

MAYOR'S OFFICE OF HOUSING

Minutes

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

January 29, 2025

ATTENDANCE:

Katherine P. Craven, Chair (Not Present)
Lawrence D. Mammoli, Commissioner
Donald E. Wright, Commissioner
ThyThy Le, Legal Advisor PFC/PFD, Law Department (Not Present)
Robert Arcangeli, Senior Assistant Corporation Counsel 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 (Not Present)
Christine O'Keefe, Interim Deputy Director, Neighborhood Housing Development Division, MOH
James McDonough, Senior Staff Attorney, MOH
Lili Ibara, Assistant Director of American Rescue Plan Act Implementation, MOH
Sarah Plaut, Special Assistant to the Director, MOH
Tiera Satchebell, Development Officer, Neighborhood Housing Development Division, MOH
Antonio Leite, Sr. Housing Development Officer, Neighborhood Housing Development Division, MOH

Commissioner Mammoli called the meeting to order.

The minutes from the meetings of December 18, 2024, for the Boston Fire Department and Mayor's Office of Housing, were presented to and approved by the Commission.

NOTE: Robert Arcangeli noted for the record the meeting is being recorded and broadcast live. He 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: Robert Arcangeli noted for the record draft meeting minutes from the meetings of December 18, 2024, for the Boston Fire Department and Mayor's Office of Housing. He then asked for a motion to approve.

NOTE: On a motion duly made and seconded, the December 18, 2024 meeting minutes for the Boston Fire Department and Mayor's Office of Housing were unanimously approved.

NOTE: Robert Arcangeli noted for the record, “MOH has seven (7) votes on the Agenda for today, but only six will be heard as they have asked for vote seven regarding conveyance to Norfolk Capen LLC of 11 Capen Street 262 and 270 Norfolk Street in Dorchester to be tabled until further notice.”

VOTE 1: Tiera Satchebell, Development Officer, Neighborhood Housing Development Division

Amendment to the Tentative Developer Designation vote of January 31, 2024 to extend the Tentative Designation and Intent to Sell period from 24 months to 30 months to MTK

Development, LLC: Vacant land located at 376-376B Blue Hill Avenue, 378 Blue Hill Avenue, 380 Blue Hill Avenue, 382-382A, and 384-384A Blue Hill Avenue, Roxbury.

Time Extension

- 1) TD – 1/18/2023 through 1/18/2024 = 12 months
 - 2) TD extension for an additional 12 months – 1/18/2023 through 1/18/2025 = 24 months
 - 3) TD extension for an additional 6 months – 1/18/2023 through 7/18/2025 = 30 months
- TD total time is 30 months

Ward: 14

Parcel Numbers: 00507000, 00506000, 00505000, 00504000 and 00503000

Square Feet: 11,475 (total)

Future Use: Mixed Use

Assessed Value Fiscal Year 2025: \$172,800 (total)

Appraised Value December 29, 2022: \$1,500,000 (total)

Total Estimated Property Development Costs: \$12,414,765

MOH Program: Neighborhood Housing

RFP Issuance Date: April 25, 2022

That the vote of this Commission at its meeting of January 31, 2024 regarding the tentative designation and intent to sell the vacant land located at:

376-376B Blue Hill Avenue, Ward: 14, Parcel: 00507000, Square Feet: 2,295

378 Blue Hill Avenue, Ward: 14, Parcel: 00506000, Square Feet: 2,295

380 Blue Hill Avenue, Ward: 14, Parcel: 00505000, Square Feet: 2,295

382-382A Blue Hill Avenue, Ward: 14, Parcel: 00504000, Square Feet: 2,295

384-384A Blue Hill Avenue, Ward: 14, Parcel: 00503000, Square Feet: 2,295

in the Roxbury District of the City of Boston containing approximately 11,475 total square feet of land to MTK Development, LLC, Massachusetts limited liability company, located at 703 Metropolitan Avenue, Boston, MA 02136;

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: “30 months” wherever such may appear.

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

NOTE: Commissioner Mammoli stated, “I just want to make sure that when you come back in six months that the appraisal, which was done in 2022, is updated for 2025.”

NOTE: Tiera Satchebell replied, “Yes, we’ll have a new appraisal come conveyance.”

NOTE: Commissioner Wright stated, “Yes, excited for this moving forward and thank you for your work on that, Tiera, working with this team, I know this team is new to working with the City so, kudos to getting this moving forward.”

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

Exhibits: December 30, 2024 project background memorandum with attachment and PowerPoint presentation.

VOTE 2: Tiera Satchebell, Development Officer, Neighborhood Housing Development Division

Conveyance to KZB Nottingham LLC¹: Vacant land located at 19 Nottingham Street, an unnumbered parcel on Nottingham Street, 21 Nottingham Street, 23 Nottingham Street, Dorchester.

Purchase Price: \$400

Ward: 14

Parcel Numbers: 01312000, 01312001, 01313000, 01314000

Square Feet: 12,662 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2025: \$175,100 (total)

Appraised Value December 8, 2024: \$800,000 (total)

Total Estimated Property Development Costs: \$7,561,671

MOH Program: Neighborhood Housing

RFP Issuance Date: October 2, 2023

¹ KZB Nottingham LLC is a Massachusetts limited liability company formed on September 4, 2024, pursuant to M.G.L. Chapter 156C Section 12, by KZ Builders LLC, provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, KZB Nottingham LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

That, having duly advertised its intent to sell to, KZ Builders LLC, a Massachusetts limited liability company, with an address of 10 Tremont Street 2nd Floor, Boston, MA 02108, the vacant land located at:

19 Nottingham Street, Ward: 14, Parcel: 01312000, Square Feet: 4,515

Unnumbered parcel on Nottingham Street, Ward: 14, Parcel: 01312001, Square Feet: 214

21 Nottingham Street, Ward: 14, Parcel: 01313000, Square Feet: 3,792

23 Nottingham Street, Ward: 14, Parcel: 01314000, Square Feet: 4,141

in the Dorchester district of the City of Boston containing approximately 12,662 total square feet of land for two consecutive weeks (July 8, 2024 and July 15, 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 April 17, 2024 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to KZB Nottingham LLC, a Massachusetts limited liability company with an address of 10 Tremont Street 2nd Floor, Boston, MA 02108; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the KZB Nottingham LLC in consideration of four hundred dollars (\$400).

NOTE: Tiera Satchebell 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, good project, thank you Tiera.”

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

Exhibits: December 27, 2024 project background memorandum with attachment and PowerPoint presentation.

VOTE 3: Tiera Satchebell, Development Officer, Neighborhood Housing Development Division

Conveyance to BNCLT 355 Park LLC²: Vacant land located at an unnumbered parcel on Park Street, Dorchester.

Purchase Price: \$100

² BNCLT 355 Park LLC is a Massachusetts limited liability company formed on October 4, 2024, pursuant to M.G.L. Chapter 156C Section 12, by Boston Neighborhood Community Land Trust, Inc., provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, BNCLT 355 Park LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

Ward: 17
Parcel Numbers: 01163000
Square Feet: 3,665
Future Use: New Construction- Housing
Assessed Value Fiscal Year 2025: \$145,900
Appraised Value December 19, 2024: \$200,000
Total Estimated Property Development Costs: \$3,666,817
MOH Program: Neighborhood Housing
RFP Issuance Date: October 2, 2023

That, having duly advertised its intent to sell to Boston Neighborhood Community Land Trust, Inc., a Massachusetts non-profit corporation, with an address of 550 Dudley Street, Boston, MA 02119, the vacant land located at an unnumbered parcel on Park Street (Ward: 17, Parcel: 01163000) in the Dorchester district of the City of Boston containing approximately 3,665 total square feet of land for two consecutive weeks (July 8, 2024 and July 15, 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 April 17, 2024 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to the BNCLT 355 Park LLC, a Massachusetts limited liability company, with an address of 550 Dudley Street, Roxbury, MA 02119; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the BNCLT 355 Park LLC in consideration of one hundred dollars (\$100).

NOTE: Tiera Satchebell 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: December 23, 2024 project background memorandum with attachment and PowerPoint presentation.

VOTE 4: Tiera Satchebell, Development Officer, Neighborhood Housing Development Division

Conveyance to 34 Wales Street LLC³: Vacant land located at 34 Wales Street, Dorchester.

Purchase Price: \$100

Ward: 14
Parcel Numbers: 02792000
Square Feet: 11,108

³ 34 Wales Street LLC is a Massachusetts limited liability company formed on October 10, 2024, pursuant to M.G.L. Chapter 156C Section 12, by Ambry Development Group LLC, provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, 34 Wales Street LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

Future Use: New Construction- Housing
Assessed Value Fiscal Year 2025: \$77,400
Appraised Value December 8, 2024: \$660,000
Total Estimated Property Development Costs: \$9,593,826
MOH Program: Neighborhood Housing
RFP Issuance Date: October 2, 2023

That, having duly advertised its intent to sell to Ambry Development Group LLC, a Massachusetts limited liability company, with an address of 23 Moreland Street, Unit 1, Roxbury, MA 02119, the vacant land located at 34 Wales Street (Ward: 14, Parcel: 02792000) in the Dorchester district of the City of Boston containing approximately 11,108 total square feet of land for two consecutive weeks (July 8, 2024 and July 15, 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 April 17, 2024 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to the 34 Wales Street LLC, a Massachusetts limited liability company, with an address of 23 Moreland Street, Unit 1, Roxbury, MA 02119; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the 34 Wales Street LLC in consideration of one hundred dollars (\$100).

NOTE: Tiera Satchebell 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 you got it all done in less than a year.”

NOTE: Commissioner Wright stated, “No questions kudos to you, Tiera!”

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

Exhibits: December 23, 2024 project background memorandum with attachment and PowerPoint presentation.

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

Conveyance to 83 Wildwood LLC⁴: Vacant land located at 83 Wildwood Street, Mattapan.

Purchase Price: \$100

⁴ 83 Wildwood LLC is a Massachusetts limited liability company formed on October 8, 2024, pursuant to M.G.L. Chapter 156C Section 12, by KNG Realty Corporation, provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, 83 Wildwood LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

Ward: 14
Parcel Numbers: 03923000
Square Feet: 10,824
Future Use: New Construction- Housing
Assessed Value Fiscal Year 2025: \$226,500
Appraised Value December 8, 2024: \$440,000
Total Estimated Property Development Costs: \$5,913,200
MOH Program: Neighborhood Housing
RFP Issuance Date: October 2, 2023

That, having duly advertised its intent to sell to KNG Realty Corporation, a Massachusetts corporation with an address of 82 Presentation Road, Brighton, MA 02135, the vacant land located at 83 Wildwood Street (Ward: 14, Parcel: 03923000) in the Mattapan district of the City of Boston containing approximately 10,824 square feet of land for two consecutive weeks (July 8, 2024 and July 15, 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 April 17, 2024 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to the 83 Wildwood LLC, a Massachusetts limited liability company, with an address of 82 Presentation Road, Brighton, MA 02135; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the 83 Wildwood LLC in consideration of one hundred dollars (\$100).

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

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, “No questions, again, good project.”

NOTE: Commissioner Wright stated, “No questions, Tiera, I just want to commend you on these past five projects, a lot of work had to go into this. I just want to commend you for moving the agenda forward on creating these well needed affordable housing units. So, thank you very much for that work.”

NOTE: Tiera Satchebell replied, “Thank you.”

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

Exhibits: December 23, 2024 project background memorandum with attachment and PowerPoint presentation.

VOTE 6: Antonio Leite, Senior Housing Development Officer, Neighborhood Housing Development Division

Conveyance to MASSVIBE Homes LLC⁵: Vacant land located at 65 Ballou Avenue, 71 Ballou Avenue, 80 Selden Street, 106 Selden Street, and an unnumbered parcel on Selden Street, Dorchester.

Purchase Price: \$500

Ward: 14 and 17

Parcel Numbers: 03766000, 01832000, 02542000, 02526000, 02535000

Square Feet: 27,767 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2025: \$541,500 (total)

Appraised Value December 4, 2024, December 6, 2024, December 11, 2024, and December 13, 2024: \$1,360,000 (total)

Total Estimated Property Development Costs: \$12,473,254

MOH Program: Neighborhood Housing

RFP Issuance Date: October 2, 2023

That, having duly advertised its intent to sell to a nominee comprised of principals of Visionary Investors Building Equity LLC, a Massachusetts limited liability company, with an address of 33 Lexington Avenue P.O. Box 170236, Boston, MA 02117, and Mass Construction & Management, Inc., a Massachusetts corporation, with an address of 2 Porter Street, Suite 2, Randolph, MA 02368, the vacant land located at:

65 Ballou Avenue, Ward: 14, Parcel: 03766000, Square Feet: 4,064

71 Ballou Avenue, Ward: 14, Parcel: 01832000, Square Feet: 4,125

80 Selden Street, Ward: 17, Parcel: 02542000, Square Feet: 6,627

Unnumbered parcel on Selden Street, Ward: 17, Parcel: 02526000, Square Feet: 6,078

106 Selden Street, Ward: 17, Parcel: 02535000, Square Feet: 6,873

in the Dorchester district of the City of Boston containing approximately 27,767 total square feet of land for two consecutive weeks (July 22, 2024 and July 29, 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 April 17, 2024 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to the MASSVIBE Homes LLC, a Massachusetts limited liability company, with an address of 33 Lexington Ave., Somerville, MA 02144; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the MASSVIBE Homes LLC in consideration of five hundred dollars (\$500).

⁵ MASSVIBE Homes LLC is a Massachusetts limited liability company formed on June 3, 2024, pursuant to M.G.L. Chapter 156C Section 12, by principals of Visionary Investors Building Equity LLC and Mass Construction & Management, Inc., provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, MASSVIBE Homes LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

NOTE: Antonio Leite addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, “No questions, sounds like a great project.”

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

Exhibits: December 27, 2024 project background memorandum with attachment and PowerPoint presentation.

VOTE 7: Antonio Leite, Senior Housing Development Officer, Neighborhood Housing Development Division

Conveyance to Norfolk Capen LLC⁶: Vacant land located at 11 Capen Street, 262 Norfolk Street, and 270 Norfolk Street, Dorchester.

Purchase Price: \$300

Ward: 17

Parcel Numbers: 02081000, 02079000, 02117000

Square Feet: 14,436 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2025: \$243,200 (total)

Appraised Value November 30, 2024 and December 1, 2024: \$745,000 (total)

Total Estimated Property Development Costs: \$9,940,598

MOH Program: Neighborhood Housing

RFP Issuance Date: October 2, 2023

That, having duly advertised its intent to sell to Codman Square Neighborhood Development Corporation, a Massachusetts non-profit corporation, with an address of 587 Washington Street, Boston, MA 02124, the vacant land located at:

11 Capen Street, Ward: 17, Parcel: 02081000, Square Feet: 5,979

262 Norfolk Street, Ward: 17, Parcel: 02079000, Square Feet: 3,046

270 Norfolk Street, Ward: 17, Parcel: 02117000, Square Feet: 5,411

in the Dorchester district of the City of Boston containing approximately 14,436 total square feet of land for two consecutive weeks (July 22, 2024 and July 29, 2024) in accordance with the provisions of St.

⁶ Norfolk Capen LLC is a Massachusetts limited liability company formed on October 9, 2024, pursuant to M.G.L. Chapter 156C Section 12, by Codman Square Neighborhood Development Corporation, provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, Norfolk Capen LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities Commission, pursuant to its vote of April 17, 2024 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to the Norfolk Capen LLC, a Massachusetts limited liability company, with an address of 587 Washington Street, Boston, MA 02124; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the Norfolk Capen LLC in consideration of three hundred dollars (\$300).

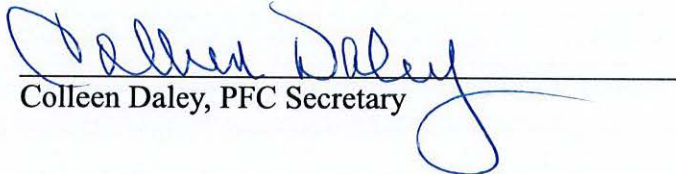
NOTE: MOH requested the above-mentioned vote be tabled until further notice.

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

NOTE: A recording of this January 29, 2025 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=58873.

A True Record.

The meeting commenced at 10:02 a.m. and adjourned at 10:26 a.m.


Colleen Daley, PFC Secretary