

## MAYOR'S OFFICE OF HOUSING

### Minutes

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

November 15, 2023

#### **ATTENDANCE:**

Katherine P. Craven, Chair (Not Present)

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 (Not Present)

Elizabeth A. Feltner, Paralegal PFC/PFD, Law Department

Loren Forbes, Assistant Corporation Counsel, Law Department

Sheila A. Dillon, Chief and Director, MOH (Not Present)

Rick Wilson, Deputy Director for Administration and Finance, MOH

Rosemary Chung, Acting Deputy Director for REMS, MOH

James McDonough, Senior Staff Attorney, MOH

Antonio Leite, Senior Development Officer, Neighborhood Housing Development Division, MOH

Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division, MOH

James Smith, Senior Environmental Compliance Manager, REMS Division, MOH

Commissioner Mammoli called the meeting to order.

The minutes from the meetings of October 12, 2023, for the Mayor's Office of Housing and October 18, 2023, for the 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: Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division**

**Conveyance to Waverly Clifford Affordable Development, LLC:** Vacant land located 35 Waverly

Street, 50-52 Waverley Street, 64 Waverly Street, 58 Clifford Street, Roxbury.

**Purchase Price: \$400**

Ward: 12

Parcel Numbers: 00446000, 00439000, 00435000, and 00475000

Square Feet: 26,082 (total)

Future Use: New Construction - Housing

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

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

Total Estimated Property Development Costs: \$3,943,131

MOH Program: Neighborhood Housing

RFP Issuance Date: November 9, 2020

That, having duly advertised its intent to sell to PWN Development, Inc., a Massachusetts corporation, with an address of 853 Main Street, Tewksbury, MA 01876, the vacant 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 of land for two consecutive weeks (October 30, 2023 and November 6, 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 September 14, 2022, and, thereafter, amended on September 20, 2023 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Waverly Clifford Affordable Development, LLC<sup>1</sup>;

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

**NOTE:** Tiera Satchebell addressed the Commission and provided an overview of the project.

**NOTE:** No questions were raised by the Commission.

**NOTE:** Commissioner Mammoli stated, “No questions, sounds like a great project.”

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<sup>1</sup> Waverly Clifford Affordable Development, LLC is a Massachusetts limited liability company formed on November 21, 2022, pursuant to M.G.L. Chapter 156C Section 12, by principals of PWN Development, Inc. Waverly Clifford Affordable Development, LLC provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, Waverly Clifford Affordable Development, LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

**NOTE:** Commissioner Wright stated, “No questions, just excited to say that – you designated, recently, Welcome Home Boston, and now we’re conveying this last series of programming so – Neighborhood Homes Initiative, I remember it well, so I want to congratulate the team on all their work!”

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

**Exhibits:** October 26, 2023 project background memorandum with enclosures and PowerPoint presentation.

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

**Transfer of the care, custody, management and control from the Mayor’s Office of Housing (MOH) to the Boston Conservation Commission ("BCC"):** Vacant land located at six (6) unnumbered parcels on Alabama and Colorado Streets, Mattapan.

**Property Transfer**

Ward: 18

Parcel Numbers: 02622000, 02615000, 02606000, 02828000, 02829000, and 02830000

Square Feet: 20,000 (total)

Assessed Value Fiscal Year 2023: \$204,900 (total)

MOH Program: REMS- Land Disposition

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:

unnumbered Alabama Street, Ward: 18, Parcel: 02622000, Square Feet: 2,000

unnumbered Alabama Street, Ward: 18, Parcel: 02615000, Square Feet: 2,000

unnumbered Colorado Street, Ward: 18, Parcel: 02606000, Square Feet: 2,000

unnumbered Colorado Street, Ward: 18, Parcel: 02828000, Square Feet: 6,000

unnumbered Colorado Street, Ward: 18, Parcel: 02829000, Square Feet: 4,000

unnumbered Colorado Street, Ward: 18, Parcel: 02830000, Square Feet: 4,000

containing approximately 20,000 square feet, in the Mattapan 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 Conservation Commission ("BCC").

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

**NOTE:** No questions were raised by the Commission.

**NOTE:** Commissioner Wright stated, “No questions, Jamie, good work.”

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

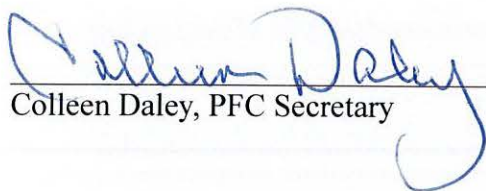
**Exhibits:** October 13, 2023 project background memorandum with enclosures and PowerPoint presentation.

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

**NOTE:** A recording of this November 15, 2023 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=57493](https://www.cityofboston.gov/cable/video_library.asp?id=57493).

A True Record.

The meeting commenced at 10:37 a.m. and adjourned at 10:47 a.m.

  
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Colleen Daley, PFC Secretary