

MAYOR'S OFFICE OF HOUSING

Minutes

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

February 16, 2022

ATTENDING:

Katherine P. Craven, Chair

Lawrence D. Mammoli, 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

Katherine Jones, Assistant Corporation Counsel, Law Department (Not Present)

Sheila A. Dillon, Chief and Director, MOH

James McDonough, Senior Staff Attorney, MOH

Rick Wilson, Deputy Director for Administration and Finance, MOH (Not Present)

Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, MOH

James Smith, Senior Environmental Compliance Manager Real Estate Management & Sales Division, MOH

Anne Conway, Housing Development Officer, Neighborhood Housing Development Division, MOH

Chair Craven called the meeting to order.

The minutes from the meetings of December 15, 2021, for the Public Facilities Department and the Mayor's Office of Housing formerly known as the Department of Neighborhood Development, 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.

NOTE: ThyThy Le noted for the record draft meeting minutes from the meetings of December 15, 2021, for the Public Facilities Department and the Mayor's Office of Housing. She then asked for a motion to approve.

NOTE: On a motion duly made and seconded, the December 15, 2021 meeting minutes for the Public Facilities Department and the Mayor's Office of Housing were unanimously approved.

VOTE 1: Sheila A. Dillon, Chief and Director, Mayor's Office of Housing

Acknowledgement and acceptance of vote of the Executive Order issued by the Mayor of the City of Boston on January 25, 2022: Regarding the change of name of the Department of Neighborhood Development to the Mayor's Office of Housing.

That this Commission hereby acknowledges and accepts the terms of the Executive Order issued by the Mayor of the City of Boston on January 25, 2022 and filed with the City Clerk's Office on January 27, 2022 regarding the change of name of the Department of Neighborhood Development to the Mayor's Office of Housing under the supervision of the Commission pursuant to St. 1966, C. 642.

NOTE: Sheila Dillon addressed the Commission and provided an overview of the request.

NOTE: Chair Craven asked, "There's no duties or responsibilities that are moving to another agency as a result of the name change, right?"

NOTE: Sheila Dillon replied, "No we are pretty much the same as we were several months ago, but the general public can often become confused when they call up – they don't exactly know where they're calling."

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

Exhibits: February 8, 2022 correspondence with enclosure.

VOTE 2: Sheila A. Dillon, Chief and Director, Mayor's Office of Housing

Amendment to the vote of December 15, 2021 Certificate of Authority:

That the vote of this Commission at its meeting of December 15, 2021 regarding a Certificate of Authority;

be, and hereby is amended as follows:

By deleting the words: "Department of Neighborhood Development" and substituting in place thereof the following words: "Mayor's Office of Housing" wherever such may appear; and

also, by inserting in the second paragraph, last sentence: "Said named individuals are further authorized and directed to execute and deliver any complaints or petitions for the registration or deregistration of land and buildings with the Land Court;" and

also, by deleting the words and figures: "Certificate of Authority dated October 30, 2019 recorded on November 6, 2019, with the Suffolk County Registry of Deeds in Book 62027 at Page 216, and filed with the Suffolk Registry District of the Land Court as Document Number 900337" and substituting in place thereof the following words and figures: "Certificate of

Authority dated December 15, 2021 recorded on February 3, 2022, with the Suffolk County Registry of Deeds in Book 67115 at Page 38, and filed with the Suffolk Registry District of the Land Court as Document Number 930784;” and

also, by deleting the words and figures:” IN WITNESS WHEREOF, The City of Boston has caused its name to be subscribed hereto by Michelle Wu, its Mayor on this ____ day of January 2022” and substituting in place thereof the following words and figures: “IN WITNESS WHEREOF, The City of Boston has caused its name to be subscribed hereto by Michelle Wu, its Mayor, accepting the recommendation of the Director of the Mayor’s Office of Housing and the vote of the Public Facilities Commission, this ____ day of February, 2022.

The Certificate of Authority vote now reads as follows:

CERTIFICATE OF AUTHORITY

By this writing, signed by a majority of its members and filed with the Secretary, the City of Boston Public Facilities Commission, upon written recommendation of the Director of the Mayor’s Office of Housing, does hereby vote:

VOTED: “Subject to the approval of the Mayor, that in accordance with the provisions of Section 3(ii)(v) of Chapter 642 of the Acts of 1966, the Public Facilities Commission does hereby authorize and direct the following named individuals, in the name and on behalf of the Commission, to execute and deliver such documents, instruments and certificates as may be deemed necessary or appropriate by such named individuals relating to the Public Facilities Commission’s approved acquisition or conveyance of real property or to the discharge, satisfaction, subordination or termination of instruments of record which have been recorded with the Suffolk County Registry of Deeds or filed for registration with the Suffolk Registry District of the Land Court. Deeds or Orders of Taking to be recorded with the Suffolk County Registry of Deeds or to be filed for registration with the Suffolk Registry District of the Land Court shall be accompanied by a separate vote of this Commission specifically authorizing such conveyance or acquisition. Said named individuals are further authorized and directed to execute and deliver Loan Agreements and Grant Agreements involving the City of Boston, the Mayor’s Office of Housing, in the name and on behalf of the Commission as they may deem necessary or appropriate. Said named individuals are further authorized and directed to execute and deliver any complaints or petitions for the registration or deregistration of land and buildings with the Land Court.”

Sheila A. Dillon, Chief and Director
Mayor’s Office of Housing

Daniel Lesser, Director of Operations
Mayor’s Office of Housing

Rick M. Wilson, Director of Administration and Finance
Mayor’s Office of Housing

Tim H. Davis, Deputy Director
Mayor's Office of Housing

Debra Rufo, Controller
Mayor's Office of Housing

FURTHER VOTED: That this authorization is effective immediately and shall remain in effect until such time as it is expressly rescinded, in whole or in part, by a vote of this Commission.

FURTHER VOTED: The taking of the foregoing vote and the naming of the above individuals, when approved by the Mayor of Boston, shall serve to expressly rescind that certain Certificate of Authority dated December 15, 2021 recorded on February 3, 2022, with the Suffolk County Registry of Deeds in Book 67115 at Page 38, and filed with the Suffolk Registry District of the Land Court as Document Number 930784.

NOTE: Sheila Dillon deferred to James McDonough, Senior Staff Attorney, who addressed the Commission and provided an overview of the request in her stead.

NOTE: Chair Craven thanked James for his presentation and asked if Commissioner Mammoli had any questions. No questions were raised.

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

Exhibits: February 8, 2022 recommendation letter.

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

Tentative Developer Designation and Intent to Sell to Forest Woods Condominium Trust:
Vacant land located at an unnumbered parcel on Forest Hills Street, Jamaica Plain.

Purchase Price: \$28,000

Ward: 11
Parcel Number: 02928050
Square Feet: 5,542
Future Use: Open Space
Estimated Total Development Cost: N/A
Assessed Value Fiscal Year 2022: \$259,200
Appraised Value April 30, 2021: \$28,000
DND Program: REMS – Land Disposition
RFP Issuance Date: August 30, 2021

That, having duly advertised a Request for Proposals to develop said property, Forest Woods Condominium Trust, a realty trust, with an address of 243 Forest Hills Street, Jamaica Plain, MA 02130, be tentatively designated as developer of the vacant located at an unnumbered parcel on Forest Hills Street (Ward: 11, Parcel: 02928050) in the Jamaica Plain District of the City of Boston containing approximately 5,542 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 development of this property; 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 Forest Woods Condominium Trust;

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: The February 16, 2022 Mayor's Office of Housing agenda, concerning vote three, was publicly posted with the district listed as "Roxbury." Accordingly, the meeting minutes acknowledge the scrivener's error and such is corrected for the record. The meeting minutes and vote certificate reflect the correct information as presented at the public meeting.

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

NOTE: Chair Craven thanked James for his presentation and asked if Commissioner Mammoli had any questions. No questions were raised.

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

Exhibits: February 8, 2022 project background memorandum and PowerPoint presentation.

VOTE 4: Anne Conway, Housing Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Norfolk Design & Construction LLC: Vacant land located at 20 Elmont Street, 24 Elmont Street, 52 Elmont Street, 143 Norwell Street 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

Estimated Total Development Cost: \$3,989,203

Assessed Value Fiscal Year 2022: \$159,100 (total)
Appraised Value October 30, 2021 and November 9, 2021: \$900,00 (total)
DND Program: Neighborhood Housing
RFP Issuance Date: October 4, 2021

That, having duly advertised a Request for Proposals to develop said properties, Norfolk Design & Construction LLC, a limited liability company, with an address of 1600 Boston Providence Highway, Suite 287, Walpole, MA 02081, be tentatively designated as developer of the vacant 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 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 development of these properties; 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: The February 16, 2022 Mayor's Office of Housing agenda, concerning vote four, was publicly posted with the incorrect parcel number for 143 Norwell Street. Accordingly, the meeting minutes acknowledge the scrivener's error and such is corrected for the record. The meeting minutes and vote certificate reflect the correct information as presented at the public meeting.

NOTE: Anne Conway addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Anne for her presentation and asked if Commissioner Mammoli had any questions. No questions were raised.

NOTE: Commissioner Mammoli stated, "Great project!"

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

Exhibits: February 10, 2022 project background memorandum and PowerPoint presentation.

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

NOTE: A recording of this February 16, 2022 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=41939.

A True Record.

The meeting commenced at 10:07 a.m. and adjourned at 10:23 a.m.



Colleen Daley, PFC Secretary