

MAYOR'S OFFICE OF HOUSING

Minutes

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

June 26, 2024

ATTENDANCE:

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Donald E. Wright, Commissioner
Robert Arcangeli, Assistant Corporation Counsel 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 (Not Present)
James McDonough, Senior Staff Attorney, MOH
Christine O'Keefe, Interim Director, Neighborhood Housing Development Division, MOH
Shani Fletcher, Assistant Director, GrowBoston Division, MOH
Antonio Leite, Senior Development Officer, MOH
Minh Nguyen, Program Manager, Real Estate Management and Sales Division, MOH
Theresa Strachila, Program Manager, GrowBoston Division, MOH
Joe Backer, Senior Development Officer, Neighborhood Housing Development Division, MOH

Chair Craven called the meeting to order.

The minutes from the meetings of May 22, 2024, for the Public Facilities Department and Mayor's Office of Housing, were presented to and approved by the Commission.

NOTE: Robert Arcangeli noted for the record, the meeting is being recorded and broadcast live. He 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: Robert Arcangeli noted for the record, MOH has five (5) votes on the Agenda for today. However, the votes will be presented out of order today and would be hearing vote number five (5) first.

VOTE 5: 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: See disclosure notice by Commissioner Wright on file related to Vote 5.

NOTE: Joe Backer 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 by Chair Craven and Commissioner Mammoli.

Exhibits: April 26, 2024 project background memorandum with attachments and PowerPoint presentation.

NOTE: Chair Craven logged off the meeting at 11:56 a.m.

VOTE 1: Theresa Strachila, Program Manager, GrowBoston

Tentative Developer Designation and Intent to Sell to Boston Farms Community Land Trust, Inc.: Vacant land located at 115-123 Bird Street, Dorchester.

Purchase Price: \$100

Ward: 13
Parcel Number: 01146000
Square Feet: 10,718
Future Use: Garden
Assessed Value Fiscal Year 2024: \$141,200
Appraised Value September 4, 2023: \$700,000
Total Estimated Property Development Costs: \$300,100
MOH Program: Grassroots
RFP Issuance Date: January 16, 2024

That, having duly advertised a Request for Proposals to develop said properties, Boston Farms Community Land Trust, Inc., a Massachusetts non-profit corporation, with an address of 3 Akron Street, Roxbury, MA 02119, be tentatively designated as developer of the vacant land located at 115-123 Bird Street (Ward: 13, Parcel: 01146000) in the Roxbury district of the City of Boston containing approximately 10,718 total 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 Boston Farms Community Land Trust, Inc.;

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: Commissioner Mammoli expressed praise for the work undertaken by MOH toward getting the property out of the City’s inventory and into productive uses.

NOTE: Commissioner Wright stated, “No questions, outstanding project!”

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

Exhibits: May 31, 2024 project background memorandum and PowerPoint presentation.

VOTE 2: Theresa Strachila, Program Manager, GrowBoston

Conveyance to Mass Liberation, Inc: Vacant land located at 190-190A and 192 Blue Hill Avenue, Roxbury

Purchase Price: \$200

Ward: 13
Parcel Numbers: 00425000 & 00424000
Square Feet: 6,047 (total)
Future Use: Landscaped Space
Assessed Value Fiscal Year 2024: \$163,600 (total)
Appraised Value February 24, 2024: \$1,100,000 (total)
Estimated Total Development Cost: \$357,573.70
MOH Program: Grassroots
RFP Issuance Date: April 25, 2022

That, having duly advertised its intent to sell to Mass Liberation, Inc, a Massachusetts non-profit corporation, with an address of 194C Blue Hill Avenue, the vacant land located at:

190-190A Blue Hill Avenue, Ward: 13, Parcel: 00425000, Square Feet: 3,274

192 Blue Hill Avenue, Ward: 13, Parcel: 00424000, Square Feet: 2,773

in the Roxbury District of the City of Boston containing approximately 6,047 square feet of land for two consecutive weeks (May 6, 2024 and May 13, 2024) 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 January 18, 2023 and, thereafter, amended on January 31, 2024, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to the Mass Liberation, Inc; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the Mass Liberation, Inc, in consideration of Two Hundred Dollars (\$200).

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: May 31, 2024 project background memorandum with enclosures and PowerPoint presentation.

VOTE 3: Theresa Strachila, Program Manager, GrowBoston

Amendment to the Tentative Developer Designation Extension vote of December 13, 2023 to extend the Tentative Designation and Intent to Sell period from 54 to 60 months to Urban Edge Housing Corporation: Vacant land located at an unnumbered parcel on Amory Street, Roxbury.

Time Extension

- 1) TD -1/15/2020 through 1/15/2022 = 24 months
 - 2) TD extension for an additional 12 months 1/15/2020 through 1/15/2023 = 36 months
 - 3) TD extension for an additional 12 months 1/15/2020 through 1/15/2024 = 48 months
 - 4) TD extension for an additional 6 months 1/15/2020 through 7/15/2024 = 54 months
 - 5) TD extension for an additional 6 months 1/15/2020 through 01/15/2025 = 60 months
- TD total time is 60 months

Ward: 11

Parcel Number: 01174000

Square Feet: 3,138

Future Use: Landscaped Space

Estimated Total Development Cost: \$546,090

Assessed Value Fiscal Year 2024: \$14,300

Appraised Value April 28, 2019: \$63,000

MOH Program: Grassroots

RFP Issuance Date: July 29, 2019

That the vote of this Commission at its meeting of January 15, 2020, and thereafter amended on March 16, 2022, December 14, 2022, and December 13, 2023 regarding the tentative designation and intent to sell the vacant land located at an unnumbered parcel on Amory Street (Ward: 11, Parcel: 01174000) in the Roxbury District of the City of Boston containing approximately 3,138 square feet of land, to Urban Edge Housing Corporation, a Massachusetts non-profit corporation, with an address of 1542 Columbus Avenue, Boston, MA 02119;

be, and hereby is amended as follows:

By deleting the figure and word: "54 months" and substituting in place thereof the following figure and word: "60 months" wherever such may appear.

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

NOTE: Commissioner Mammoli asked, “We do expect that within the next six months you’ll be doing a conveyance vote?”

NOTE: Theresa Strachilla replied, “Yes. The team has been making really good progress recently and they’re very close to getting a finalized design and budget based on that design.”

NOTE: Commissioner Wright stated, “I’m glad to see this is moving forward.”

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

Exhibits: June 3, 2024 project background memorandum with enclosures and PowerPoint presentation.

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 Lease period from 60 months to 72 months to Cruz Development Corporation: Portions of vacant land located at 135 Dudley Street, 2430 and 2406 Washington Street, Roxbury.

Time Extension

- 1) TD - 7/17/19 through 7/17/21 = 24 months
- 2) TD extension for an additional 24 months 7/17/19 through 7/17/23 = 48 months
- 3) TD extension for an additional twelve (12) months 7/17/19 through 7/17/24 = 60 months
- 4) TD extension for an additional twelve (12) months 7/17/19 through 7/17/25= 72 months
TD total time is 72 months

Ward: 12

Portions of Undivided Parcel Numbers: 01180000, 01261000, and 01263000

Undivided Parcels Square Feet: 314,034 (total)

Undivided Parcels Assessed Value Fiscal Year 2023: \$26,531,800 (total)

Future Subdivided Parcel Number: 01180030

Future Subdivided Parcel Square Feet: 69,835

Future Subdivided Parcel Address: 135 Dudley Street

Future Use: Mixed-use

Estimated Total Development Cost: \$157,309,585

Assessed Value Fiscal Year 2024: \$28,611,200 (total)

Appraised Value June 10, 2019: \$28,700,000

MOH Program: Neighborhood Housing

RFP Issuance Date: July 16, 2018

That the vote of this Commission at its meeting of July 17, 2019, and, thereafter as amended on August 21, 2021 and July 19, 2023 regarding the tentative designation and intent to lease portions of the vacant land located at:

135 Dudley Street, Ward: 12, Parcel: 01180000, Square Feet: 201,765

2430 Washington Street, Ward: 12, Parcel: 01261000, Square Feet: 102,533

2406 Washington Street, Ward: 12, Parcel: 01263000, Square Feet: 9,736

in the Roxbury District of the City of Boston containing approximately 69,835 total square feet of land, to Cruz Development Corporation, a Massachusetts corporation, with an address of One John Eliot Square, Boston, MA 02119;

be, and hereby is amended as follows:

By deleting the figure and word: “60 months” and substituting in place thereof the following figure and word: “72 months” wherever such may appear.

NOTE: Joe Backer addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli stated, “Some history, I know the site well. I cleared the modern electroplating years ago for the B-2 station to go ahead. So, it’s good to see something actually moving on this project. I also understand COVID and other issues have delayed a lot of stuff, but I do get concerned where we’re getting into 72 months of a designation. That being said, hopefully we get this project moving. It looks like a good project.”

NOTE: Commissioner Wright commended MOH and the project team for their diligent work to bring this complex project to fruition.

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

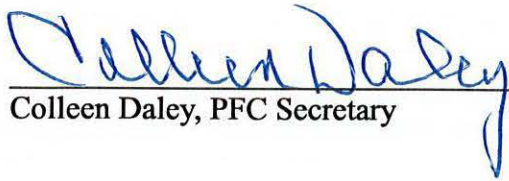
Exhibits: June 15, 2024 project background memorandum with enclosures and PowerPoint presentation.

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

NOTE: A recording of this June 26, 2024 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=57693.

A True Record.

The meeting commenced at 11:49 a.m. and adjourned at 12:14 p.m.


Colleen Daley, PFC Secretary