



September 13, 2023

Public Facilities Commission:
Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Donald E. Wright, Commissioner

RECEIVED
By City Clerk at 9:51 am, Sep 11, 2023

Location:
Virtually via Zoom
Boston, MA 02201

Meeting time: 10:20 a.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the Mayor's Office of Housing agenda, be approved by the Commission at its September 13, 2023 meeting:

VOTE 1: Tiera Satchebell, Development Officer, Neighborhood Housing Development Division

Amendment to the vote of September 14, 2022 to extend the Tentative Designation and Intent to Sell period from 36 to 48 months to The People's Academy Inc.: Vacant land located at 436 Warren Street, 7-9 Quincy Street, and 20-22 Glenburne Street, Roxbury.

Time Extension

- 1) TD - 9/16/2020 through 9/16/2022 = 24 months
- 2) TD extension for an additional twelve (12) months 9/16/2020 through 9/16/2023 = 36 months
- 3) TD extension for an additional twelve (12) months 9/16/2020 through 9/16/2024 = 48 months
TD total time is 48 months

Ward: 12
Parcel Numbers: 02831000, 02833000, and 02849000
Square Feet: 18,954 (total)
Future Use: Mixed-use
Assessed Value Fiscal Year 2023: \$264,000
Appraised Value February 16, 2020: \$800,000
Estimated Total Development Cost: \$28,368,100
MOH Program: Mixed-use
RFP Issuance Date: February 10, 2020

That the vote of this Commission at its meeting of September 16, 2020, and, thereafter, amended on September 14, 2022 regarding the tentative designation and intent to sell the land located at:

436 Warren Street, Ward: 12, Parcel: 02831000, Square Feet: 11,060

7-9 Quincy Street, Ward: 12, Parcel: 02833000, Square Feet: 3,100

20-22 Glenburne Street, Ward: 12, Parcel: 02849000, Square Feet: 4,794

in the Roxbury District of the City of Boston containing approximately 18,954 total square feet, to The People's Academy Inc., a Massachusetts non-profit corporation, with an address of 8 Sumner Park, Unit 3, Dorchester, MA 02125;

be, and hereby is amended as follows:

By deleting the figure and word: "36 months" and substituting in place thereof the following figure and word: "48 months" wherever such may appear.

VOTE 2: Tiera Satchebell, Development Officer, Neighborhood Housing Development Division

Amendment to the vote of September 14, 2022 to extend the Tentative Developer and Intent to Sell period from 12 to 18 months to PWN Development, Inc.: Vacant land located at 35 Waverly Street, 50-52 Waverley Street, 64 Waverly Street, and 58 Clifford Street, Roxbury.

Time Extension

- 1) Original TD – 6/25/2021 through 6/25/2022 = 12 months
Original TD expired after 12 months

- 1) Reissued TD – 9/14/2022 through 9/14/2023 = 12 months
- 2) Reissued TD extension for an additional six (6) months 9/14/2022 through 3/14/24 = 18 months
Reissued TD total time is 18 months

Ward: 12

Parcel Numbers: 00446000, 00439000, 00435000, and 00475000

Square Feet: 26,082 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$3,166,536

Assessed Value Fiscal Year 2023: \$426,000 (total)

Appraised Value February 27, 2023: \$855,000 (total)

MOH Program: Neighborhood Housing

RFP Issuance Date: November 9, 2020

That the vote of this Commission at its meeting of September 14, 2022 regarding the tentative designation and intent to sell the land located at:

35 Waverly Street, Ward: 12, Parcel: 00446000, Square Feet: 4,125

50-52 Waverley Street, Ward: 12, Parcel: 00439000, Square Feet: 6,188

64 Waverly Street, Ward: 12, Parcel: 00435000, Square Feet: 7,929

58 Clifford Street, Ward: 12, Parcel: 00475000, Square Feet: 7,840

in the Roxbury District of the City of Boston containing approximately 26,082 total square feet, to PWN Development, Inc., a Massachusetts corporation, with an address of 853 Main Street, Suite 204, Tewksbury, MA 01876,

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.

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

Conveyance to Norfolk Scattered Sites, LLC: Vacant land located 20, 24, and 52 Elmont Street, 143 and 147 Norwell Street, Dorchester.

Purchase Price: \$500

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, having duly advertised its intent to sell to Norfolk Design & Construction LLC, a Massachusetts limited liability company, with an address of 1600 Boston-Providence Highway, Suite 287, Walpole, MA 02081, 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 for two consecutive weeks (June 26, 2023 and July 3, 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 February 16, 2022, and, thereafter, amended on February 22, 2023 and August 17, 2023 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Norfolk Scattered Sites, LLC¹;

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Norfolk Scattered Sites, LLC in consideration of Five Hundred Dollars (\$500).

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

Conveyance to Norfolk Scattered Sites, LLC: Vacant land located at 27-29 Browning Avenue, 29 Bradlee Street, 30 and 38 Clarkson Street, Dorchester and Roxbury.

Purchase Price: \$400

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: Neighborhood Housing

RFP Issuance Date: March 9, 2020

That, having duly advertised its intent to sell to Norfolk Scattered Sites, LLC, a Massachusetts limited liability company, with an address of 1600 Boston-Providence Highway, Suite 287, Walpole, MA 02081, 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 for two consecutive weeks (June 26, 2023 and July 3, 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 March 16, 2022, and, thereafter, amended on March 15, 2023

¹ 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.

and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Norfolk Scattered Sites, LLC;

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Norfolk Scattered Sites, LLC in consideration of Four Hundred Dollars (\$400).

VOTE 5: Julio Pillier, Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to sell to Eco Homes Highland Park LLC: Vacant land located 237, 255, 257, 259 Highland Street, and 75, 84, 86, 88 Marcella Street, Roxbury.

Purchase Price: \$800

Ward: 11

Parcel Numbers: 00558000, 00834000, 00835000, 00836000, 00559000, 00831000, 00830000, 00829000

Square Feet: 15,900 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2023: \$197,600 (total)

Appraised Value June 3, 2023: \$900,000 (total)

Total Estimated Property Development Costs: \$10,223,838

MOH Program: Neighborhood Housing

RFP Issuance Date: May 5, 2022

That, having duly advertised a Request for Proposals to develop said properties, Eco Homes Highland Park LLC, a Massachusetts limited liability company, with an address of 429 Melnea Cass Blvd., Roxbury, MA 02119, be tentatively designated as developer of the vacant land located at:

237 Highland Street, Ward: 11, Parcel: 00558000, Square Feet: 4,225

255 Highland Street, Ward: 11, Parcel: 00834000, Square Feet: 752

257 Highland Street, Ward: 11, Parcel: 00835000, Square Feet: 861

259 Highland Street, Ward: 11, Parcel: 00836000, Square Feet: 970

75 Marcella Street, Ward: 11, Parcel: 00559000, Square Feet: 4,342

84 Marcella Street, Ward: 11, Parcel: 00831000, Square Feet: 1,370

86 Marcella Street, Ward: 11, Parcel: 00830000, Square Feet: 1,536

88 Marcella Street, Ward: 11, Parcel: 00829000, Square Feet: 1,844

in the Roxbury district of the City of Boston containing approximately 15,900 total square feet of land for the period of 16 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 Eco Homes Highland Park 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.

VOTE 6: Theresa Strachilla, Program Manager, GrowBoston

Conveyance to Edward L. Cooper Community Gardening & Education Center, Inc.: Vacant Land located at an unnumbered parcel on Linwood Street, 41, 43, and 45 Linwood Street, and 66 Centre Street, Roxbury.

Purchase Price: \$500

Ward: 09

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

Square Feet: 15,678 (total)

Future Use: Garden

Estimated Total Development Cost: \$173,905.58

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

Appraised Value July 18, 2023: \$660,000 (total)

MOH Program: GrowBoston

RFP Issuance Date: September 20, 2021

That, having duly advertised its intent to sell to the Edward L. Cooper Community Gardening & Education Center, Inc., a Massachusetts non-profit corporation, with an address of 34 Linwood Street, Boston, MA 02119, 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 of land for two consecutive weeks (April 18, 2022 and April 25, 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 March 16, 2022 and, thereafter, amended on March 15, 2023, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to the Edward L. Cooper Community Gardening & Education Center, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the Edward L. Cooper Community Gardening & Education Center, Inc. in consideration of Five Hundred Dollars (\$500).

VOTE 7: Theresa Strachilla, Program Manager, GrowBoston

Transfer of the care, custody, management and control from the Mayor’s Office of Housing (MOH) to the Boston Parks and Recreation Department (“BPRD”) by way of vote of acceptance by the Boston Parks and Recreation Commission: Vacant land located at an unnumbered parcel on Norwell Street, Dorchester.

Property Transfer

Ward: 17
Parcel Number: 00181000
Square Feet: 2,387
Assessed Value Fiscal Year 2023: \$23,400
MOH Program: Grassroots

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31 A (as appearing in St. 1966, c. 642, § 12), the vacant land located at an unnumbered parcel on Norwell Street (Ward: 17, Parcel: 00181000) containing approximately 2,387 square feet, in the Dorchester district of the City of Boston, 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 Parks and Recreation Department by way of vote of acceptance by the Boston Parks and Recreation Commission.

Sincerely,

Sheila A. Dillon
Chief and Director