

MAYOR'S OFFICE OF HOUSING

Minutes

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

May 22, 2024

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
Elizabeth A. Feltner, Paralegal PFC/PFD, Law Department (Not Present)
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 (Not Present)
Shani Fletcher, Assistant Director, GrowBoston Division, MOH
Sylvia Adorno, Sr. Program Manager Boston Home Center Division, MOH
Theresa Strachila, Program Manager, GrowBoston Division, MOH
Christine McCrorey, Assistant Director, Boston Home Center Division, MOH
Joe Backer, Senior Development Officer, Neighborhood Housing Development Division, MOH

Commissioner Mammoli called the meeting to order.

The minutes from the meeting of April 17, 2024, for the 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.

NOTE: ThyThy Le noted for the record, MOH has four (4) votes on the Agenda for today. However, only votes one through three will be presented today due to a lack of a quorum present for vote 4 as duly disclosed by Commissioner Wright concerning a conflict of interest.

Therefore, vote four (4) concerning a request for Amendment to the Tentative Developer Designation vote to Madison Park Development Corporation for Vacant land located at 75-81 Dudley Street, Roxbury will be tabled for a future PFC meeting.

VOTE 1: Theresa Strachila, Program Manager, GrowBoston

Tentative Developer Designation and Intent to Sell to Urban Edge Housing Corporation: Vacant land located at 7 Waldren Road, Roxbury.

Purchase Price: \$100

Ward: 11

Parcel Number: 01646000

Square Feet: 4,095

Future Use: Landscaped Space

Assessed Value Fiscal Year 2024: \$42,700

Appraised Value August 27, 2023: \$500,000

Total Estimated Property Development Costs: \$287,100

MOH Program: Grassroots

RFP Issuance Date: December 18, 2023

That, having duly advertised a Request for Proposals to develop said properties, Urban Edge Housing Corporation, a Massachusetts non-profit corporation, with an address of 1542 Columbus Avenue, Roxbury, MA 02119, be tentatively designated as developer of the vacant land located at 7 Waldren Road (Ward: 11, Parcel: 01646000) in the Roxbury district of the City of Boston containing approximately 4,095 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 this parcel; 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 property to Urban Edge Housing Corporation;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property 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: Theresa Strachilla 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: April 18, 2024 project background memorandum and PowerPoint presentation.

VOTE 2: Theresa Strachila, Program Manager, GrowBoston

Conveyance to Garrison-Trotter Neighborhood Association, Inc.: Vacant Land located at 8 Townsend Street, Roxbury.

Purchase Price: \$100

Ward: 11

Parcel Number: 01901000

Square Feet: 5,038

Future Use: Landscaped Space

Assessed Value Fiscal Year 2024: \$75,800

Appraised Value February 24, 2024: \$475,000

Estimated Total Development Cost: \$145,100

MOH Program: Grassroots

RFP Issuance Date: August 29, 2022

That, having duly advertised its intent to sell to the Garrison-Trotter Neighborhood Association, Inc., a Massachusetts non-profit corporation, with an address of 268 Humboldt Avenue, Roxbury, MA 02121, the vacant land located at 8 Townsend Street (Ward: 11, Parcel: 01901000) in the Roxbury District of the City of Boston containing approximately 5,038 square feet of land for two consecutive weeks (May 15, 2023 and May 22, 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 15, 2023, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to the Garrison-Trotter Neighborhood Association, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to the Garrison-Trotter Neighborhood Association, Inc. in consideration of One Hundred Dollars (\$100).

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

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli expressed praise for the work undertaken by MOH to get the property out of the City's inventory and into productive uses.

NOTE: Commissioner Wright expressed praise and congratulations to MOH for their diligent work on the project.

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

Exhibits: April 22, 2024 project background memorandum with enclosure and PowerPoint presentation.

VOTE 3: Christine McCrorey, Assistant Director, Boston Home Center

To Accept and Expend a Grant from the Commonwealth of Massachusetts Division of Banks: To implement foreclosure prevention counseling services.

Grant Amount: \$225,000

WHEREAS, the Commonwealth of Massachusetts Division of Banks has awarded a grant to the City of Boston's Mayor's Office of Housing, acting by and through the Public Facilities Commission, in an amount not to exceed Two Hundred Twenty-Five Thousand Dollars (\$225,000) to implement foreclosure prevention counseling services; and

WHEREAS, the duration of services will be through December 31, 2024; and

WHEREAS, the Public Facilities Commission, by virtue of the authority contained in Section (3)(f)(i) of Chapter 642 of the Acts of 1966 has the power and authority to accept grants, gifts and other aid from the Federal Government or any agency thereof, the Commonwealth or any agency or authority thereof, or any charitable foundation, private corporation or individual, and to expend the same without appropriation; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(ii) of Chapter 642 of the Acts of 1966 has the authority to delegate any of its powers or functions to any other department or officer of the City of Boston and such officer or department is authorized and directed to accept such delegation and exercise the power and perform the function so delegated; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts and instruments necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

NOW, THEREFORE, BE IT VOTED: That the Director of the Mayor's Office of Housing be, and hereby is, authorized to accept the above referenced grant and expend such funds, without further appropriation for the aforementioned purposes.

NOTE: Christine McCrorey addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, "No questions, congratulations on the grant [award], will never vote against accepting money!"

NOTE: Commissioner Wright stated, "No questions, I commend you on the work you're doing."

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

Exhibits: April 22, 2024 project background memorandum with enclosures.

VOTE 4: Joe Backer, Senior Development Officer, Neighborhood Housing Development Division

Amendment to the vote of July 19, 2023 to extend the Tentative Designation and Intent to Sell period from 24 to 36 months to Madison Park Development Corporation: Vacant land located at 75-81 Dudley Street, Roxbury.

Time Extension

- 1) Original TD – 7/17/2019 through 7/17/2021 = 24 months
- 2) Original TD extension for an additional 9 months 7/17/2019 through 4/17/2022 = 33 months
Original TD expired after 33 months

- 1) Reissued TD – 6/15/2022 through 6/15/2023 = 12 months
- 2) Reissued TD extension for an additional 12 months 6/15/2022 through 6/15/2024 = 24 months
- 3) Reissued TD extension for an additional 12 months 6/15/2022 through 06/15/2025 = 36 months
Reissued TD total time is 36 months

Ward: 09

Parcel Number: 03215010

Square Feet: 6,170

Future Use: New Construction - Housing

Estimated Total Development Cost: \$10,546,037

Assessed Value Fiscal Year 2024: \$74,200

Appraised Value June 20, 2019: \$295,000

MOH Program: Neighborhood Housing

RFP Issuance Date: July 16, 2018

That the vote of this Commission at its meeting of June 15, 2022, as amended July 19, 2023 regarding the tentative designation and intent to sell the vacant land located at 75-81 Dudley Street (Ward: 09, Parcel: 03215010) in the Roxbury District of the City of Boston containing approximately 6,170 square feet of land to Madison Park Development Corporation, a Massachusetts non-profit corporation, with an address of 184 Dudley Street, Roxbury, MA 02119;

be, and hereby is amended as follows:

By deleting the figure and word: “24 months” and substituting in place thereof the following figure and word: “36 months” wherever such may appear.

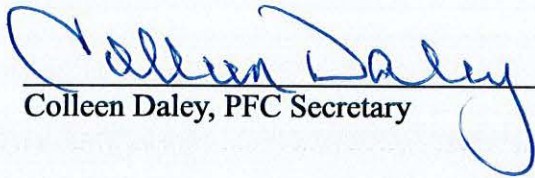
NOTE: Tabled due to lack of quorum.

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

NOTE: A recording of this May 22, 2024 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=57658.

A True Record.

The meeting commenced at 10:26 a.m. and adjourned at 10:39 a.m.


Colleen Daley, PFC Secretary