

## **MAYOR'S OFFICE OF HOUSING**

### **Minutes**

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

March 26, 2025

#### **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  
Rosemary Chung-Dell, Acting Deputy Director, Real Estate Management & Sales Division, MOH  
Lili Ibara, Assistant Director of American Rescue Plan Act Implementation, MOH  
Sarah Plaut, Special Assistant to the Director, MOH (Not Present)  
Stephanie Silva, Development Officer, Neighborhood Housing Development Division, MOH  
Minh Nguyen, Project Manager, Real Estate Management & Sales Division, MOH

Commissioner Mammoli called the meeting to order.

The minutes from the meeting of February 26, 2025, 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 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 draft meeting minutes from the meetings of February 26, 2025, for the Public Facilities Department and Mayor's Office of Housing. She then asked for a motion to approve.

**NOTE:** On a motion duly made and seconded, the February 26, 2025 meeting minutes for the Public Facilities Department and Mayor's Office of Housing were unanimously approved.

**NOTE:** ThyThy Le noted for the record, “MOH has three (3) votes on the Agenda for today, but only two (2) will be heard as they have asked for vote one (1) regarding Tentative Developer Designation and Intent to Sell to Boston Outdoor Preschool Network Inc.: for fourteen (14) Vacant land parcels located on Woodcliff Street, Letterfine Terrace, Sargent Street and Woodledge Street, Roxbury, to be tabled until further notice.”

**VOTE 1: Theresa Strachila, Program Manager, GrowBoston**

**Tentative Developer Designation and Intent to Sell to Boston Outdoor Preschool Network Inc.:**  
Vacant land located at 78 Woodcliff Street, three unnumbered parcels on Woodcliff Street, 1-3, 2-4, 5-7, 6, 10-12 & 14-16 Letterfine Terrace, one unnumbered parcel on Letterfine Terrace, two unnumbered parcels on Sargent Street; and one unnumbered parcel on Woodledge Street, Roxbury.

**Purchase Price: \$1,400**

Ward: 13

Parcel Numbers: 00589000, 00588000, 00591000, 00587000, 00602000, 00596000, 00601000, 00597000, 00598000, 00599000, 00600000, 00628000, 00630000, 00569000

Square Feet: 57,466 (total)

Future Use: Other: Preschool building and landscaped space

Assessed Value Fiscal Year 2025: \$974,900 (total)

Appraised Value July 19, 2024: \$981,600 (total)

Total Estimated Property Development Costs: \$537,800

MOH Program: Grassroots

RFP Issuance Date: February 20, 2024

That, having duly advertised a Request for Proposals to develop said properties, Boston Outdoor Preschool Network Inc., a Massachusetts non-profit corporation, with an address of 11 Delford Street, Rosindale, MA 02131, be tentatively designated as developer of the vacant land located at:

78 Woodcliff Street, Ward: 13, Parcel: 00589000, Square Feet: 3,150

Unnumbered parcel on Woodcliff Street, Ward: 13, Parcel: 00588000, Square Feet: 3,200

Unnumbered parcel on Woodcliff Street, Ward: 13, Parcel: 00591000, Square Feet: 3,055

Unnumbered parcel on Woodcliff Street, Ward: 13, Parcel: 00587000, Square Feet: 11,600

1-3 Letterfine Terrace, Ward: 13, Parcel: 00602000, Square Feet: 2,016

2-4 Letterfine Terrace, Ward: 13, Parcel: 00596000, Square Feet: 1,968

5-7 Letterfine Terrace, Ward: 13, Parcel: 00601000, Square Feet: 1,736

6 Letterfine Terrace, Ward: 13, Parcel: 00597000, Square Feet: 2,100

10-12 Letterfine Terrace, Ward: 13, Parcel: 00598000, Square Feet: 1, 966

14-16 Letterfine Terrace, Ward: 13, Parcel: 00599000, Square Feet: 1,635

Unnumbered parcel on Letterfine Terrace, Ward: 13, Parcel: 00600000, Square Feet: 3,848

Unnumbered parcel on Sargent Street, Ward: 13, Parcel: 00628000, Square Feet: 7,850

Unnumbered parcel on Sargent Street, Ward: 13, Parcel: 00630000, Square Feet: 10,276

Unnumbered parcel on Woodledge Street, Ward: 13, Parcel: 00569000, Square Feet: 3,066

in the Roxbury district of the City of Boston containing approximately 57,466 total square feet of land for the period of 24 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 Outdoor Preschool Network 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:** MOH requested the above-mentioned vote be tabled until further notice.

## **VOTE 2: Stephanie Silva, Development Officer, Neighborhood Housing Development Division**

**Amendment to the Tentative Developer Designation vote of March 15, 2023 to extend the Tentative Designation and Intent to Sell period from 24 months to 36 months to The Louis D. Brown Peace Institute Corporation:** Vacant land located at 30 Westville Street and Unnumbered Parcel on Westville Street, Dorchester.

### **Time Extension**

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

Ward: 15

Parcel Numbers: 00796000, 00794000

Square Feet: 23,056 (total)

Future Use: Commercial

Assessed Value Fiscal Year 2025: \$445,100 (total)

Appraised Value April 10, 2022: \$440,000 (total)

Total Estimated Property Development Costs: \$15,000,000

MOH Program: Neighborhood Housing

RFP Issuance Date: August 29, 2022

That the vote of this Commission at its meeting of March 15, 2023 regarding the tentative designation and intent to sell the vacant land located at:

30 Westville Street, Ward: 15, Parcel: 00796000, Square Feet: 11,407

Unnumbered Westville Street, Ward: 15, Parcel: 00794000, Square Feet: 11,649

in the Dorchester District of the City of Boston containing approximately 23,056 total square feet of land to The Louis D. Brown Peace Institute Corporation, a Massachusetts non-profit corporation, with an address of 15 Christopher Street, Dorchester, MA 02122;

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:** Commissioner Wright stated, “Exciting to see this moving forward.”

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

**Exhibits:** March 26, 2025 project background memorandum with attachment and PowerPoint presentation.

### **VOTE 3: Minh Nguyen, Project Manager, Real Estate Management & Sales Division**

**Tentative Developer Designation and Intent to Sell to EZY STREET LLC:** Vacant land located at 4 Adams Street, Hyde Park.

**Purchase Price: \$100,000**

Ward: 18

Parcel Numbers: 11846000

Square Feet: 6,100

Future Use: Rehabilitation – Housing

Assessed Value Fiscal Year 2025: \$310,700

Appraised Value May 5, 2024: \$330,000

Total Estimated Property Development Costs: \$700,000

MOH Program: REMS - Land Disposition

RFP Issuance Date: November 18, 2024

That, having duly advertised a Request for Proposals to develop said property, EZY STREET LLC, a Massachusetts limited liability company, with an address of 21 Vinton St., South Boston, MA 02127, be tentatively designated as developer of the vacant land located at 4 Adams Street (Ward: 18, Parcel: 11846000) in the Hyde Park District of the City of Boston containing approximately 6,100 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 this parcel; 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 EZY STREET LLC;

**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:** Minh Nguyen 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 24, 2025 project background memorandum with attachment and PowerPoint presentation.

**NOTE:** Commissioner Mammoli stated, “Before we adjourn, I really want to thank someone who is not here today, Jim McDonnough, who has retired – after, I believe, 28 years. I’m sure he’s actually at home watching this on TV right now, making sure myself and Commissioner Wright are wearing ties! Again, I just wanted to thank Jim for all of his services to the City for these last 28 years.” He then asked, “Commissioner Wright, any comments?”

**NOTE:** Commissioner Wright stated, “Yeah, I truly want to echo that, as well. It’s been a pleasure to work with Jim over the years and he’s definitely been someone that I have been able to lean on over the years. So, I understand that he is on diaper duty this week with the grandkids; I spoke to his wife at the retirement. Again, Jim, thank you for all your hard work, buddy, you’ll be missed!”

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

**NOTE:** A recording of this March 26, 2025 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=58917](https://www.cityofboston.gov/cable/video_library.asp?id=58917).

A True Record.

The meeting commenced at 10:04 a.m. and adjourned at 10:14 a.m.

  
Colleen Daley, PFC Secretary