

MAYOR'S OFFICE OF HOUSING

Minutes

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

September 14, 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 (Not Present)
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
John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division, MOH
Christopher Rooney, Development Officer, Neighborhood Housing Development Division, MOH
Neriliz Llenas, Project Manager, Real Estate Management & Sales Division, MOH
Shani Fletcher, Assistant Director, Director's Office Division, MOH
Tiera Satchebell, Development Officer, Neighborhood Housing Development Division, MOH

Chair Craven called the meeting to order.

The minutes from the meetings of August 17, 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: Christopher Rooney, Development Officer, Neighborhood Housing Development Division

Conveyance to Habitat for Humanity Greater Boston, Inc.: Vacant land located at 174 Norfolk Street, an unnumbered parcel on Norfolk Street, and 180 Norfolk Street, Dorchester.

Purchase Price: \$131,000

Ward: 17

Parcel Numbers: 01971000, 01970000, and 01969000

Square Fee (total): 15,432

Future Use: New Construction - Housing

Estimated Total Development Cost: \$2,946,950

Assessed Value Fiscal Year 2022: \$246,700

Appraised Value June 23, 2019: \$650,000

MOH Program: REMS - Land disposition

RFP Issuance Date: January 27, 2020

That, having duly advertised its intent to sell to Habitat for Humanity Greater Boston, Inc., a Massachusetts non-profit Corporation, with an address of 240 Commercial Street, Boston, MA 02109, the land located at:

174 Norfolk Street, Ward: 17, Parcel: 01971000, Square Feet: 4,859

Unnumbered Parcel Norfolk Street, Ward: 17, Parcel: 01970000, Square Feet: 4,194

180 Norfolk Street, Ward: 17, Parcel: 01969000, Square Feet: 6,379

in the Dorchester District of the City of Boston containing approximately 15,432 square feet of land, for two consecutive weeks (October 12, 2020 and October 19, 2020) 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 September 16, 2020 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Habitat for Humanity Greater Boston, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Habitat for Humanity Greater Boston, Inc. in consideration of One Hundred and Thirty-One Thousand Dollars (\$131,000).

NOTE: Christopher Rooney addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Christopher for his presentation and asked Commissioner Mammoli if he had any questions.

NOTE: Commissioner Mammoli expressed praise for the work undertaken by MOH on the project. He then asked, “The appraised value is set at \$650,000, [the City is] selling it for \$131,000 the difference being that [the City is] actually investing that money into this project?”

NOTE: Christopher Rooney replied “Yes,” and continued, “There’s always, with affordable housing projects on City [owned] land, there’s almost always a land subsidy that’s associated with that. In this case, I will point out though, there is no subsidy for this; because this is Habitat

for Humanity they self-finance their projects. So, it's a win win. [The City gets] deed restricted affordable housing yet [the City is] not needed for funding.”

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

Exhibits: August 16, 2022 project background memorandum with enclosure and PowerPoint presentation.

VOTE 2: Christopher Rooney, Development Officer, Neighborhood Housing Development Division

Partial Rescission of the Tentative Developer Designation vote of May 21, 2015 the Extension of Tentative Developer Designation Votes of November 16, 2016 and May 17, 2017 and Conveyance vote of March 14, 2018 to Cote Village Limited Partnership: Vacant land located at 820 Cummins Highway, Unnumbered parcel on Cummins Highway, 30-32 Regis Road, Unnumbered parcel on Regis Road, Mattapan.

Purchase Price: \$400

Ward: 18
Parcel Numbers: 01091000 and 01092000
Square Feet: 16,616 (total)
DND Program: Real Estate Development Initiative
Use: Mixed Use
Assessed Value Fiscal Year 2018: \$1,439,900 (total)
Appraised Value April 22, 2016: \$1,700,000 (total)
RFP Issuance Date: June 30, 2014

That the votes of this Commission at its meetings of May 15, 2015, November 16, 2016, May 17, 2017 and March 14, 2018, the latter of which provides as follows:

That having duly advertised its intent to sell to Cote Village Limited Partnership, a Massachusetts limited partnership, with an address of 84 State Street, Boston, MA 02099, the vacant land located at:

Unnumbered parcel on Cummins Highway, Ward: 18, Parcel: 01091000, Square Feet: 10,366

Unnumbered parcel on Regis Road, Ward: 18, Parcel: 01092000, Square Feet: 6,250

in the Mattapan District of the City of Boston containing approximately 16,616 total square feet of land, for two consecutive weeks (June 15, 2015 and June 22, 2015) 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 May 21, 2015 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Cote Village Limited Partnership; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Cote Village Limited Partnership, in consideration of Four Hundred Dollars (\$400);

by deleting the following words and figures:

Unnumbered Cummins Highway, Ward: 18, Parcel: 01091000, Square Feet: 10,366

Unnumbered Regis Road, Ward: 18, Parcel: 01092000, Square Feet: 6,250

be, and hereby are, partially rescinded with respect to the above deleted words and figures.

NOTE: Christopher Rooney addressed the Commission and provided an overview of the project.

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

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

Exhibits: September 7, 2022 project background memorandum with enclosures and PowerPoint presentation.

VOTE 3: Neriliz Llenas, Real Estate Management & Sales Division

Tentative Developer Designation and Intent to Sell to Sharif Abdal-Khallaq dba East Roxbury Development Co.: Vacant land located at 59 Humboldt Avenue, Roxbury.

Purchase Price: \$37,000

Ward: 12

Parcel Number: 01824000

Square Feet: 1,860

Future Use: Additional Square Footage for Future Development

Estimated Total Development Cost: N/A

Assessed Value Fiscal Year 2022: \$19,900

Appraised Value March 20, 2022: \$37,000

MOH Program: REMS – Land Disposition

RFP Issuance Date: April 25, 2022

That, having duly advertised a Request for Proposals to develop said property, Sharif Abdal-Khallaq dba East Roxbury Development Co., an individual, with an address of 2821 Washington Street, Roxbury, MA 02119, be tentatively designated as developer of the vacant land located at 59 Humboldt Avenue (Ward: 12 Parcel Number: 01824000) in the Roxbury District of the City of Boston containing approximately 1,860 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 Sharif Abdal-Khallaq dba East Roxbury Development Co.;

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

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

Exhibits: August 17, 2022 project background memorandum and PowerPoint presentation.

VOTE 4: Shani Fletcher, Assistant Director, Director's Office Division

To Accept and Expend an Urban Agriculture and Innovative Production Planning Grant from the United States Department of Agriculture Natural Resources Conservation Services: To develop a municipal strategy for promoting local food production in four low-income neighborhoods including East Boston, Dorchester, Mattapan and Roxbury.

Grant Amount: \$200,000

WHEREAS, the United States Department of Agriculture Natural Resources Conservation Service has awarded an Urban Agriculture and Innovative Production Planning 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 Thousand Dollars (\$200,000) to develop a municipal strategy for promoting local food production in four low-income neighborhoods including East Boston, Dorchester, Mattapan and Roxbury; and

WHEREAS, the duration of services will be through March 2, 2024; 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

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: Shani Fletcher addressed the Commission and provided an overview of the project.

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

NOTE: Commissioner Mammoli expressed praise for the work undertaken by MOH on the project.

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

Exhibits: August 22, 2022 project background memorandum with enclosure.

VOTE 5: Tiera Satchebell, Development Officer, Neighborhood Housing Development Division

Amendment to the vote of September 16, 2020 to extend the Tentative Designation and Intent to Sell period from 24 to 36 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 9/16/2022 through 9/16/2023 = 12 months
TD total time is 36 months

Purchase Price: \$300

Ward: 12

Parcel Numbers: 02831000, 02833000, and 02849000

Square Feet: 18,954 (total)

Parcels Assessed Value Fiscal Year 2022: \$264,000 (total)

Future Use: Mixed-use

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

Assessed Value Fiscal Year 2022: \$264,000

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

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, as amended on September 14, 2022 regarding the tentative designation and intent to sell the land with building thereon 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: "24 months" and substituting in place thereof the following figure and word: "36 months" wherever such may appear.

NOTE: The September 14, 2022 Mayor's Office of Housing agenda, concerning vote five, was publicly posted with the purchase price listed as "\$400." 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: Tiera Satchebell addressed the Commission and provided an overview of the project.

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

NOTE: Commissioner Mammoli stated, "Sounds like a great project!"

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

Exhibits: August 18, 2022 project background memorandum with enclosure and PowerPoint presentation.

VOTE 6: Tiera Satchebell, Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to PWN Development, Inc.: Vacant land located at 35 Waverly Street, 50-52 Waverly Street, 64 Waverly Street, and 58 Clifford Street, Roxbury.

Purchase Price: \$400

Ward: 12

Parcel Numbers: 00446000, 00439000, 00435000, and 00475000

Square Feet (total): 26,082

Future Use: New Construction - Housing
Estimated Total Development Cost: \$3,166,536
Assessed Value Fiscal Year 2022: \$426,000
Appraised Value March 31, 2021: \$700,000
MOH Program: New Construction - Housing
RFP Issuance Date: November 9, 2020

Upon Public Facilities Commission approval, this Tentative Developer Designation and Intent to Sell vote shall replace the now expired vote, for Tentative Developer Designation and Intent to Sell to PWN Development, Inc. approved on June 25, 2021, which will become null and void.

That, having duly advertised a Request for Proposals to develop said property, PWN Development, Inc., a Massachusetts corporation, with an address of 853 Main Street, Suite 204, Tewksbury, MA 01876, be tentatively designated as developer of the vacant land located at:

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

50-52 Waverly 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 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 PWN Development, Inc.;

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

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

NOTE: Commissioner Mammoli stated, “Sounds like a great project! I assume the appraised value will be updated in 2023 for the actual [conveyance] vote.”

NOTE: Tiera Satchebell replied, “Yes.”

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

Exhibits: August 17, 2022 project background memorandum and PowerPoint presentation.

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

NOTE: A recording of this September 14, 2022 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=51098.

A True Record.

The meeting commenced at 10:29 a.m. and adjourned at 10:57 a.m.


Colleen Daley, PFC Secretary