

# MAYOR'S OFFICE OF HOUSING

## Minutes

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

March 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

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

John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division, MOH

Kelly Shay, Senior Development Officer, Neighborhood Housing Development Division, MOH

Shani Fletcher, Assistant Director, Director's Office Division, MOH

Joseph Backer, Development Officer, Neighborhood Housing Development Division, MOH

Kirsten Studlien, Project Manager, Neighborhood Housing Development Division, MOH

Rhianna Bernal, Development Officer, Neighborhood Housing Development Division, MOH

Chair Craven called the meeting to order.

The minutes from the meeting of February 16, 2022, for the 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: Shani Fletcher, Assistant Director, Director's Office Division**

**Tentative Developer Designation and Intent to sell to Edward L. Cooper Community Gardening and Education Center, Inc.:** Vacant land located at three (3) unnumbered parcels on Cedar Street, Roxbury.

**Purchase Price: \$300**

Ward: 11  
Parcel Numbers: 00110000, 00109000, and 00113000  
Square Feet: 19,069 (total)  
Future Use: Garden  
Estimated Total Development Cost: \$24,500  
Assessed Value Fiscal Year 2022: \$311,100 (total)  
Appraised Value November 7, 2020: \$191,000 (total)  
MOH Program: GrassRoots  
RFP Issuance Date: September 27, 2021

That, having duly advertised a Request for Proposals to develop said properties, Edward L. Cooper Community Gardening and Education Center, Inc., a Massachusetts non-profit corporation, with an address of 34 Linwood Street, Boston, MA 02119, be tentatively designated as developer of the vacant land located at:

Unnumbered parcel on Cedar Street, Ward: 11, Parcel: 00110000, Square Feet: 7,643

Unnumbered parcel on Cedar Street, Ward: 11, Parcel: 00109000, Square Feet: 7,477

Unnumbered parcel on Cedar Street, Ward: 11, Parcel: 00113000, Square Feet: 3,949

in the Roxbury District of the City of Boston containing approximately 19,069 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 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 Edward L. Cooper Community Gardening and Education Center, 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:** Shani Fletcher addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven thanked Shani for her 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 25, 2022 project background memorandum and PowerPoint presentation.

**VOTE 2: Shani Fletcher, Assistant Director, Director's Office Division**

**Tentative Developer Designation and Intent to Sell to Edward L. Cooper Community Gardening and 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: \$188,791.41

Assessed Value Fiscal Year 2022: \$311,500 (total)

Appraised Value May 30, 2021: \$600,000 (total)

MOH Program: GrassRoots

RFP Issuance Date: September 20, 2021

That, having duly advertised a Request for Proposals to develop said properties, Edward L. Cooper Community Gardening and Education Center, Inc., a Massachusetts non-profit corporation, with an address of 34 Linwood Street, Boston, MA 02119, be tentatively designated as developer of 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 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 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 Edward L. Cooper Community Gardening and Education Center, 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:** Shani Fletcher addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven 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 24, 2022 project background memorandum and PowerPoint presentation.

**VOTE 3: Joseph Backer, Development Officer, Neighborhood Housing Development Division**

**Amendment to the vote of January 15, 2020 to extend the Tentative Designation and Intent to Sell period from 24 to 36 months to Urban Edge Housing Corporation:** Vacant land located at an unnumbered parcel on Amory Street, Roxbury.

**Time Extension**

- 1) TD – 01/15/20 through 01/15/22 = 24 months
- 2) TD extension for an additional 12 months 01/15/20 through 01/15/23 = 36 months  
TD total time is 36 months

Ward: 11

Parcel Number: 01174000

Square Feet: 3,138

Future Use: Landscaped space

Estimated Total Development Cost: \$1,207,223

Assessed Value Fiscal Year 2022: \$14,300

Appraised Value April 28, 2019: \$63,000

MOH Program: Neighborhood Housing

RFP Issuance Date: July 29, 2019

That the vote of this Commission at its meeting of January 15, 2020, regarding the tentative designation and intent to sell the vacant land located at an unnumbered parcel on Amory Street (Ward: 11, Parcel: 01174000), in the Roxbury District of the City of Boston containing approximately 3,318 square feet of land, to Urban Edge Housing Corporation, a Massachusetts nonprofit corporation, with an address of 1542 Columbus Ave., Suite 2, Roxbury, MA 02119;

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: “36 months;” and

also, by deleting the figure and words: “3,318 square feet” and substituting in place thereof the following figure and words: “3,138 square feet” wherever such may appear.

**NOTE:** Joseph Backer addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven thanked Joseph 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 25, 2022 project background memorandum with enclosure and PowerPoint presentation.

**VOTE 4: Kirsten Studlien, Project Manager, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to Norfolk Design & Construction LLC:** Vacant land located at 27-29 Browning Avenue, 29 Bradlee Street, 30 Clarkson Street and 38 Clarkson Street in 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

Estimated Total Development Cost: \$2,742,758

Assessed Value Fiscal Year 2022: \$267,600 (total)

Appraised Value April 15, 2020: \$1,077,000 (total)

MOH Program: Neighborhood Housing

RFP Issuance Date: March 9, 2019

Upon PFC approval, this Tentative Designation and Intent to Sell vote shall replace the now expired Tentative Designation vote to Norfolk Design & Construction LLC approved on November 18, 2020, which will become null and void.

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:

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

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 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:** Kirsten Studlien addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven thanked Kirsten for her 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:** March 2, 2022 project background memorandum and PowerPoint presentation.

**VOTE 5: Rhianna Bernal, Development Officer, Neighborhood Housing Development Division**

**Amendment to the vote of November 13, 2019 to extend the Tentative Designation and Intent to Sell period from 24 to 31 months to a nominee comprised of principals of Pennrose Holdings, LLC and LGBTQ Senior Housing Inc.:** Land with building thereon located at 15 Everett Street, Hyde Park.

**Time Extension and Name Change**

- 1) TD – 11/13/2019 through 11/13/2021 = 24 months
- 2) TD extension for an additional five (5) months 11/13/2019 through 04/13/2022 = 29 months  
TD total time is 29 months

**Purchase Price: \$100**

Ward: 18

Parcel Number: 08963000

Square Feet: 73,586

Future Use: Rehabilitation Housing

Estimated Total Development Cost: \$46,256,094

Assessed Value Fiscal Year 2022: \$13,974,000

Appraised Value May 23, 2019: \$4,200,000

MOH Program: Neighborhood Housing

RFP Issuance Date: June 17, 2019

That the vote of this Commission at its meeting of November 13, 2019, regarding the tentative designation and intent to sell the land with building thereon located at 15 Everett Street (Ward: 18, Parcel: 08963000), in the Hyde Park District of the City of Boston containing approximately

73,586 square feet of land, to a nominee comprised of principals<sup>1</sup> of Pennrose Holdings, LLC, a Pennsylvania limited liability company with an address of 230 Wyoming Avenue, Kingston, PA 18704, and LGBTQ Senior Housing Inc., a Massachusetts non-profit corporation with an address of 16 Liszt Street, Roslindale, MA 02131;

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: “29 months” wherever such may appear; and

also, by deleting the words and figures: “Pennrose Holdings, LLC, a Pennsylvania limited liability company with an address of 230 Wyoming Avenue, Kingston, PA 18704, and LGBTQ Senior Housing Inc., a Massachusetts non-profit corporation with an address of 16 Liszt Street, Roslindale, MA 02131” and substituting in place thereof the following words and figures: “Rogers School LLC, a limited liability company with an address of CT Corporation System 155 Federal Street, Suite 700, Boston, MA 02210” wherever such may appear.

**NOTE:** Rhianna Bernal addressed the Commission and provided an overview of the project.

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

**NOTE:** Commissioner Mammoli stated, “74 units, that’s great, let’s get this project going!”

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

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<sup>1</sup> The nominee is to be a newly formed Massachusetts entity. MOH shall not bring a future vote for conveyance of the property before the PFC without evidence of the nominee being registered and in good standing with the Massachusetts Secretary of State and, also, providing a complete and current property affidavit (i.e. LOOPS form) for the nominee.

**Exhibits:** March 11, 2022 project background memorandum with enclosure and PowerPoint presentation.

**VOTE 6: Rhianna Bernal, Development Officer, Neighborhood Housing Development Division**

**Conveyance to Rogers School LLC:** Land with building thereon located at 15 Everett Street, Hyde Park.

**Purchase Price: \$100**

Ward: 18

Parcel Number: 08963000

Square Feet: 73,586

Future Use: Rehabilitation Housing

Estimated Total Development Cost: \$32,997,337

Assessed Value Fiscal Year 2022: \$13,974,000

Appraised Value May 23, 2019: \$4,200,000

MOH Program: Neighborhood Housing

RFP Issuance Date: June 17, 2019

That, having duly advertised its intent to sell to a nominee comprised of principals<sup>2</sup> of Pennrose Holdings, LLC, a Pennsylvania limited liability company with an address of 230 Wyoming Avenue, Kingston, PA 18704, and LGBTQ Senior Housing Inc., a Massachusetts non-profit corporation with an address of 16 Liszt Street, Roslindale, MA 02131, land with building thereon located at 15 Everett Street (Ward: 18, Parcel: 08963000) in the Hyde Park District of the City of Boston containing approximately 73,586 square feet of land, for two consecutive weeks (October 11, 2021 and October 18, 2021) 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 November 13, 2019 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Rogers School LLC, a limited liability company with an address of CT Corporation System 155 Federal Street, Suite 700, Boston, MA 02210; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Rogers School LLC, in consideration of One Hundred Dollars (\$100).

**NOTE:** Rhianna Bernal addressed the Commission and provided an overview of the project.

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

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<sup>2</sup> Rogers School LLC is a Massachusetts limited liability company formed on August 19, 2021, pursuant to G. L. Chapter 156C Section 12. Rogers School LLC provided a current certificate of good standing from the Massachusetts Secretary of State to MOH. Additionally, Rogers School LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.



**NOTE:** Commissioner Mammoli expressed praise for the work undertaken by MOH to bring the property out of the City's inventory and into productive uses.

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

**Exhibits:** March 11, 2022 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 March 16, 2022 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=42957](https://www.cityofboston.gov/cable/video_library.asp?id=42957).

A True Record.

The meeting commenced at 10:26 a.m. and adjourned at 10:53 a.m.

  
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Colleen Daley, PFC Secretary