

## MAYOR'S OFFICE OF HOUSING

### Minutes

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

October 18, 2023

#### **ATTENDING:**

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  
Elizabeth A. Feltner, Paralegal PFC/PFD, Law Department  
Loren Forbes, Assistant Corporation Counsel, Law Department  
Sheila A. Dillon, Chief and Director, MOH (Not Present)  
Rick Wilson, Deputy Director for Administration and Finance, MOH  
Rosemary Chung, Acting Deputy Director for REMS, MOH  
James Smith, Senior Environmental Compliance Manager, REMS Division, MOH  
Ana Giron-Vives, Operations Manager, Administration & Finance, MOH  
James McDonough, Senior Staff Attorney, MOH  
Antonio Leite, Senior Development Officer, Neighborhood Housing Development Division, MOH

Chair Craven called the meeting to order.

The minutes from the meetings of September 20, 2023, 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: Antonio Leite, Senior Housing Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to New Urban Collaborative LLC and Lower Roxbury Community Corporation:** Vacant land located at 40-50 Warren Street, Roxbury.

**Purchase Price: \$160**

Ward: 08  
Parcel Numbers: 02550000  
Square Feet: 8,296  
Future Use: Mixed  
Assessed Value Fiscal Year 2023: \$746,800  
Appraised Value September 4, 2023: \$1,500,000  
Total Estimated Property Development Costs: \$11,536,364  
MOH Program: Neighborhood Housing  
RFP Issuance Date: July 16, 2018

Upon Public Facilities Commission approval, this Tentative Developer Designation and Intent to Sell vote shall replace in full force and effect and incorporate by reference the now expired vote, for Tentative Developer Designation and Intent to Sell to New Urban Collaborative LLC, previously approved on October 30, 2019.

That, having duly advertised a Request for Proposals to develop said property, New Urban Collaborative LLC, a Massachusetts limited liability company, with an address of 183 West Canton

Street, Boston, MA 02119, and Lower Roxbury Community Corporation, a Massachusetts nonprofit corporation, with an address of 184 Dudley Street, Suite 200, Roxbury, MA 02119, be tentatively designated as developer of the vacant land located at 40-50 Warren Street (Ward: 08, Parcel: 02550000) in the Roxbury district of the City of Boston containing approximately 8,296 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 New Urban Collaborative LLC and Lower Roxbury Community 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:** Antonio Leite addressed the Commission and provided an overview of the project.

**NOTE:** Commissioner Wright noted his excitement for the project and commended the team.

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

**Exhibits:** September 28, 2023 project background memorandum with enclosures and PowerPoint presentation.

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

**Tentative Developer Designation and Intent to Sell to David Hassman:** Vacant land located at an unnumbered parcel on Saebem Street, Roxbury.

**Purchase Price: \$150,000**

Ward: 10

Parcel Numbers: 00981000

Square Feet: 4,350

Future Use: Additional SF towards the addition to existing abutting home & Additional Side Yard

Assessed Value Fiscal Year 2023: \$118,100

Appraised Value November 21, 2022: \$150,000

MOH Program: REMS - Land Disposition

RFP Issuance Date: May 30, 2023

That, having duly advertised a Request for Proposals to develop said property, David Hassman, an individual, with an address of 13 Worthington Street, Roxbury, MA 02120, be tentatively designated as developer of the vacant land located at an unnumbered parcel on Sachem Street (Ward: 10, Parcel: 00981000) in the Roxbury district of the City of Boston containing approximately 4,350 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 David Hassman;

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:** James Smith 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 22, 2023 project background memorandum with enclosures and PowerPoint presentation.

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

**Tentative Developer Designation and Intent to Sell to Craig Spears:** Vacant land located at an unnumbered parcel on Sachem Street, Roxbury.

**Purchase Price: \$5,000**

Ward: 10

Parcel Numbers: 00978000

Square Feet: 954

Future Use: Side Yard  
Assessed Value Fiscal Year 2023: \$12,100  
Appraised Value April 2, 2023: \$5,000  
MOH Program: REMS - Land Disposition  
RFP Issuance Date: May 30, 2023

That, having duly advertised a Request for Proposals to develop said property, Craig Spears, an individual, with an address of 127 Freeman St., #3, Brookline, MA 02446, be tentatively designated as developer of the vacant land located at an unnumbered parcel on Sachem Street (Ward: 10 , Parcel: 00978000) in the Roxbury district of the City of Boston containing approximately 954 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 Craig Spears;

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:** James Smith 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.

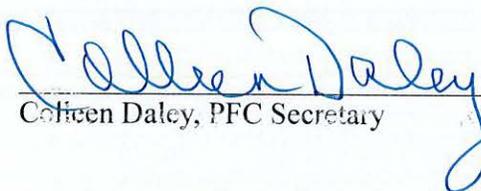
**Exhibits:** September 22, 2023 project background memorandum with enclosures and PowerPoint presentation.

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

**NOTE:** A recording of this October 18, 2023 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=57457](https://www.cityofboston.gov/cable/video_library.asp?id=57457).

A True Record.

The meeting commenced at 10:28 a.m. and adjourned at 10:45 a.m.

  
Colleen Daley, PFC Secretary