

**MAYOR'S OFFICE OF HOUSING**

**Minutes**

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

October 12, 2023

**ATTENDING:**

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 Feltner, Paralegal PFC/PFD, Law Department  
Loren Forbes, Assistant Corporation Counsel, Law Department  
Sheila A. Dillon, Chief and Director, MOH (Not Present)  
Jessica Boatright, Deputy Director for Neighborhood Housing Development, MOH  
James McDonough, Senior Staff Attorney, MOH  
Antonio Leite, Senior Development Officer, Neighborhood Housing Development Division, MOH

Commissioner Mammoli called the meeting to order.

**NOTE:** In Chair Craven's absence, Commissioner Mammoli served as chair of this meeting.

**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:** Jessica Boatright, Deputy Director for Neighborhood Housing Development, provided a brief introduction to the Welcome Home Boston Initiative before the presentation of votes upon request by ThyThy Le and agreement by the Commission.

**VOTE 1: Antonio Leite, Senior Development Officer, Neighborhood Housing Development**

**Tentative Developer Designation and Intent to Sell to Boston Communities LLC:** Vacant land located at 77-79, 81, 84 and 94 Harvard Street, Dorchester.

**Purchase Price: \$400**

Ward: 14 and 17  
Parcel Numbers: 02449000, 02450000, 00131000, 00144000  
Square Feet: 16,887 (total)  
Future Use: New Construction- Housing  
Assessed Value Fiscal Year 2023: \$175,800 (total)  
Appraised Value March 9, 2023 and April 2, 2023: \$890,000 (total)  
Total Estimated Property Development Costs: \$14,045,388  
MOH Program: Neighborhood Housing  
RFP Issuance Date: April 3, 2023

That, having duly advertised a Request for Proposals to develop said properties, Boston Communities LLC, a Delaware limited liability company, with an address of 29 Humphreys Street, Unit 3, Boston, MA 02125, be tentatively designated as developer of the vacant land located at:

77-79 Harvard Street, Ward: 14, Parcel: 02449000, Square Feet: 4,872

81 Harvard Street, Ward: 14, Parcel: 02450000, Square Feet: 4,138

84 Harvard Street, Ward: 17, Parcel: 00131000, Square Feet: 3,577

94 Harvard Street, Ward: 17, Parcel: 00144000, Square Feet: 4,300

in the Dorchester district of the City of Boston containing approximately 16,887 total square feet of land for the period of 16 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of these parcels; 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 properties to Boston Communities LLC;

**AND, FURTHER, VOTED:** That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties 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:** ThyThy Le noted that all four votes on the agenda would be presented by Antonio Leite, Senior Development Officer for NHD.

**NOTE:** Commissioner Mammoli complimented MOH on their maintenance of properties. Commissioner Mammoli and Commissioner Wright both commended the team on an excellent project.

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

**Exhibits:** September 29, 2023 project background memorandum with enclosures and PowerPoint presentation.

**VOTE 2: Antonio Leite, Senior Development Officer, Neighborhood Housing Development**

**Tentative Developer Designation and Intent to Sell to African Community Economic Development of New England, Inc.:** Vacant land located at 140-144 Erie Street and 52 Glenway Street, Dorchester.

**Purchase Price: \$200**

Ward: 14  
Parcel Numbers: 01780000, 01832000  
Square Feet: 9,716 (total)  
Future Use: New Construction- Housing  
Assessed Value Fiscal Year 2023: \$283,600 (total)  
Appraised Value March 17, 2023: \$735,000 (total)  
Total Estimated Property Development Costs: \$3,516,353  
MOH Program: Neighborhood Housing  
RFP Issuance Date: April 3, 2023

That, having duly advertised a Request for Proposals to develop said properties, African Community Economic Development of New England, Inc., a Massachusetts non-profit corporation, with an address of 89 South Street, Suite 203, Boston, MA 02111, be tentatively designated as developer of the vacant land located at:

140-144 Erie Street, Ward: 14, Parcel: 01780000, Square Feet: 2,855

52 Glenway Street, Ward: 14, Parcel: 01832000, Square Feet: 6,861

in the Dorchester district of the City of Boston containing approximately 9,716 total square feet of land for the period of 16 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of these parcels; 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 properties to African Community Economic Development of New England, Inc.;

**AND, FURTHER, VOTED:** That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties 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:** Antonio Leite 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:** September 29, 2023 project background memorandum with enclosures and PowerPoint presentation.

**VOTE 3: Antonio Leite, Senior Housing Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to Norfolk Design & Construction LLC:**  
Vacant land located at 241, 268 and 276 Geneva Avenue and 1 MacNeil Way, Dorchester.

**Purchase Price: \$400**

Ward: 14 and 15

Parcel Numbers: 01385000, 02277000, 02275000, and 02191001

Square Feet: 15,931 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2023: \$203,800 (total)

Appraised Value March 8, 2023 and March 9, 2023: \$1,260,000 (total)

Total Estimated Property Development Costs: \$10,393,655.79

MOH Program: Neighborhood Housing

RFP Issuance Date: April 3, 2023

That, having duly advertised a Request for Proposals to develop said properties, Norfolk Design & Construction LLC, a Massachusetts limited liability company, with an address of 1600 Boston-Providence Highway, Suite 287, Walpole, MA 02081, be tentatively designated as developer of the vacant land located at:

241 Geneva Avenue, Ward: 14, Parcel: 01385000, Square Feet: 4,926

268 Geneva Avenue, Ward: 15, Parcel: 02277000, Square Feet: 2,988

276 Geneva Avenue, Ward: 15, Parcel: 02275000, Square Feet: 2,800

1 MacNeil Way, Ward: 15, Parcel: 02191001, Square Feet: 5,217

in the Dorchester district of the City of Boston containing approximately 15,931 total square feet of land for the period of 16 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of these parcels; 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 properties to Norfolk Design & Construction LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties 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:** Antonio Leite 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:** October 2, 2023 project background memorandum with enclosures and PowerPoint presentation.

**VOTE 4: Antonio Leite, Senior Housing Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to Dorchester Design Collaborative LLC:**  
Vacant land located at 106 Norwell Street, and two unnumbered parcels on Norwell Street, Dorchester.

**Purchase Price: \$300**

Ward: 14  
Parcel Numbers: 02344000, 02345000, and 02343000  
Square Feet: 10,143 (total)  
Future Use: New Construction- Housing  
Assessed Value Fiscal Year 2023: \$136,800 (total)  
Appraised Value March 9, 2023: \$675,000 (total)  
Total Estimated Property Development Costs: \$5,001,223  
MOH Program: Neighborhood Housing  
RFP Issuance Date: April 3, 2023

That, having duly advertised a Request for Proposals to develop said properties, Dorchester Design Collaborative LLC, a Massachusetts limited liability company, with an address of 53H Harvard Street, Boston, MA 02124, be tentatively designated as developer of the vacant land located at:

106 Norwell Street, Ward: 14, Parcel: 02344000, Square Feet: 3,348

unnumbered parcel on Norwell Street, Ward: 14, Parcel: 02345000, Square Feet: 3,285

unnumbered parcel on Norwell Street, Ward: 14, Parcel: 02343000, Square Feet: 3,510

in the Dorchester district of the City of Boston containing approximately 10,143 total square feet of land for the period of 16 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of these parcels; 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 properties to Dorchester Design Collaborative LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties 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:** Antonio Leite addressed the Commission and provided an overview of the project.

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

**NOTE:** Commissioner Mammoli stated, "All four of these proposals were put out in April of this year, and to be in front of this commission going for tentative designation is actually great. Some people may think six months is a long time, but in the City, six months is supersonic speed."

**NOTE:** Commissioner Wright commended James Smith and the MOH leadership for their support and hard work on all four of these projects.

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

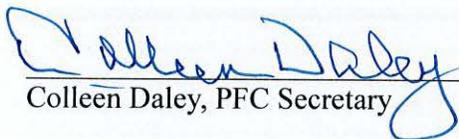
**Exhibits:** September 29, 2023 project background memorandum with enclosures and PowerPoint presentation.

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

**NOTE:** A recording of this October 12, 2023 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=57447](https://www.cityofboston.gov/cable/video_library.asp?id=57447).

A True Record.

The meeting commenced at 10:07 a.m. and adjourned at 10:36 a.m.

  
Colleen Daley, PFC Secretary