: \$690,000 (total)

MOH Program: Neighborhood Housing

RFP Issuance Date: November 13, 2017

That the vote of this Commission at its meeting on October 24, 2018 and, thereafter, amended on October 30, 2019 and October 20, 2021 regarding the tentative designation and intent to sell the vacant land located at:

273 Highland Street, Ward: 11, Parcel: 00840000, Square Feet: 3,747

275 Highland Street, Ward: 11, Parcel: 00841000, Square Feet: 1,592

277 Highland Street, Ward: 11, Parcel: 00842000, Square Feet: 1,592

279 Highland Street, Ward: 11, Parcel: 00843000, Square Feet: 1,708

281-281A Highland Street, Ward: 11, Parcel: 00844000, Square Feet: 1,629

283 Highland Street, Ward: 11, Parcel: 00845000, Square Feet: 1,640

287 Highland Street, Ward: 11, Parcel: 00846000, Square Feet: 4,446

in the Roxbury District of the City of Boston containing approximately 16,354 total square feet of land, to Rees-Larkin Development LLC, a Massachusetts limited liability company, with an address of 179 Boylston Street, Building P, Boston, MA 02130;

be, and hereby is amended as follows:

By deleting the figure and word: “48 months” and substituting in place thereof the following figure and word: “54 months” wherever such may appear;

and, also, by deleting the words and figures “Rees-Larkin Development LLC, a Massachusetts limited liability company, with an address of 179 Boylston Street, Building P, Boston, MA 02130” and substituting in place thereof the following words and figures “E-Plus Highland LLC,<sup>1</sup> a Massachusetts limited liability company, with an address of 179 Boylston Street, Building P, Jamaica Plain, MA 02130” wherever such may appear.

**NOTE:** Julio Pilier addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven thanked Julio 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:** September 26, 2022 project background memorandum with enclosures and PowerPoint presentation.

**VOTE 3: Theresa Strachila, Program Manager, Director’s Office Division**

**Conveyance 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 Fee: 26,906 (total)

Future Use: Garden

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<sup>1</sup> E-Plus Highland LLC is a Massachusetts limited liability company formed on September 11, 2021, pursuant to M.G.L. Chapter 156C Section 12, by principals of Rees-Larkin Development LLC. E-Plus Highland LLC provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, E-Plus Highland LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

Estimated Total Development Cost: \$168,617  
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 its intent to sell to United Neighbors of Lower Roxbury, Inc., a Massachusetts non-profit Corporation, with an address of 88 Hammond Street, Apt. 1, Boston, MA 02120, 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 two consecutive weeks (June 13, 2022 and June 20, 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 May 19, 2022 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to United Neighbors of Lower Roxbury, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to United Neighbors of Lower Roxbury, Inc. in consideration of Two Hundred Dollars (\$200).

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

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

**NOTE:** Commissioner Mammoli asked, “[Not a question, but] more clarification: I’m assuming, since the assessed value is at \$1.7 million the appraised is \$160,000, one tenth; that’s because it was appraised as a garden and the City’s assessed value was more for when it was actually commercial property at that point, and there are deed restrictions so in the future [uses will be restricted].”

**NOTE:** Theresa Strachila replied, “Yes, absolutely, that represents the difference between the value and there will be permanent deed restrictions for open space use on these parcels.”

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

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

**VOTE 4: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division**

**Conveyance to Jeffrey Sullivan:** Vacant land located at an unnumbered parcel on Dresser Street, South Boston.

**Purchase Price: \$171,000**

Ward: 06  
Parcel Number: 02901000  
Square Feet: 1,246  
Future Use: Side Yard and Parking  
Assessed Value Fiscal Year 2022: \$41,600  
Appraised Value July 25, 2021: \$160,000  
MOH Program: REMS - Land disposition  
RFP Issuance Date: February 28, 2022

That, having duly advertised its intent to sell to Jeffrey Sullivan, an individual, with an address of 109 Dresser Street, South Boston, MA 02127, the vacant land located at an unnumbered parcel on Dresser Street (Ward: 06, Parcel: 02901000) in the South Boston District of the City of Boston containing approximately 1,246 square feet of land, for two consecutive weeks (September 19, 2022 and September 26, 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 June 15, 2022 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Jeffrey Sullivan; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Jeffrey Sullivan in consideration of One Hundred Seventy-One Thousand Dollars (\$171,000).

**NOTE:** Neriliz Llenas addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven thanked Neriliz 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:** August 15, 2022 project background memorandum with enclosure and PowerPoint presentation.

**VOTE 5: Christopher Rooney, Development Officer, Neighborhood Housing Development Division**

**Conveyance to 270 Talbot JV LLC:** Land with building thereon located at 270 Talbot Avenue and an unnumbered parcel on Spencer Street, Dorchester.

**Purchase Price: \$200**

Ward: 17

Parcel Numbers: 00593000 and 00592000

Square Feet: 24,683 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$15,600,337

Assessed Value Fiscal Year 2022: \$651,400 (total)

Appraised Value January 15, 2018: \$900,000 (total)

MOH Program: REMS – Building Sales

RFP Issuance Date: January 29, 2018

That, having duly advertised its intent to sell to a nominee comprised of principals of Codman Square Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 587 Washington Street, Dorchester, MA 02124, and TLee Development, LLC, a Massachusetts limited liability company, with an address of 1452 Dorchester Avenue, 4th Floor, Dorchester, MA 02122, the land with building thereon located at:

270 Talbot Ave., Ward: 17, Parcel: 00593000, Square Feet: 15,753

an unnumbered parcel on Spencer St., Ward: 17, Parcel: 00592000, Square Feet: 8,930

in the Dorchester District of the City of Boston containing approximately 24,683 total square feet, for two consecutive weeks (February 11, 2019 and February 18, 2019) 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 January 16, 2019, and, thereafter, as amended January 13, 2021, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to 270 Talbot JV LLC<sup>2</sup>, a Massachusetts limited liability company, with an address of 587 Washington Street, Dorchester, MA 02124; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to 270 Talbot JV LLC in consideration of Two Hundred Dollars (\$200).

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<sup>2</sup> 270 Talbot JV LLC is a Massachusetts limited liability company formed on November 15, 2021, pursuant to M.G.L. Chapter 156C Section 12, by principals of Codman Square Neighborhood Development Corporation and TLee Development, LLC. 270 Talbot JV LLC provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, 270 Talbot JV LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

**NOTE:** Christopher Rooney addressed the Commission and provided an overview of the project.

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

**NOTE:** Commissioner Mammoli stated, “Great project!”

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

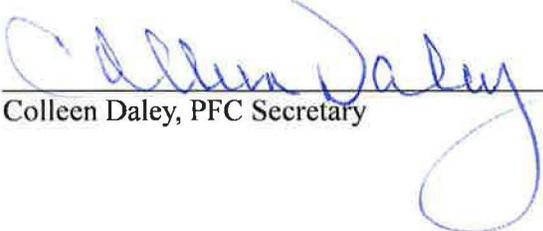
**Exhibits:** September 23, 2022 project background memorandum with enclosures and PowerPoint presentation.

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

**NOTE:** A recording of this October 19, 2022 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=52132](https://www.cityofboston.gov/cable/video_library.asp?id=52132).

A True Record.

The meeting commenced at 10:23 a.m. and adjourned at 10:42 a.m.

  
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Colleen Daley, PFC Secretary