



February 28, 2024

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

Location:
Virtually via Zoom
Boston, MA 02201

Meeting time: 10:15 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 February 28, 2024 meeting:

REVIEWED

By City Clerk at 8:36 am, Feb 26, 2024

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

Amendment to the vote of March 15, 2023 to extend the Tentative Designation and Intent to Sell period from 72 to 84 months to Harvard Street Neighborhood Health Center Inc.:
Land with building thereon located at 8 Old Road and 14 Ellington Street, Dorchester.

Time Extension

- 1) TD – 3/14/18 through 3/14/19 = 12 months
 - 2) TD extension for an additional twelve (12) months 3/14/18 through 3/14/20 = 24 months
 - 3) TD extension for an additional twenty-four (24) months 3/14/18 through 3/14/22 = 48 months
 - 4) TD extension for an additional twelve (12) months 3/14/18 through 3/14/23 = 60 months
 - 5) TD extension for an additional twelve (12) months 3/14/18 through 3/14/24 = 72 months
 - 6) TD extension for an additional twelve (12) months 3/14/24 through 03/14/25 = 84 months
- TD total time is 84 months

Ward: 14
Parcel Numbers: 02464000 and 02463000
Square Feet: 13,588 (total)
Future Use: Health Center
Estimated Total Development Cost: \$26,837,351
Assessed Value Fiscal Year 2023: \$564,100 (total)

Appraised Value May 18, 2016: \$648,000 (total)
MOH Program: REMS – Building Sales
RFP Issuance Date: July 18, 2016

That the vote of this Commission at its meeting of March 14, 2018 and, thereafter, as amended on March 13, 2019, March 11, 2020, April 15, 2022, and on March 15, 2023 regarding the tentative designation and intent to sell the land with building thereon located at:

8 Old Road, Ward: 14, Parcel: 02464000, Square Feet: 6,537

14 Ellington Street, Ward: 14, Parcel: 02463000, Square Feet: 7,051

in the Dorchester District of the City of Boston containing approximately 13,588 total square feet, to Harvard Street Neighborhood Health Center Inc., a Massachusetts non-profit corporation, with an address of 632 Blue Hill Avenue, Dorchester, MA 02121;

be, and hereby is amended as follows:

By deleting the figure and word: “72 months” and substituting in place thereof the following figure and word: “84 months” wherever such may appear.

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

Amendment to the vote of March 15, 2023 to extend the Tentative Designation and Intent to Sell period from 12 months to 24 months to a nominee comprised of principals of Volnay Capital, LLC: Vacant land located at 251-255, 259, and an unnumbered parcel on Washington Street, Dorchester.

Time Extension

- 1) TD – 3/15/23 through 3/15/24 = 12 months
- 2) TD extension for an additional twelve (12) months 3/15/23 through 3/15/25 = 24 months
TD total time is 24 months

Ward: 14
Parcel Numbers: 01556000, 01560000, 01561000
Square Feet: 12,529 (total)
Future Use: New Construction - Housing
Assessed Value Fiscal Year 2023: \$297,400 (total)
Appraised Value January 13, 2023: \$275,000 (total)
Total Estimated Property Development Costs: \$17,366,250
MOH Program: Neighborhood Housing
RFP Issuance Date: May 2, 2022

That the vote of this Commission at its meeting of March 15, 2023 regarding the tentative designation and intent to sell the vacant land located at:

251-255 Washington Street, Ward: 14, Parcel: 01556000, Square Feet: 3,234

259 Washington Street, Ward: 14, Parcel: 01561000, Square Feet: 3,715

Unnumbered Washington Street, Ward: 14, Parcel: 01560000, Square Feet: 5,580

in the Dorchester District of the City of Boston containing approximately 12,529 total square feet of land to a nominee comprised of principals¹ of Volnay Capital, LLC, a Massachusetts limited liability company, with an address of 19 Wedgemere Avenue, Winchester, MA 01890:

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: “24 months” wherever such may appear.

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

Amendment to the vote of February 22, 2023 to extend the Tentative Designation and Intent to Sell period from 12 months to 24 months to NS Partners, LLC: Vacant land located at 353-359, 391-393, and 395 Blue Hill Avenue, Roxbury.

Time Extension

- 1) TD – 2/22/23 through 2/22/24 = 12 months
- 2) TD extension for an additional twelve (12) months 2/22/23 through 2/22/25 = 24 months
TD total time is 24 months

Ward: 12

Parcel Numbers: 02731000, 02672000, and 02673000

Square Feet: 7,248 (total)

Future Use: New Construction - Housing

Assessed Value Fiscal Year 2023: \$150,100 (total)

Appraised Value December 29, 2022: \$910,000 (total)

Total Estimated Property Development Costs: \$9,146,636

MOH Program: Neighborhood Housing

RFP Issuance Date: April 25, 2022

¹ The nominee is to be a newly formed Massachusetts entity. MOH shall not bring a future vote for conveyance of the properties before the PFC without evidence of the nominee being registered and in good standing with the Massachusetts Secretary of State, and, also, providing a complete and current property affidavit (i.e. LOOPS form) for the nominee.

That the vote of this Commission at its meeting of February 22, 2023 regarding the tentative designation and intent to sell the vacant land located at:

353-359 Blue Hill Avenue, Ward 12, Parcel: 02731000, Square Feet: 3,886

391-393 Blue Hill Avenue, Ward: 12, Parcel: 02672000, Square Feet: 1,651

395 Blue Hill Avenue, Ward: 12, Parcel: 02673000, Square Feet: 1,711

in the Roxbury District of the City of Boston containing approximately 7,248 total square feet of land to NS Partners, LLC, a Massachusetts limited liability company, with an address of 18 Drake Circle, Sharon, MA 02067:

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: “24 months” wherever such may appear.

Sincerely,

Sheila A. Dillon
Chief and Director