

MAYOR'S OFFICE OF HOUSING

Minutes

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

February 26, 2025

ATTENDANCE:

Katherine P. Craven, Chair
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
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
Shani Fletcher, Assistant Director, GrowBoston, MOH
Joe Backer, Senior Development Officer, Neighborhood Housing Development Division, MOH
Tiera Satchebell, Development Officer, Neighborhood Housing Development Division, MOH
Stephanie Silva, Development Officer, Neighborhood Housing Development Division, MOH
Antonio Leite, Sr. Housing Development Officer, Neighborhood Housing Development Division, MOH
Theresa Strachila, Program Manager, GrowBoston, MOH

Chair Craven called the meeting to order.

The minutes from the meeting of January 29, 2025, 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 Mayor's Office of Housing meeting participants.

NOTE: Colleen Daley performed the roll call and confirmed the individuals in attendance.

NOTE: ThyThy Le noted for the record, the disclosure notice filed by Commissioner Wright. She then noted he would recuse himself from participating in vote numbers three and five. She

then noted vote numbers three and five would be presented first, in order to have quorum present for voting.

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

Conveyance to Harvard Street Neighborhood Health Center Inc.: Land with building thereon located at 8 Old Road and 14 Ellington Street, Dorchester.

Purchase Price: \$648,000

Ward: 14

Parcel Numbers: 02464000 and 02463000

Square Feet: 13,588 (total)

Future Use: Commercial

Estimated Total Development Cost: \$48,325,533

Assessed Value Fiscal Year 2025: \$561,700 (total)

Appraised Value August 29, 2024: \$68,000 (total)

MOH Program: REMS – Land Disposition

RFP Issuance Date: July 18, 2016

That, having duly advertised its intent to sell to Harvard Street Neighborhood Health Center Inc., a Massachusetts non-profit corporation, with an address of with an address of 632 Blue Hill Avenue, Dorchester, MA 02121, 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 of land for two consecutive weeks (February 10, 2025 and February 17, 2025) 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 March 14, 2018 and, thereafter, amended on March 13, 2019, March 11, 2020, April 15, 2022, March 15, 2023, and February 28, 2024, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to the Harvard Street Neighborhood Health Center Inc., a Massachusetts non-profit corporation, with an address of with an address of 632 Blue Hill Avenue, Dorchester, MA 02121; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the Harvard Street Neighborhood Health Center Inc. in consideration of six hundred forty-eight thousand dollars (\$648,000).

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, “Good project, no questions.”

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

Exhibits: January 30, 2025 project background memorandum with attachments and PowerPoint presentation.

VOTE 5: Stephanie Silva, Development Officer, Neighborhood Housing Development Division

Amendment to the Tentative Developer Designation vote of February 22, 2023 to extend the Tentative Designation and Intent to Sell period from 24 months to 36 months to Norfolk Design & Construction LLC: Vacant land located at 30, 32, 34, and 36 Mildred Avenue, Mattapan.

Time Extension

- 1) TD - 2/22/2023 through 2/22/2025 = 24 months
- 2) TD extension for an additional 12 months - 2/22/2023 through 2/22/2026 = 36 months
TD total time is 36 months

Ward: 18

Parcel Numbers: 00808000, 00807000, 00806000, 00805000

Square Feet: 14,133 (total)

Future Use: New Construction - Housing

Assessed Value Fiscal Year 2025: \$139,400 (total)

Appraised Value September 5, 2022: \$700,000 (total)

Total Estimated Property Development Costs: \$4,182,992.50

MOH Program: Neighborhood Housing

RFP Issuance Date: May 2, 2022

That the vote of this Commission at its meeting of February 22, 2023 regarding the tentative designation and intent to sell the vacant land located at:

30 Mildred Avenue, Ward: 18, Parcel: 00808000, Square Feet: 3,542

32 Mildred Avenue, Ward: 18, Parcel: 008007000, Square Feet: 3,542

34 Mildred Avenue, Ward: 18, Parcel: 00806000, Square Feet: 3,523

36 Mildred Avenue, Ward: 18, Parcel: 00805000, Square Feet: 3,526

in the Mattapan District of the City of Boston containing approximately 14,133 total square feet of land to Norfolk Design & Construction LLC, a Massachusetts limited liability company, with an address of 1600 Boston-Providence Highway, Suite 287, Walpole, MA 02081;

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: Stephanie Silva 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: February 26, 2025 project background memorandum with attachment and PowerPoint presentation.

NOTE: Chair Craven logged out of the meeting at 10:31 a.m.

VOTE 1: Antonio Leite, Senior Housing Development Officer, Neighborhood Housing Development Division

Conveyance to Norfolk Capen LLC¹: 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

¹ 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.

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. 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: Antonio Leite 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 27, 2024 project background memorandum with attachment and PowerPoint presentation.

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

Amendment to the Tentative Developer Designation vote of February 28, 2024 to extend the Tentative Designation and Intent to Sell period from 24 months to 36 months to Volnay Capital LLC: Vacant land located at 251-255 Washington Street, 259 Washington Street, and an unnumbered parcel on Washington Street, Dorchester.

Time Extension

- 1) TD – 3/15/2023 through 3/15/2024 = 12 months
 - 2) TD extension for an additional 12 months – 3/15/2023 through 3/15/2025 = 24 months
 - 3) TD extension for an additional 12 months – 3/15/2023 through 3/15/2026 = 36 months
- TD total time is 36 months

Ward: 14

Parcel Numbers: 01556000, 01560000, 01561000

Square Feet: 12,529 (total)
Future Use: New Construction - Housing
Assessed Value Fiscal Year 2025: \$301,900 (total)
Appraised Value January 13, 2023: \$275,000 (total)
Total Estimated Property Development Costs: \$17,366,250
MOH Program: Neighborhood Housing
RFP Issuance Date: May 2, 2022

That the vote of this Commission at its meeting of February 28, 2024 regarding the tentative designation and intent to sell the vacant land located at:

251-255 Washington Street, Ward: 14, Parcel: 01556000, Square Feet: 3,234

259 Washington Street, Ward: 14, Parcel: 01561000, Square Feet: 3,715

Unnumbered Washington Street, Ward: 14, Parcel: 01560000, Square Feet: 5,580

in the Dorchester District of the City of Boston containing approximately 12,529 total square feet of land to Volnay Capital LLC, Massachusetts limited liability company, located at 19 Wedgemere Avenue, Winchester, MA 01890;

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: 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: February 3, 2025 project background memorandum with attachments and PowerPoint presentation.

VOTE 4: Theresa Strachila, Program Manager, GrowBoston

Conveyance 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 2025: \$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 its intent to sell to Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of with an address of 76 Weld Hill, Jamaica Plain, MA 02130, 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

Unnumbered parcel on 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 two consecutive weeks (January 6, 2025 and January 13, 2025) 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 20, 2024 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to the Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of with an address of 76 Weld Hill, Jamaica Plain, MA 02130; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the Boston Food Forest Coalition, Inc. in consideration of four hundred dollars (\$400).

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, "Good project, no questions."

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

Exhibits: February 5, 2025 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 February 26, 2025 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=58890.

A True Record.

The meeting commenced at 10:24 a.m. and adjourned at 10:42 a.m.


Colleen Daley, PFC Secretary