

MAYOR'S OFFICE OF HOUSING

Minutes

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

November 20, 2024

ATTENDANCE:

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
Loren Forbes, Assistant Corporation Counsel, Law Department
Sheila A. Dillon, Chief and Director, MOH
Daniel Lesser, Director of Operations, MOH (Not Present)
James McDonough, Senior Staff Attorney, MOH
Sarah Plaut, Special Assistant to the Director, MOH
Martina Burress, Administrative Assistant, MOH
Theresa Strachila, Program Manager, GrowBoston Division, MOH
Chris Rooney, Sr. Housing Development Officer, Neighborhood Housing Development Division, MOH

Commissioner Mammoli called the meeting to order.

The minutes from the meetings of October 23, 2024, 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: Theresa Strachila, Program Manager, GrowBoston

Conveyance to Urban Edge Housing Corporation: Vacant land located at an unnumbered parcel on Amory Street, Roxbury.

Purchase Price: \$100

Ward: 11
Parcel Number: 01174000
Square Feet: 3,138
Future Use: Landscaped Space
Estimated Total Development Cost: \$195,440.60
Assessed Value Fiscal Year 2024: \$14,300
Appraised Value January 6, 2024: \$63,000
MOH Program: Grassroots
RFP Issuance Date: July 29, 2019

That, having duly advertised its intent to sell to the Urban Edge Housing Corporation, a Massachusetts non-profit corporation, with an address of 1542 Columbus Avenue, Roxbury, MA 02119, the vacant land located at an unnumbered parcel on Amory Street in the Roxbury District of the City of Boston containing approximately 3,138 square feet of land for two consecutive weeks (October 14, 2024 and October 21, 2024) 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 January 15, 2020 and thereafter amended on March 16, 2022, December 14, 2022, December 13, 2023, and June 26, 2024, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to the Urban Edge Housing Corporation; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to the Urban Edge Housing Corporation in consideration of one hundred dollars (\$100).

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

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, "No questions, great project."

NOTE: Commissioner Wright stated, "No questions, exciting to see this phase of the project."

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

Exhibits: October 24, 2024 project background memorandum with attachments and PowerPoint presentation.

VOTE 2: Theresa Strachila, Program Manager, GrowBoston

Tentative Developer Designation and Intent to Sell to Boston Food Forest Coalition, Inc.: Vacant land located at 116 Norwell Street, an unnumbered parcel on Norwell Street, 89 Radcliffe Street, and an unnumbered parcel on Radcliffe Street, Dorchester.

Purchase Price: \$400

Ward: 14
Parcel Numbers: 02341000, 02340000, 02357000, 02358000
Square Feet: 11,672 (total)
Future Use: Garden
Assessed Value Fiscal Year 2024: \$145,300 (total)
Appraised Value October, 13 2024: \$840,000 (total)
Total Estimated Property Development Costs: \$624,835.10
MOH Program: Grassroots
RFP Issuance Date: June 24, 2024

That, having duly advertised a Request for Proposals to develop said properties, Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of 76 Weld Hill, Jamaica Plain, MA 02130, be tentatively designated as developer of the vacant land located at:

116 Norwell Street, Ward: 14, Parcel: 02341000, Square Feet: 2,768
Unnumbered parcel on Norwell Street, Ward: 14, Parcel: 02340000, Square Feet: 2,899
89 Radcliffe Street, Ward: 14, Parcel: 02357000, Square Feet: 2,950
Radcliffe Street, Ward: 14, Parcel: 02358000, Square Feet: 3,055
in the Dorchester district of the City of Boston containing approximately 11,672 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 redevelopment 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 Boston Food Forest Coalition, 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: Theresa Strachila addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Wright stated, “No questions, excited! I’ve seen this parcel before, so it’s exciting the neighborhood is really going to appreciate this!”

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

Exhibits: October 28, 2024 project background memorandum and PowerPoint presentation.

VOTE 3: Christopher Rooney, Senior Housing Development Officer, Neighborhood Housing Development Division

Amendment to the Tentative Developer Designation vote of July 19, 2023 to extend the Tentative

Designation and Intent to Sell period from 16 months to 28 months to ODJ Dev LLC: Vacant land located 778, 780, 782, 784, 786, 788, 790, 792, 794 and 796 Parker Street, and 77 Terrace Street, Jamaica Plain.

Time Extension

- 1) TD – 07/19/2023 through 11/19/2024 = 16 months
- 2) TD extension for an additional 12 months – 07/19/2023 through 11/19/2025 = 28 months

Ward: 10

Parcel Numbers: 00437000, 00436000, 00435000, 00434000, 00433000, 00432000, 00431000, 00430000, 00429000, 00428000, 00396000

Square Feet: 57,757 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2024: \$2,262,300 (total)

Appraised Value March 28, 2022 and May 28, 2023: \$4,280,000 (total)

Total Estimated Property Development Costs: \$36,516,273

MOH Program: Neighborhood Housing

RFP Issuance Date: September 06, 2022

That the vote of this Commission at its meeting of July 19, 2023 regarding the tentative designation and intent to sell the vacant land located at:

778 Parker Street, Ward: 10, Parcel: 00437000, Square Feet: 2,174

780 Parker Street, Ward: 10, Parcel: 00436000, Square Feet: 2,200

782 Parker Street, Ward: 10, Parcel: 00435000, Square Feet: 2,204

784 Parker Street, Ward: 10, Parcel: 00434000, Square Feet: 2,394

786 Parker Street, Ward: 10, Parcel: 00433000, Square Feet: 2,577

788 Parker Street, Ward: 10, Parcel: 00432000, Square Feet: 2,901

790 Parker Street, Ward: 10, Parcel: 00431000, Square Feet: 2,926

792 Parker Street, Ward: 10, Parcel: 00430000, Square Feet: 3,817

794 Parker Street, Ward: 10, Parcel: 00429000, Square Feet: 5,526

796 Parker Street, Ward: 10, Parcel: 00428000, Square Feet: 2,738

77 Terrace Street, Ward: 10, Parcel: 00396000, Square Feet: 28,300

in the Jamaica Plain district of the City of Boston containing approximately 57,757 total square feet of land to ODJ Dev LLC, a Massachusetts limited liability company, with an address of 35 Batchelder Street, Roxbury, MA 02119;

be, and hereby is amended as follows:

By deleting the figure and word: “16 months” and substituting in place thereof the following figure and word: “28 months” wherever such may appear.

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

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, “No questions, looks like a very good project.”

NOTE: Commissioner Wright stated, “I just want to commend Chief, Chris, and the team on working on this, I know you guys have been at this for quite some time, so [I wish you] continued success!”

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

Exhibits: October 31, 2024 project background memorandum with attachment and PowerPoint presentation.

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

NOTE: A recording of this November 20, 2024 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=58830.

A True Record.

The meeting commenced at 10:17 a.m. and adjourned at 10:32 a.m.


Colleen Daley, PFC Secretary