

MAYOR'S OFFICE OF HOUSING

Minutes

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

January 31, 2024

ATTENDANCE:

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Donald E. Wright, 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
Elizabeth A. Feltner, Paralegal PFC/PFD, Law Department
Loren Forbes, Assistant Corporation Counsel, Law Department
Sheila A. Dillon, Chief and Director, MOH
Rick Wilson, Deputy Director for Administration and Finance, MOH (Not Present)
James McDonough, Senior Staff Attorney, MOH
Antonio Leite, Senior Development Officer, Neighborhood Housing Development Division, MOH
Rosemary Chung-Dell, Acting Deputy Director, Real Estate Management & Sales Division, MOH
Shani Fletcher, Deputy Director, Director's Office Division, MOH
James Smith, Sr. Environmental Compliance Manager, Real Estate Management & Sales Division, MOH
Theresa Strachila, Program Manager, GrowBoston, MOH
Julio Pilier, Development Officer, Neighborhood Housing Development Division, MOH

Chair Craven called the meeting to order.

The minutes from the meetings of December 13, 2023, for the Boston Fire Department, Public Facilities Department and 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

Conveyance to Craig Spears: Vacant land located at an unnumbered parcel on Sachem Street, Roxbury.

Purchase Price: \$5,000

Ward: 10

Parcel Numbers: 00978000

Square Feet: 954

Future Use: Side Yard

Assessed Value Fiscal Year 2024: \$12,100

Appraised Value April 2, 2023: \$5,000

MOH Program: REMS - Land Disposition

RFP Issuance Date: May 30, 2023

That, having duly advertised its intent to sell to Craig Spears, an individual, with an address of 127 Freeman St., #3, Brookline, MA 02446, the vacant land located at an unnumbered parcel on Sachem Street (Ward: 10, Parcel: 00978000) in the Roxbury district of the City of Boston containing approximately 954 square feet of land, for the for two consecutive weeks (November 20, 2023 and November 27, 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 October 18, 2023 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Craig Spears; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Craig Spears in consideration of Five Thousand Dollars (\$5,000).

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

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, “This is one of the few times that the appraised value is less than the assessed value. I think the City made a mistake assessing it that much because that parcel wasn’t worth \$12,000. Otherwise, it’s great to get rid of it!”

NOTE: Commissioner Wright stated, “Good job, Jamie!”

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

Exhibits: December 13, 2023 project background memorandum with enclosure and PowerPoint presentation.

VOTE 2: James Smith, Senior Environmental Compliance Manager, Real Estate Management & Sales Division

Conveyance to David Hassman: Vacant land located at an unnumbered parcel on Sachem Street, Roxbury.

Purchase Price: \$150,000

Ward: 10

Parcel Numbers: 00981000

Square Feet: 4,350

Future Use: Additional SF towards the addition to existing abutting home & Additional Side Yard

Assessed Value Fiscal Year 2024: \$118,100

Appraised Value December 17, 2023: \$170,000

MOH Program: REMS - Land Disposition

RFP Issuance Date: May 30, 2023

That, having duly advertised its intent to sell to David Hassman, an individual, with an address of 13 Worthington Street, Roxbury, MA 02120, the vacant land located at an unnumbered parcel on Sachem Street (Ward 10, Parcel: 00981000) in the Roxbury district of the City of Boston containing approximately 4,350 square feet of land, for the for two consecutive weeks (November 20, 2023 and November 27, 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 October 18, 2023 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to David Hassman; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to David Hassman in consideration of One Hundred and Fifty Thousand Dollars (\$150,000).

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

NOTE: Chair Craven thanked Jamie for his presentation. She then asked if there were any questions from the Commission. No questions were raised by the Commission.

NOTE: Commissioner Wright stated, “No questions, just a comment. I’m excited that he’s going to maintain that tree canopy, very important there Jamie.”

NOTE: Commissioner Mammoli stated, “Ditto, that’s actually a great accomplishment to get.”

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

Exhibits: December 14, 2023 project background memorandum with enclosure and PowerPoint presentation.

VOTE 3: Theresa Strachila, Program Manager, GrowBoston

Amendment to the Tentative Developer Designation Extension vote of January 18, 2023 to extend the Tentative Designation and Intent to Sell period from 12 to 18 months to Mass Liberation, Inc:
Vacant land located 190-190A Blue Hill Avenue and 192 Blue Hill Avenue, Roxbury.

Time Extension

- 1) TD -1/18/2023 through 1/18/2024 = 12 months
- 2) TD extension for an additional 6 months 1/18/2023 through 7/18/2024 = 18 months

Ward: 13

Parcel Numbers: 00425000 and 00424000

Square Feet: 6,047 (total)

Future Use: Landscaped Space

Assessed Value Fiscal Year 2024: \$163,600 (total)

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

Total Estimated Property Development Costs: \$427,200

MOH Program: Grassroots

RFP Issuance Date: April 25, 2022

That the vote of this Commission at its meeting of January 18, 2023 regarding the tentative designation and intent to sell the vacant land located at

190-190A Blue Hill Avenue, Ward: 13, Parcel: 1300425000, Square Feet: 3,274

192 Blue Hill Avenue, Ward: 13, Parcel: 1300424000, Square Feet: 2,773

in the Roxbury District of the City of Boston containing approximately 6,047 square feet of land, to Mass Liberation, Inc, a Massachusetts non-profit corporation, with an address of 194C Blue Hill Ave., Boston, MA 02119;

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.

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

NOTE: Chair Craven thanked Theresa for their presentation. She then asked if there were any questions from the Commission. No questions were raised by the Commission.

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

Exhibits: December 19, 2023 project background memorandum with enclosure and PowerPoint presentation.

VOTE 4: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division

Amendment to the Tentative Developer Designation Extension vote of January 18, 2023 to extend the Tentative Designation and Intent to Sell period from 12 to 24 months 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.

Time Extension

- 1) TD -1/18/2023 through 1/18/2024 = 12 months
- 2) TD extension for an additional 12 months 1/18/2023 through 01/18/2025 = 24 months

Ward: 14

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

Square Feet: 11,475 (total)

Future Use: Mixed Use & New Construction - Housing

Assessed Value Fiscal Year 2024: \$172,800 (total)

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

Total Estimated Property Development Costs: \$12,414,765

MOH Program: Neighborhood Housing

RFP Issuance Date: April 25, 2022

That the vote of this Commission at its meeting of January 18, 2023 regarding the tentative designation and intent to sell 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 to MTK Development, LLC, Massachusetts limited liability company, located at 703 Metropolitan Avenue, Boston, MA 02136;

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.

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

NOTE: Chair Craven thanked Julio for his presentation. She then asked if there were any questions from the Commission. No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, “No questions, great project.”

NOTE: Commissioner Wright stated, “Same, no questions, great project guys.”

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

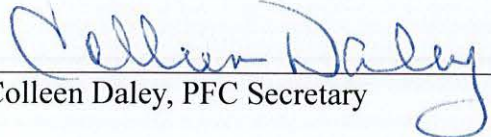
Exhibits: January 9, 2024 project background memorandum with enclosure and PowerPoint presentation.

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

NOTE: A recording of this January 31, 2023 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=57555.

A True Record.

The meeting commenced at 10:19 a.m. and adjourned at 10:37 a.m.



Colleen Daley, PFC Secretary