



City of Boston  
Mayor's Office of Housing

**RECEIVED**

**By City Clerk at 8:56 am, Jan 27, 2025**

January 29, 2025

Public Facilities Commission:

Katherine P. Craven, Chair

Lawrence D. Mammoli, Commissioner

Donald E. Wright, Commissioner

Location:

Virtually via Zoom

Boston, MA 02201

Meeting time: 10:00 a.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the Mayor's Office of Housing agenda, be approved by the Commission at its January 29, 2025 meeting:

**VOTE 1: Tiera Satchebell, Development Officer, Neighborhood Housing Development Division**

**Amendment to the Tentative Developer Designation vote of January 31, 2024 to extend the Tentative Designation and Intent to Sell period from 24 months to 30 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 1/18/2025 = 24 months
  - 3) TD extension for an additional 6 months – 1/18/2023 through 7/18/2025 = 30 months
- TD total time is 30 months

Ward: 14

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

Square Feet: 11,475 (total)

Future Use: Mixed Use

Assessed Value Fiscal Year 2025: \$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 31, 2024 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: “24 months” and substituting in place thereof the following figure and word: “30 months” wherever such may appear.

**VOTE 2: Tiera Satchebell, Development Officer, Neighborhood Housing Development Division**

**Conveyance to KZB Nottingham LLC<sup>1</sup>:** Vacant land located at 19 Nottingham Street, an unnumbered parcel on Nottingham Street, 21 Nottingham Street, 23 Nottingham Street, Dorchester.

**Purchase Price: \$400**

Ward: 14

Parcel Numbers: 01312000, 01312001, 01313000, 01314000

Square Feet: 12,662 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2025: \$175,100 (total)

Appraised Value December 8, 2024: \$800,000 (total)

Total Estimated Property Development Costs: \$7,561,671

MOH Program: Neighborhood Housing

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<sup>1</sup> KZB Nottingham LLC is a Massachusetts limited liability company formed on September 4, 2024, pursuant to M.G.L. Chapter 156C Section 12, by KZ Builders LLC, provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, KZB Nottingham LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

RFP Issuance Date: October 2, 2023

That, having duly advertised its intent to sell to, KZ Builders LLC, a Massachusetts limited liability company, with an address of 10 Tremont Street 2nd Floor, Boston, MA 02108, the vacant land located at:

19 Nottingham Street, Ward: 14, Parcel: 01312000, Square Feet: 4,515

Unnumbered parcel on Nottingham Street, Ward: 14, Parcel: 01312001, Square Feet: 214

21 Nottingham Street, Ward: 14, Parcel: 01313000, Square Feet: 3,792

23 Nottingham Street, Ward: 14, Parcel: 01314000, Square Feet: 4,141

in the Dorchester district of the City of Boston containing approximately 12,662 total square feet of land for two consecutive weeks (July 8, 2024 and July 15, 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 properties to KZB Nottingham LLC, a Massachusetts limited liability company with an address of 10 Tremont Street 2nd Floor, Boston, MA 02108; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the KZB Nottingham LLC in consideration of four hundred dollars (\$400).

**VOTE 3: Tiera Satchebell, Development Officer, Neighborhood Housing Development Division**

**Conveyance to BNCLT 355 Park LLC<sup>2</sup>:** Vacant land located at an unnumbered parcel on Park Street, Dorchester.

**Purchase Price: \$100**

Ward: 17

Parcel Numbers: 01163000

Square Feet: 3,665

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2025: \$145,900

Appraised Value December 19, 2024: \$200,000

Total Estimated Property Development Costs: \$3,666,817

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<sup>2</sup> BNCLT 355 Park LLC is a Massachusetts limited liability company formed on October 4, 2024, pursuant to M.G.L. Chapter 156C Section 12, by Boston Neighborhood Community Land Trust, Inc., provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, BNCLT 355 Park LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

MOH Program: Neighborhood Housing  
RFP Issuance Date: October 2, 2023

That, having duly advertised its intent to sell to Boston Neighborhood Community Land Trust, Inc., a Massachusetts non-profit corporation, with an address of 550 Dudley Street, Boston, MA 02119, the vacant land located at an unnumbered parcel on Park Street (Ward: 17, Parcel: 01163000) in the Dorchester district of the City of Boston containing approximately 3,665 total square feet of land for two consecutive weeks (July 8, 2024 and July 15, 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 properties to the BNCLT 355 Park LLC, a Massachusetts limited liability company, with an address of 550 Dudley Street, Roxbury, MA 02119; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the BNCLT 355 Park LLC in consideration of one hundred dollars (\$100).

**VOTE 4: Tiera Satchebell, Development Officer, Neighborhood Housing Development Division**

**Conveyance to 34 Wales Street LLC<sup>3</sup>:** Vacant land located at 34 Wales Street, Dorchester.

**Purchase Price: \$100**

Ward: 14  
Parcel Numbers: 02792000  
Square Feet: 11,108  
Future Use: New Construction- Housing  
Assessed Value Fiscal Year 2025: \$77,400  
Appraised Value December 8, 2024: \$660,000  
Total Estimated Property Development Costs: \$9,593,826  
MOH Program: Neighborhood Housing  
RFP Issuance Date: October 2, 2023

That, having duly advertised its intent to sell to Ambry Development Group LLC, a Massachusetts limited liability company, with an address of 23 Moreland Street, Unit 1, Roxbury, MA 02119, the vacant land located at 34 Wales Street (Ward: 14, Parcel: 02792000) in the Dorchester district of the City of Boston containing approximately 11,108 total square feet of land for two consecutive weeks (July 8, 2024 and July 15, 2024) in accordance with the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities

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<sup>3</sup> 34 Wales Street LLC is a Massachusetts limited liability company formed on October 10, 2024, pursuant to M.G.L. Chapter 156C Section 12, by Ambry Development Group LLC, provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, 34 Wales Street LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

Commission, pursuant to its vote of April 17, 2024 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to the 34 Wales Street LLC, a Massachusetts limited liability company, with an address of 23 Moreland Street, Unit 1, Roxbury, MA 02119; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the 34 Wales Street LLC in consideration of one hundred dollars (\$100).

**VOTE 5: Tiera Satchebell, Development Officer, Neighborhood Housing Development Division**

**Conveyance to 83 Wildwood LLC<sup>4</sup>:** Vacant land located at 83 Wildwood Street, Mattapan.

**Purchase Price: \$100**

Ward: 14  
Parcel Numbers: 03923000  
Square Feet: 10,824  
Future Use: New Construction- Housing  
Assessed Value Fiscal Year 2025: \$226,500  
Appraised Value December 8, 2024: \$440,000  
Total Estimated Property Development Costs: \$5,913,200  
MOH Program: Neighborhood Housing  
RFP Issuance Date: October 2, 2023

That, having duly advertised its intent to sell to KNG Realty Corporation, a Massachusetts corporation with an address of 82 Presentation Road, Brighton, MA 02135, the vacant land located at 83 Wildwood Street (Ward: 14, Parcel: 03923000) in the Mattapan district of the City of Boston containing approximately 10,824 square feet of land for two consecutive weeks (July 8, 2024 and July 15, 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 properties to the 83 Wildwood LLC, a Massachusetts limited liability company, with an address of 82 Presentation Road, Brighton, MA 02135; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the 83 Wildwood LLC in consideration of one hundred dollars (\$100).

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<sup>4</sup> 83 Wildwood LLC is a Massachusetts limited liability company formed on October 8, 2024, pursuant to M.G.L. Chapter 156C Section 12, by KNG Realty Corporation, provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, 83 Wildwood LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

**VOTE 6: Antonio Leite, Senior Housing Development Officer, Neighborhood Housing Development Division**

**Conveyance to MASSVIBE Homes LLC<sup>5</sup>:** Vacant land located at 65 Ballou Avenue, 71 Ballou Avenue, 80 Selden Street, 106 Selden Street, and an unnumbered parcel on Selden Street, Dorchester.

**Purchase Price: \$500**

Ward: 14 and 17

Parcel Numbers: 03766000, 01832000, 02542000, 02526000, 02535000

Square Feet: 27,767 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2025: \$541,500 (total)

Appraised Value December 4, 2024, December 6, 2024, December 11, 2024, and December 13, 2024: \$1,360,000 (total)

Total Estimated Property Development Costs: \$12,473,254

MOH Program: Neighborhood Housing

RFP Issuance Date: October 2, 2023

That, having duly advertised its intent to sell to a nominee comprised of principals of Visionary Investors Building Equity LLC, a Massachusetts limited liability company, with an address of 33 Lexington Avenue P.O. Box 170236, Boston, MA 02117, and Mass Construction & Management, Inc., a Massachusetts corporation, with an address of 2 Porter Street, Suite 2, Randolph, MA 02368, the vacant land located at:

65 Ballou Avenue, Ward: 14, Parcel: 03766000, Square Feet: 4,064

71 Ballou Avenue, Ward: 14, Parcel: 01832000, Square Feet: 4,125

80 Selden Street, Ward: 17, Parcel: 02542000, Square Feet: 6,627

Unnumbered parcel on Selden Street, Ward: 17, Parcel: 02526000, Square Feet: 6,078

106 Selden Street, Ward: 17, Parcel: 02535000, Square Feet: 6,873

in the Dorchester district of the City of Boston containing approximately 27,767 total square feet of land for two consecutive weeks (July 22, 2024 and July 29, 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 properties to the MASSVIBE Homes LLC, a

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<sup>5</sup> MASSVIBE Homes LLC is a Massachusetts limited liability company formed on June 3, 2024, pursuant to M.G.L. Chapter 156C Section 12, by principals of Visionary Investors Building Equity LLC and Mass Construction & Management, Inc., provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, MASSVIBE Homes LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

Massachusetts limited liability company, with an address of 33 Lexington Ave., Somerville, MA 02144; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the MASSVIBE Homes LLC in consideration of five hundred dollars (\$500).

**VOTE 7: Antonio Leite, Senior Housing Development Officer, Neighborhood Housing Development Division**

**Conveyance to Norfolk Capen LLC<sup>6</sup>:** Vacant land located at 11 Capen Street, 262 Norfolk Street, and 270 Norfolk Street, Dorchester.

**Purchase Price: \$300**

Ward: 17

Parcel Numbers: 02081000, 02079000, 02117000

Square Feet: 14,436 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2025: \$243,200 (total)

Appraised Value November 30, 2024 and December 1, 2024: \$745,000 (total)

Total Estimated Property Development Costs: \$9,940,598

MOH Program: Neighborhood Housing

RFP Issuance Date: October 2, 2023

That, having duly advertised its intent to sell to Codman Square Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 587 Washington Street, Boston, MA 02124, the vacant land located at:

11 Capen Street, Ward: 17, Parcel: 02081000, Square Feet: 5,979

262 Norfolk Street, Ward: 17, Parcel: 02079000, Square Feet: 3,046

270 Norfolk Street, Ward: 17, Parcel: 02117000, Square Feet: 5.411

in the Dorchester district of the City of Boston containing approximately 14,436 total square feet of land for two consecutive weeks (July 22, 2024 and July 29, 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 properties to the Norfolk Capen LLC, a Massachusetts limited liability company, with an address of 587 Washington Street, Boston, MA 02124; and

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<sup>6</sup> Norfolk Capen LLC is a Massachusetts limited liability company formed on October 9, 2024, pursuant to M.G.L. Chapter 156C Section 12, by Codman Square Neighborhood Development Corporation, provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, Norfolk Capen LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the Norfolk Capen LLC in consideration of three hundred dollars (\$300).

Sincerely,

Sheila A. Dillon  
Chief and Director