

MAYOR'S OFFICE OF HOUSING

Minutes

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

September 20, 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 PFD/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
James McDonough, Senior Staff Attorney, MOH
Shani Fletcher, Assistant Director, Director's Office Division
Antonio Leite, Senior Development Officer, Neighborhood Housing Development Division, MOH
Tiera Satchebell, Development Officer, Neighborhood Housing Development Division, MOH
Theresa Strachila, Program Manager, GrowBoston, MOH

Commissioner Mammoli called the meeting to order.

The minutes from the meeting of August 17, 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: Tiera Satchebell, Development Officer, Neighborhood Housing Development Division

Amendment to the vote of September 14, 2022 to extend the Tentative Designation and Intent to Sell period from 36 to 48 months to The People's Academy Inc.: Vacant land located at 436 Warren Street, 7-9 Quincy Street, and 20-22 Glenburne Street, Roxbury.

Time Extension

- 1) TD - 9/16/2020 through 9/16/2022 = 24 months
- 2) TD extension for an additional twelve (12) months 9/16/2020 through 9/16/2023 = 36 months
- 3) TD extension for an additional twelve (12) months 9/16/2020 through 9/16/2024 = 48 months
TD total time is 48 months

Ward: 12

Parcel Numbers: 02831000, 02833000, and 02849000

Square Feet: 18,954 (total)

Future Use: Mixed-use

Assessed Value Fiscal Year 2023: \$264,000

Appraised Value February 16, 2020: \$800,000

Estimated Total Development Cost: \$28,368,100

MOH Program: Mixed-use

RFP Issuance Date: February 10, 2020

That the vote of this Commission at its meeting of September 16, 2020, and, thereafter, amended on September 14, 2022 regarding the tentative designation and intent to sell the land located at:

436 Warren Street, Ward: 12, Parcel: 02831000, Square Feet: 11,060

7-9 Quincy Street, Ward: 12, Parcel: 02833000, Square Feet: 3,100

20-22 Glenburne Street, Ward: 12, Parcel: 02849000, Square Feet: 4,794

in the Roxbury District of the City of Boston containing approximately 18,954 total square feet, to The People's Academy, Inc., a Massachusetts non-profit corporation, with an address of 8 Sumner Park, Unit 3, Dorchester, MA 02125;

be, and hereby is amended as follows:

By deleting the figure and word: "36 months" and substituting in place thereof the following figure and word: "48 months" wherever such may appear.

NOTE: Tiera Satchebell addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, "No questions. Good project, good program!"

NOTE: Commissioner Wright stated, "Tiera, I just want to commend you on the work to continue to move this forward!"

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

Exhibits: August 3, 2023 project background memorandum with enclosures and PowerPoint presentation.

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

Amendment to the vote of September 14, 2022 to extend the Tentative Developer and Intent to Sell period from 12 to 18 months to PWN Development, Inc.: Vacant land located at 35 Waverly Street, 50-52 Waverley Street, 64 Waverly Street, and 58 Clifford Street, Roxbury.

Time Extension

- 1) Original TD – 6/25/2021 through 6/25/2022 = 12 months
Original TD expired after 12 months

- 1) Reissued TD – 9/14/2022 through 9/14/2023 = 12 months
- 2) Reissued TD extension for an additional six (6) months 9/14/2022 through 3/14/24 = 18 months
Reissued TD total time is 18 months

Ward: 12

Parcel Numbers: 00446000, 00439000, 00435000, and 00475000

Square Feet: 26,082 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$3,166,536

Assessed Value Fiscal Year 2023: \$426,000 (total)

Appraised Value February 27, 2023: \$855,000 (total)

MOH Program: Neighborhood Housing

RFP Issuance Date: November 9, 2020

That the vote of this Commission at its meeting of September 14, 2022 regarding the tentative designation and intent to sell the land located at:

35 Waverly Street, Ward: 12, Parcel: 00446000, Square Feet: 4,125

50-52 Waverley Street, Ward: 12, Parcel: 00439000, Square Feet: 6,188

64 Waverly Street, Ward: 12, Parcel: 00435000, Square Feet: 7,929

58 Clifford Street, Ward: 12, Parcel: 00475000, Square Feet: 7,840

in the Roxbury District of the City of Boston containing approximately 26,082 total square feet, to PWN Development, Inc., a Massachusetts corporation, with an address of 853 Main Street, Suite 204, Tewksbury, MA 01876,

be, and hereby is amended as follows:

By deleting the figure and word: "12 months" and substituting in place thereof the following figure and word: "18 months" wherever such may appear.

NOTE: Tiera Satchebell addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

NOTE: Commissioners Mammoli and Wright expressed praise for the work undertaken by MOH in furtherance of the project and future homeownership opportunities it will create.

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

Exhibits: August 17, 2023 project background memorandum with enclosures and PowerPoint presentation.

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

Conveyance to Norfolk Scattered Sites, LLC: Vacant land located 20, 24, and 52 Elmont Street, 143 and 147 Norwell Street, Dorchester.

Purchase Price: \$500

Ward: 14

Parcel Numbers: 02401000, 02400000, 02393000, 01651000, and 01652000

Square Feet: 15,384 (total)

Future Use: New Construction - Housing

Assessed Value Fiscal Year 2023: \$159,100 (total)

Appraised Value February 27, 2023: \$940,000 (total)

Total Estimated Property Development Costs: \$3,989,703

MOH Program: Neighborhood Housing

RFP Issuance Date: October 4, 2021

That, having duly advertised its intent to sell to Norfolk Design & Construction LLC, a Massachusetts limited liability company, with an address of 1600 Boston-Providence Highway, Suite 287, Walpole, MA 02081, the vacant land located at:

20 Elmont Street, Ward: 14, Parcel: 02401000, Square Feet: 3,778

24 Elmont Street, Ward: 14, Parcel: 02400000, Square Feet: 2,340

52 Elmont Street, Ward: 14, Parcel: 02393000, Square Feet: 3,900

143 Norwell Street, Ward: 14, Parcel: 01651000, Square Feet: 2,683

147 Norwell Street, Ward: 14, Parcel: 01652000, Square Feet: 2,683

in the Dorchester District of the City of Boston containing approximately 15,384 total square feet of land for two consecutive weeks (June 26, 2023 and July 3, 2023) 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 February 16, 2022, and, thereafter, amended on February 22, 2023 and August 17, 2023 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Norfolk Scattered Sites, LLC¹;

¹Norfolk Scattered Sites, LLC is a Massachusetts limited liability company formed on September 26, 2022, pursuant to M.G.L. Chapter 156C Section 12, by principals of Norfolk Design & Construction LLC. Norfolk Scattered Sites, LLC

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Norfolk Scattered Sites, LLC in consideration of Five Hundred Dollars (\$500).

NOTE: Tiera Satchebell addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, "Good project, love to see it get started!"

NOTE: Commissioner Wright stated, "I echo that, Commissioner. Exciting that you're getting these parcels out of the inventory and back on the tax rolls and really excited about this MBE team as well. Congratulations to you on this!"

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

Exhibits: August 18, 2023 project background memorandum with enclosures and PowerPoint presentation.

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

Conveyance to Norfolk Scattered Sites, LLC: Vacant land located at 27-29 Browning Avenue, 29 Bradlee Street, 30 and 38 Clarkson Street, Dorchester and Roxbury.

Purchase Price: \$400

Wards: 14, 17 and 15

Parcel Numbers: 02155000, 00082000, 01816000 and 01814000

Square Feet: 20,176 (total)

Future Use: New Construction - Housing

Assessed Value Fiscal Year 2023: \$267,600 (total)

Appraised Value January 18, 2023: \$1,165,000 (total)

Total Estimated Property Development Costs: \$4,213,130

MOH Program: Neighborhood Housing

RFP Issuance Date: March 9, 2020

That, having duly advertised its intent to sell to Norfolk Scattered Sites, LLC, a Massachusetts limited liability company, with an address of 1600 Boston-Providence Highway, Suite 287, Walpole, MA 02081, the vacant land located at:

27-29 Browning Avenue, Ward: 14, Parcel: 02155000, Square Feet: 4,600

29 Bradlee Street, Ward: 17, Parcel: 00082000, Square Feet: 4,800

30 Clarkson Street, Ward: 15, Parcel: 01816000, Square Feet: 5,388

provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, Norfolk Scattered Sites, LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

38 Clarkson Street, Ward: 15, Parcel: 01814000, Square Feet: 5,388

in the Dorchester and Roxbury Districts of the City of Boston containing approximately 20,176 total square feet of land for two consecutive weeks (June 26, 2023 and July 3, 2023) 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 March 16, 2022, and, thereafter, amended on March 15, 2023 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Norfolk Scattered Sites, LLC;

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Norfolk Scattered Sites, LLC in consideration of Four Hundred Dollars (\$400).

NOTE: Tiera Satchebell addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, "You presented four great projects, I have no questions."

NOTE: Commissioner Wright stated, "Same here, Tiera, it sounds like you've been really busy, I commend you on that!"

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

Exhibits: August 17, 2023 project background memorandum with enclosures and PowerPoint presentation.

VOTE 5: Theresa Strachilla, Program Manager, GrowBoston

Conveyance to Edward L. Cooper Community Gardening & Education Center, Inc.: Vacant Land located at an unnumbered parcel on Linwood Street, 41, 43, and 45 Linwood Street, and 66 Centre Street, Roxbury.

Purchase Price: \$500

Ward: 09

Parcel Numbers: 03460000, 03457000, 03458000, 03459000 and 03462000

Square Feet: 15,678 (total)

Future Use: Garden

Estimated Total Development Cost: \$173,905.58

Assessed Value Fiscal Year 2023: \$311,500 (total)

Appraised Value July 18, 2023: \$660,000 (total)

MOH Program: GrowBoston

RFP Issuance Date: September 20, 2021

That, having duly advertised its intent to sell to the Edward L. Cooper Community Gardening & Education Center, Inc., a Massachusetts non-profit corporation, with an address of 34 Linwood Street, Boston, MA 02119, the vacant land located at:

Unnumbered parcel on Linwood Street, Ward: 09, Parcel: 03460000, Square Feet: 4,698

41 Linwood Street, Ward: 09, Parcel: 03457000, Square Feet: 1,490

43 Linwood Street, Ward: 09, Parcel: 03458000, Square Feet: 1,490

45 Linwood Street, Ward: 09, Parcel: 03459000, Square Feet: 1,560

66 Centre Street, Ward: 09, Parcel: 03462000, Square Feet: 6,440

in the Roxbury District of the City of Boston containing approximately 15,678 total square feet of land for two consecutive weeks (April 18, 2022 and April 25, 2022) 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 March 16, 2022 and, thereafter, amended on March 15, 2023, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to the Edward L. Cooper Community Gardening & Education Center, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the Edward L. Cooper Community Gardening & Education Center, Inc. in consideration of Five Hundred Dollars (\$500).

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

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, "No questions, again a very good project, and if you've got the [Boston] Water and Sewer permit that means it's going to happen!"

NOTE: Commissioner Wright stated, "Great project!"

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

Exhibits: August 14, 2023 project background memorandum with enclosures and PowerPoint presentation.

VOTE 6: Theresa Strachilla, Program Manager, GrowBoston

Transfer of the care, custody, management and control from the Mayor's Office of Housing (MOH) to the Boston Parks and Recreation Department ("BPRD") by way of vote of acceptance by the Boston Parks and Recreation Commission: Vacant land located at an unnumbered parcel on Norwell Street, Dorchester.

Property Transfer

Ward: 17

Parcel Number: 00181000

Square Feet: 2,387

Assessed Value Fiscal Year 2023: \$23,400
MOH Program: Grassroots

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31 A (as appearing in St. 1966, c. 642, § 12), the vacant land located at an unnumbered parcel on Norwell Street (Ward: 17, Parcel: 00181000) containing approximately 2,387 square feet, in the Dorchester district of the City of Boston, be and the same hereby is, transferred from the care, custody, management and control of the Mayor's Office of Housing to the care, custody, management and control of the Boston Parks and Recreation Department by way of vote of acceptance by the Boston Parks and Recreation Commission.

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.

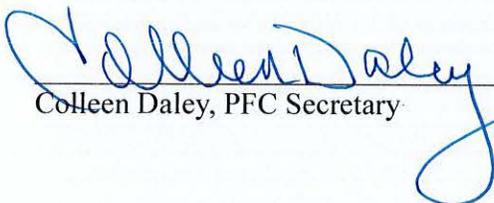
Exhibits: August 3, 2023 project background memorandum with enclosures.

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

NOTE: A recording of this September 20, 2023 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=57421.

A True Record.

The meeting commenced at 10:39 a.m. and adjourned at 11:04 a.m.


Colleen Daley, PFC Secretary