

MAYOR'S OFFICE OF HOUSING

Minutes

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

April 15, 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
Christine McCrorey, Assistant Director, Boston Home Center Division, MOH
Neriliz Llenas, Project Manager, Real Estate Management & Sales Division, MOH
John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division, MOH

Chair Craven called the meeting to order.

The minutes from the meetings of March 16, 2022, for the Public Facilities Department and 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: Christine McCrorey, Assistant Director, Boston Home Center Division

To Accept and Expend a Grant from the Commonwealth of Massachusetts Division of Banks: To implement foreclosure prevention counseling services.

Grant Amount: \$225,000

WHEREAS, the Commonwealth of Massachusetts Division of Banks has awarded a grant to the City of Boston's Mayor's Office of Housing, acting by and through the Public Facilities Commission, in an amount not to exceed Two Hundred Twenty-Five Thousand Dollars (\$225,000) to implement foreclosure prevention counseling services; and

WHEREAS, the duration of services will be through December 31, 2022; and

WHEREAS, the Public Facilities Commission, by virtue of the authority contained in Section (3)(f)(i) of Chapter 642 of the Acts of 1966 has the power and authority to accept grants, gifts and other aid from the Federal Government or any agency thereof, the Commonwealth or any agency or authority thereof, or any charitable foundation, private corporation or individual, and to expend the same without appropriation; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(ii) of Chapter 642 of the Acts of 1966 has the authority to delegate any of its powers or functions to any other department or officer of the City of Boston and such officer or department is authorized and directed to accept such delegation and exercise the power and perform the function so delegated; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts and instruments necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

NOW, THEREFORE, BE IT VOTED: That the Director of the Mayor's Office of Housing be, and hereby is, authorized to accept the above referenced grant and expend such funds, without further appropriation for the aforementioned purposes.

NOTE: The April 15, 2022 Mayor's Office of Housing Agenda, concerning vote one, was publicly posted with a scrivener's error by omission of the words "Commonwealth of Massachusetts" concerning its Divisions of Banks. Additionally, a scrivener's error resulted in the presenter's title indicating Housing Development Officer rather than Assistant Director. Accordingly, the meeting minutes acknowledge the scrivener's errors and such are corrected for the record. The meeting minutes and vote certificate reflect the correct information as presented at the public meeting.

NOTE: Christine McCrorey 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: April 15, 2022 project background memorandum with enclosures.

VOTE 2: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division

Tentative Developer Designation and Intent to Sell to Roger F. Harris: Vacant land located at 1-5 Hopkins Place, Mattapan.

Purchase Price: \$114,000

Ward: 18
Parcel Number: 00348000
Square Feet: 5,704
Future Use: Side Yard
Assessed Value Fiscal Year 2022: \$41,400
Appraised Value July 25, 2021: \$114,000
DND Program: REMS – Land Disposition
RFP Issuance Date: October 1, 2018

That, having duly advertised a Request for Proposals to develop said property, Roger F. Harris, an individual, with an address of 25 Faunce Road, Mattapan, MA 02126, be tentatively designated as developer of the vacant land located at 1-5 Hopkins Place (Ward: 18 Parcel Number: 00348000) in the Mattapan District of the City of Boston containing approximately 5,704 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 Roger F. Harris;

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: Neriliz Llenas 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: March 16, 2022 project background memorandum and PowerPoint presentation.

VOTE 3: Kirsten Studlien, Development Officer, Neighborhood Housing Development Division

Amendment to the vote of March 11, 2020 to extend the Tentative Designation and Intent to Sell period from 48 to 60 months to Harvard Street Neighborhood Health Center Inc.:
Land with building thereon located at 8 Old Road and 14 Ellington Street, Dorchester.

Time Extension

- 1) TD – 03/14/18 through 03/14/19 = 12 months
 - 2) TD extension for an additional twelve (12) months 03/14/18 through 03/14/20 = 24 months
 - 3) TD extension for an additional twenty-four (24) months 03/14/18 through 03/14/22 = 48 months
 - 4) TD extension for an additional twelve (12) months 3/14/18 through 3/14/23 = 60 months
- TD total time is 60 months

Ward: 14
Parcel Numbers: 02464000 and 02463000
Square Feet: 13,588 (total)
Future Use: Health Center
Estimated Total Development Cost: \$26,837,351
Assessed Value Fiscal Year 2022: \$564,800 (total)
Appraised Value February 22, 2020: \$680,000 (total)
DND Program: REMS – Building Sales
RFP Issuance Date: July 18, 2016

That the vote of this Commission at its meeting of March 14, 2018 and, thereafter, as amended on March 13, 2019 and March 11, 2020 regarding the tentative designation and intent to sell the land with building thereon located at:

8 Old Road, Ward: 14, Parcel: 02464000, Square Feet: 6,537

14 Ellington Street, Ward: 14, Parcel: 02463000, Square Feet: 7,051

in the Dorchester District of the City of Boston containing approximately 13,588 total square feet, to Harvard Street Health Center Inc., a Massachusetts non-profit corporation, with an address of 632 Blue Hill Avenue, Dorchester, MA 02121;

be, and hereby is amended as follows:

By deleting the figure and word: “48 months” and substituting in place thereof the following figure and word: “60 months” wherever such may appear.

NOTE: John Feuerbach addressed the Commission and provided an overview of the project in place of Kirsten Studlien who was unable to attend the meeting.

NOTE: Chair Craven thanked John 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: March 23, 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 April 15, 2022 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=43982.

A True Record.

The meeting commenced at 10:24 a.m. and adjourned at 10:38 a.m.



Colleen Daley, PFC Secretary