

MAYOR'S OFFICE OF HOUSING

Minutes

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

January 18, 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
Katherine Jones, Assistant Corporation Counsel, Law Department (Not Present)
Sheila A. Dillon, Chief and Director, MOH (Not Present)
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
Donald Wright, Deputy Director, Real Estate Management and Sales Division, MOH
John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division, MOH
Shani Fletcher, Assistant Director, Director's Office Division, MOH
Theresa Strachila, Program Manager, Director's Office Division, MOH
Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division, MOH
Neriliz Llenas, Program Manager, Real Estate Management and Sales Division, MOH
James Smith, Sr. Environmental Compliance Manager, Real Estate Management and Sales Division, MOH

Chair Craven called the meeting to order.

The minutes from the meetings of December 14, 2022, for the Public Facilities Department, Mayor's Office of Housing and Public Works Department, 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: Theresa Strachila, Program Manager, Director's Office Division

Conveyance to Urban Guild, Inc.: Vacant land located at 218 Washington Street, 220 Washington Street, and two unnumbered parcels on Washington Street, Dorchester.

Purchase Price: \$400

Ward: 14

Parcel Numbers: 01197000, 01196000, 01195000, and 01194000

Square Feet: 32,074 (total)

Future Use: Garden

Assessed Value Fiscal Year 2022: \$491,700 (total)

Appraised Value June 20, 2022: \$1,000,000 (total)

Total Estimated Property Development Costs: \$850,400

MOH Program: Grassroots

RFP Issuance Date: September 27, 2021

That, having duly advertised its intent to sell to Urban Guild, Inc., a Massachusetts non-profit corporation, with an address of 260 Washington Street, Dorchester, MA 02121, the vacant land located at:

218 Washington Street, Ward: 14, Parcel: 01197000, Square Feet: 4,428

220 Washington Street, Ward: 14, Parcel: 01196000, Square Feet: 4,469

Unnumbered parcel on Washington Street, Ward: 14, Parcel: 01195000, Square Feet: 9,005

Unnumbered parcel on Washington Street, Ward: 14, Parcel: 01194000, Square Feet: 14,172

in the Dorchester District of the City of Boston containing approximately 32,074 total 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 August 17, 2022 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Urban Guild, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Urban Guild, Inc. in consideration of Four Hundred Dollars (\$400).

NOTE: Theresa Strachila 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: December 20, 2022 project background memorandum with enclosure and PowerPoint presentation.

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

Tentative Developer Designation and Intent to Sell to Mass Liberation, Inc.: Vacant land located 190-190A Blue Hill Avenue and 192 Blue Hill Avenue, Roxbury.

Purchase Price: \$200

Ward: 13

Parcel Numbers: 00425000 and 00424000

Square Feet: 6,047 (total)

Future Use: New Construction - Housing

Assessed Value Fiscal Year 2022: \$163,600 (total)

Appraised Value December 29, 2022: \$1,000,000 (total)

Total Estimated Property Development Costs: \$414,358

MOH Program: Grassroots

RFP Issuance Date: April 25, 2022

That, having duly advertised a Request for Proposals to develop said properties, Mass Liberation, Inc., a Massachusetts non-profit corporation, with an address of 194C Blue Hill Avenue, Roxbury, MA 02119, be tentatively designated as developer of the vacant land located at: 190-190A Blue Hill Avenue, Ward: 13, Parcel: 00425000, Square Feet: 3,274

192 Blue Hill Avenue, Ward: 13, Parcel: 00424000, Square Feet: 2,773

in the Roxbury District of the City of Boston containing approximately 6,047 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 Mass Liberation, 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: Julio Pilier 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: December 20, 2022 project background memorandum and PowerPoint presentation.

VOTE 3: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to MTK Development, LLC: Vacant land located at 376-376B Blue Hill Avenue, 378 Blue Hill Avenue, 380 Blue Hill Avenue, 382-382A, and 384-384A Blue Hill Avenue, Roxbury.

Purchase Price: \$500

Ward: 14

Parcel Numbers: 00507000, 00506000, 00505000, 00504000 and 00503000

Square Feet: 11,475 (total)

Future Use: New Construction - Housing

Assessed Value Fiscal Year 2022: \$172,800 (total)

Appraised Value December 29, 2022: \$1,500,000 (total)

Total Estimated Property Development Costs: \$11,045,500

MOH Program: Neighborhood Housing

RFP Issuance Date: April 25, 2022

That, having duly advertised a Request for Proposals to develop said properties, MTK Development, LLC, a Massachusetts limited liability company, with an address of 703 Metropolitan Avenue, Boston, MA 02136, be tentatively designated as developer of the vacant land located at:

376-376B Blue Hill Avenue, Ward: 14, Parcel: 00507000, Square Feet: 2,295

378 Blue Hill Avenue, Ward: 14, Parcel: 00506000, Square Feet: 2,295

380 Blue Hill Avenue, Ward: 14, Parcel: 00505000, Square Feet: 2,295

382-382A Blue Hill Avenue, Ward: 14, Parcel: 00504000, Square Feet: 2,295

384-384A Blue Hill Avenue, Ward: 14, Parcel: 00503000, Square Feet: 2,295

in the Roxbury District of the City of Boston containing approximately 11,475 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 MTK Development, 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 thanked Julio for his presentation and asked Commissioner Mammoli if he had any questions. No questions were raised.

NOTE: Commissioner Mammoli stated, "Looks like a good project. Motion to approve."

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

Exhibits: January 3, 2023 project background memorandum and PowerPoint presentation.

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

Conveyance to Sharif Abdal-Khallaq d/b/a East Roxbury Development Company: Vacant land located 59 Humboldt Avenue, Roxbury.

Purchase Price: \$37,000

Ward: 12

Parcel Number: 01824000

Square Feet: 1,860

Future Use: Additional Square Footage for Future Development

Assessed Value Fiscal Year 2023: \$19,900

Appraised Value March 20, 2022: \$37,000

MOH Program: REMS Land Disposition

RFP Issuance Date: April 25, 2022

That, having duly advertised its intent to sell Sharif Abdal-Khallaq d/b/a East Roxbury Development Company, an individual, with an address of 2821 Washington Street, Roxbury, MA 02119, the vacant land at 59 Humboldt Avenue (Ward: 12, Parcel Number: 01824000), in the Roxbury District of the City of Boston containing approximately 1,860 square feet of land, for two consecutive weeks (November 7, 2022 and November 14, 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 September 14, 2022 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Sharif Abdal-Khallaq d/b/a East Roxbury Development Company; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Sharif Abdal-Khallaq d/b/a East Roxbury Development Company in consideration of Thirty-Seven Thousand Dollars (\$37,000).

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: January 3, 2023 project background memorandum with enclosure and PowerPoint presentation.

VOTE 5: James Smith, Senior Environmental Manager, Real Estate Management and Sales Division

Transfer of the care, custody, management and control from the Mayor's Office of Housing to the Property Management Department: Land with building thereon located at 7 Bayswater Street, East Boston.

Property Transfer

Ward: 01

Parcel Number: 04382000

Square Feet: 9,716

Future Use: Municipal Purpose

Assessed Value Fiscal Year 2023: \$1,676,100

MOH Program: REMS Land Disposition

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31A (as appearing in St. 1966, c. 642, § 12) that the land with building thereon located at 7 Bayswater Street (Ward: 01, Parcel Number: 04382000), in the East Boston District of the City of Boston containing approximately 9,716 square feet, be and the same hereby is, transferred from the care, custody, management and control of the Mayor's Office of Housing to the care, custody, management and control of the Property Management Department.

NOTE: James Smith addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked James 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: January 3, 2023 project background memorandum with enclosures.

VOTE 6: James Smith, Senior Environmental Manager, Real Estate Management and Sales Division

Transfer of the care, custody, management and control from the Mayor's Office of Housing to the Boston Public Schools Department: Vacant land located at an unnumbered parcel on Walker Street, Charlestown.

Property Transfer

Ward: 02
Parcel Number: 00965000
Square Feet: 19,853
Future Use: Municipal Purpose
Assessed Value Fiscal Year 2023: \$1,194,000
MOH Program: REMS Land Disposition

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31A (as appearing in St. 1966, c. 642, § 12) the vacant land located at an unnumbered parcel on Walker Street (Ward: 02, Parcel Number: 00965000), in the Charlestown District of the City of Boston containing approximately 19,853 total square feet of land, be and the same hereby is, transferred from the care, custody, management and control of the Mayor's Office of Housing to the care, custody, management and control of the Boston Public Schools Department.

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 by Commissioner Mammoli.

NOTE: Chair Craven asked, "Was this related at all to that parcel that we had talked about with that couple that was of unknown origin? It's not close to that is it?"

NOTE: James Smith replied, "I don't think this is related."

NOTE: Chair Craven replied, "Okay."

NOTE: Commissioner Mammoli stated, "These parcels have been a long-standing issue for a number of years: BPDA ownership, DND ownership."

NOTE: Chair Craven replied, "Yeah, there's a couple like that in Charlestown."

NOTE: Commissioner Mammoli stated, "It's good that it's finally being transferred to who should actually be having the care and custody."

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

Exhibits: January 4, 2023 project background memorandum with enclosures.

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

NOTE: A recording of this January 18, 2023 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=55190.

A True Record.

The meeting commenced at 10:25 a.m. and adjourned at 10:49 a.m.



Colleen Daley, PFC Secretary