

# MAYOR'S OFFICE OF HOUSING

## Minutes

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

October 23, 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  
Loren Forbes, Assistant Corporation Counsel, Law Department  
Sheila A. Dillon, Chief and Director, MOH (Not Present)  
Daniel Lesser, Director of Operations, MOH  
James McDonough, Senior Staff Attorney, MOH  
James Smith, Sr. Environmental Compliance Manager, Real Estate Management and Sales Division, MOH  
Sarah Plaut, Special Assistant to the Director, MOH  
Lili Ibara, Assistant Director of American Rescue Plan Act (ARPA) Implementation & Strategic Initiatives, Special Assistant Corporation Counsel, MOH  
Antonio Leite, Senior Development Officer, Neighborhood Housing Development Division, MOH  
Gretchen Kellogg, Housing Development Officer, Neighborhood Housing Development Division, MOH  
James Smith, Sr. Environmental Compliance Manager, Real Estate Management & Sales Division, MOH

Chair Craven called the meeting to order.

The minutes from the meetings of August 28, 2024 and September 25, 2024, 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: Gretchen Kellogg, Housing Development Officer, Neighborhood Housing Development Division**

**Conveyance to the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency:** Vacant land located at an unnumbered parcel on Harrison Avenue, Roxbury.

**Purchase Price: \$1.00**

Ward: 08

Parcel Number: 02426040

Square Feet: 9,068

Future Use: Affordable Housing and Public Open Space

Assessed Value Fiscal Year 2024: \$136,200

Appraised Value July 19, 2024: \$90,000

MOH Program: Neighborhood Housing

Subject to the approval of the Mayor under the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) the Public Facilities Commission does hereby vote to sell to the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency, a body politic and corporate established pursuant to Massachusetts General Laws Chapter 121B, as amended (“the Authority”), with an office at One City Hall Square, Boston, MA 02201-1007, the vacant land located at an unnumbered parcel on Harrison Avenue (Ward: 08, Parcel: 02426040) containing approximately 9,068 square feet, in the Roxbury district of the City of Boston, subject to such terms, conditions and restrictions as the Chief and Director of the Mayor’s Office of Housing deems appropriate;

AND FURTHER VOTED: That the Chief and Director of the Mayor’s Office of Housing or her designee be, and hereby is, authorized to deliver an instrument, approved as to form by the City’s Corporation Counsel, conveying said property, on behalf of the City of Boston, acting through its Public Facilities Commission, to the Authority in compliance with all applicable laws, including G.L. c.30B, section 16(i), in consideration of ONE DOLLAR (\$1.00).

**NOTE:** Gretchen Kellogg addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven thanked Gretchen for her presentation. She then asked the Commission if they had any questions.

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

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

**Exhibits:** October 23, 2024 project background memorandum with attachments and PowerPoint presentation.

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

**Conveyance to 90-94 Robey Street Condominium Trust:** Vacant land located at an unnumbered parcel on Robey Street, Dorchester.

**Purchase Price: \$45,000**

Ward: 08  
Parcel Numbers: 00029000  
Square Feet: 2,247  
Future Use: Off Street Parking  
Assessed Value Fiscal Year 2024: \$95,700  
Appraised Value March 31, 2024: \$45,000  
MOH Program: REMS - Land Disposition  
RFP Issuance Date: October 10, 2023

That, having duly advertised its intent to sell to the 90-94 Robey Street Condominium Trust, a realty trust, with an address of 92 Robey Street, the vacant land located at an unnumbered parcel on Robey Street (Ward: 8, Parcel: 00029000) in the Dorchester district of the City of Boston containing approximately 2,247 square feet of land for two consecutive weeks (June 3, 2024 and June 10, 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 April 17, 2024 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to the 90-94 Robey Street Condominium Trust; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to the 90-94 Robey Street Condominium Trust in consideration of Forty-Five Thousand Dollars (\$45,000).

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

**NOTE:** Chair Craven thanked James for his presentation. She then asked the Commission if they had any questions.

**NOTE:** Commissioner Mammoli asked, “More of a clarification, I’ve noticed, not only on vote one, but on vote two and three: the appraised value is lower than the assessed value, which is normally different, I’m assuming from what I’m hearing it’s probably because of the deed restrictions, is that correct?”

**NOTE:** James Smith replied, “Yes, that’s correct. When our independent appraiser does their appraisal they do factor in MOH’s intent to sell with a preservation restriction.”

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

**Exhibits:** September 27, 2024 project background memorandum with attachment and PowerPoint presentation.

**VOTE 3: James Smith, Senior Environmental Compliance Manager, Real Estate Management & Sales Division**

**Conveyance to Kenneth Terry and Lisa S. Terry:** Vacant land located at an unnumbered parcel on Mt. Calvary Road, Roslindale.

**Purchase Price: \$26,000**

Ward: 18

Parcel Numbers: 06192001

Square Feet: 5,270

Future Use: Landscaped Space

Assessed Value Fiscal Year 2024: \$44,300

Appraised Value November 29, 2023: \$26,000

MOH Program: REMS - Land Disposition

RFP Issuance Date: April 22, 2024

That, having duly advertised its intent to sell to the Kenneth Terry and Lisa S. Terry, individuals, with an address of 16 Mt. Calvary Road, Rosindale, MA 02131, the vacant land located at: an unnumbered parcel on Mt. Calvary Road (Ward: 18, Parcel: 06192001) in the Rosindale District of the City of Boston containing approximately 5,270 square feet of land for two consecutive weeks (September 30, 2024 and October 7, 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 July 31, 2024 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to the Kenneth Terry and Lisa S. Terry; and

**FURTHER VOTED:** the Director be, and hereby is, authorized to deliver an instrument conveying said property to Kenneth Terry and Lisa S. Terry in consideration of Twenty-Six Thousand Dollars (\$26,000).

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

**NOTE:** Chair Craven thanked James for his presentation. She then asked the Commission if they had any questions.

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

**NOTE:** Commissioner Mammoli stated, "Great to get rid of another parcel."

**NOTE:** Commissioner Wright stated, "Exactly, I concur."

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

**Exhibits:** September 18, 2024 project background memorandum with attachment and PowerPoint presentation.

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

**NOTE:** A recording of this October 23, 2024 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=57795](https://www.cityofboston.gov/cable/video_library.asp?id=57795).

A True Record.

The meeting commenced at 10:13 a.m. and adjourned at 10:25 a.m.

  
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Colleen Daley, PFC Secretary