

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

### **Minutes**

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

May 1, 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 (Not Present)  
Christine O'Keefe, Interim Deputy Director, Neighborhood Housing Development Division, MOH  
Sarah Plaut, Special Assistant to the Director, MOH  
Tiera Satchebell, Development Officer, Neighborhood Housing Development Division, MOH  
Minh Nguyen, Project Manager, Real Estate Management & Sales Division, MOH

Chair Craven called the meeting to order.

The minutes from the meetings of February 26, 2025 for the Boston Transportation Department, and March 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.

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

**Conveyance to Marzuq Plaza II, LLC<sup>1</sup>:** 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.

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<sup>1</sup> Marzuq Plaza II, LLC is a Massachusetts limited liability company formed on March 14, 2025, pursuant to M.G.L. Chapter 156C Section 12, by principals of MTK Development, LLC, provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, Marzuq Plaza II, LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

**Purchase Price: \$500**

Ward: 14

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

Square Feet: 11,475 (total)

Future Use: Mixed Use

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

Appraised Value February 23, 2025: \$1,500,000 (total)

Total Estimated Property Development Costs: \$13,279,360

MOH Program: Neighborhood Housing

RFP Issuance Date: April 25, 2022

That, having duly advertised its intent to sell to the MTK Development, LLC, a Massachusetts limited liability company, with an address of 703 Metropolitan Avenue, Boston, MA 02136, 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 square feet of land for two consecutive weeks (March 24, 2025 and March 31, 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 January 18, 2023 and, thereafter, amended on January 31, 2024 and January 29, 2025, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to the Marzuq Plaza II, LLC, a Massachusetts limited liability company, with an address of 703 Metropolitan Avenue, Boston, MA 02136; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to the Marzuq Plaza II, LLC in consideration of five-hundred dollars (\$500).

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

**NOTE:** Chair Craven thanked Tiera for her presentation. She then asked the Commission if they had any questions.

**NOTE:** No questions were raised by the Commission.

**NOTE:** Commissioner Mamoli stated, “No questions, always love conveyance votes.”

**NOTE:** Commissioner Wright stated, “I just also want to echo that, and also commend Tiera, MOH team, Blue Hill Ave. has always been a challenge over the years. So for us to look at a package of parcels in



Roxbury, we have some real activity happening in Mattapan as well. I mean this is what we've been working for for quite some time; and I know what it means to work with a new developer and all the due diligence that goes into bringing them to a point of conveyance. So, kudos to you and the entire team."

**NOTE:** Chair Craven stated, "Great comments."

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

**Exhibits:** March 17, 2025 project background memorandum with attachments and PowerPoint presentation.

**VOTE 2: James Smith, Senior Environmental Compliance Manager, Real Estate Management & Sales Division**

**Transfer of the care, custody, management and control from the Mayor's Office of Housing (MOH) to the Boston Parks and Recreation Department ("BPRD") by way of vote of acceptance by the Boston Parks and Recreation Commission:** Vacant land located at 43 and 45 Danube Street, Roxbury.

**Property Transfer**

Ward: 13

Parcel Number: 00478000, 00479000

Square Feet: 6,882 (total)

Assessed Value Fiscal Year 2025: \$117,000

MOH Program: REMS - Land Disposition

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31 A (as appearing in St. 1966, c. 642, § 12), the vacant land located at:

43 Danube Street, Ward: 13, Parcel: 00478000, Square Feet: 3,330

45 Danube Street, Ward: 13, Parcel: 00479000, Square Feet: 3,552

containing approximately 6,882 square feet, in the Roxbury district of the City of Boston, be and the same hereby is, transferred from the care, custody, management and control of the Mayor's Office of Housing to the care, custody, management and control of the Boston Parks and Recreation Department by way of vote of acceptance by the Boston Parks and Recreation Commission.

**NOTE:** James Smith addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven thanked James for his presentation. She then asked the Commission if they had any questions.

**NOTE:** No questions were raised by the Commission.

**NOTE:** Commissioner Mamoli stated, "I like transfers as much as I like conveyance votes! No questions."

**NOTE:** Commissioner Wright stated, “I second that, good job, Jamie!”

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

**Exhibits:** April 7, 2025 project background memorandum with attachments and PowerPoint presentation.

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

**NOTE:** A recording of this May 1, 2025 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=58946](https://www.cityofboston.gov/cable/video_library.asp?id=58946).

A True Record.

The meeting commenced at 10:41 a.m. and adjourned at 10:49 a.m.

  
Colleen Daley, PFC Secretary