

MAYOR'S OFFICE OF HOUSING

Minutes

Public Facilities Commission

Mayor's Office of Housing

Virtually via Zoom

Boston, MA 02201

July 30, 2025

REMOTE 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

Lili Ibara, Assistant Director of American Rescue Plan Act Implementation, MOH

Sheila A. Dillon, Chief and Director, MOH

Rick Wilson, Director of Administration and Finance, MOH

Rhianna Bernal, Assistant Director, Neighborhood Housing Development Division, MOH

Antonio Leite, Senior Development Officer, Neighborhood Housing Development Division, MOH

Minh Nguyen, Project Manager, Real Estate Management & Sales Division, MOH

Joe Backer, Senior Development Officer, Neighborhood Housing Development Division, MOH

Rosemary Chung-Dell, Acting Deputy Director, Real Estate Management Sales (REMS)

Paola Pelletier-Ozuna, Director of Operations

Chair Craven called the meeting to order.

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: Joe Backer, Senior Development Officer, Neighborhood Housing Development Division

Conveyance to Madison Park Development Corporation: Vacant Land located at 75-81 Dudley Street, Roxbury.

Purchase Price: \$100

Ward: 09

Parcel Number: 03215010

Square Feet: 6,170

Future Use: New Construction - Housing
Estimated Total Development Cost: \$10,779,684
Assessed Value Fiscal Year 2025: \$74,200
Appraised Value July 9, 2025: \$450,000
MOH Program: Housing Development
RFP Issuance Date: July 16, 2018

That, having duly advertised its intent to sell to the Madison Park Development Corporation, a Massachusetts non-profit corporation, with an address of 184 Dudley Street, Roxbury, MA 02119, the vacant land located at 75-81 Dudley Street (Ward: 9, Parcel: 03215010) in the Roxbury District of the City of Boston containing approximately 6,170 square feet of land for two consecutive weeks (June 9, 2025 and June 16, 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 votes of June 15, 2022, and, thereafter, amended on July 19, 2023, and June 26, 2024, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to the Madison Park Development Corporation; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to the Madison Park Development Corporation in consideration of One Hundred Dollars (\$100).

NOTE: Joe Backer addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

NOTE: On a motion duly made by Commissioner Mammoli and seconded by Commissioner Wright, a roll call vote was conducted. Chair Craven: yes; Commissioner Mammoli: yes; and Commissioner Wright: yes. The vote was unanimously approved.

Exhibits: July 30, 2025 project background memorandum with attachment and PowerPoint presentation.

VOTE 2: Rhianna Bernal, Assistant Director, Neighborhood Housing Development Division

Amendment to the Tentative Developer Designation vote of July 31, 2024 to extend the Tentative Designation and Intent to Sell period from 24 months to 30 months to ILYB LLC: Vacant land located at two (2) unnumbered parcels on Washington St., Roxbury.

Time Extension

1) Original TD – 06/15/2022 through 06/15/2023 = 12 months
Original TD expired after 12 months

1) Reissued TD – 08/17/2023 through 08/17/2024 = 12 months

- 2) Reissued TD extension for an additional twelve (12) months 08/17/2023 through 08/17/25 = 24 months
- 3) Reissued TD extension for an additional six (6) months 08/17/2023 through 02/17/2026 Reissued TD total time is 30 months

Ward: 08

Parcel Numbers: 02426010, 02426020

Square Feet: 10,841 (total)

Future Use: Historic Commercial Rehabilitation

Assessed Value Fiscal Year 2025: \$792,400 (total)

Appraised Value June 25, 2024: \$173,500 (total)

Total Estimated Property Development Costs: \$7,118,584

MOH Program: Neighborhood Housing

RFP Issuance Date: November 18, 2019

That the vote of this Commission at its meeting of August 17, 2023, and thereafter amended on July 31, 2024, regarding the tentative designation and intent to sell the vacant land located at:

unnumbered parcel on Washington Street, Ward: 08, Parcel: 02426010, Square Feet: 3,781

unnumbered parcel on Washington Street, Ward: 08, Parcel: 02426020, Square Feet: 7,060

in the Roxbury District of the City of Boston containing approximately 10,841 square feet of land to ILYB LLC, a Massachusetts limited liability company, with an address of 107 Brunswick Street, Boston, MA 02121;

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: Rhianna Bernal addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli confirmed that “if this project does not produce roll up, you will be coming back for another extension.”

NOTE: Commissioner Wright commented “Thank you for the work.”

NOTE: On a motion duly made by Commissioner Mammoli and seconded by Commissioner Wright, a roll call vote was conducted. Chair Craven: yes; Commissioner Mammoli: yes; and Commissioner Wright: yes. The vote was unanimously approved.

Exhibits: July 30, 2025 project background memorandum with attachment and PowerPoint presentation.

VOTE 3: Antonio Leite, Senior Housing Development Officer, Neighborhood Housing

Development Division

Amendment to the Tentative Developer Designation vote of April 17, 2024 to extend the Tentative Designation and Intent to Sell period from 16 months to 25 months to Eco Homes Highland Park LLC: Vacant land located 237, 255, 257, 259 Highland Street, and 75, 84, 86, 88 Marcella Street, Roxbury.

Time Extension

- 1) TD - 04/17/2024 through 08/17/2025 = 16 months
- 2) TD extension for an additional nine (9) months 04/17/2024 through 05/17/2026 = 25 months

Ward: 11

Parcel Numbers: 00558000, 00834000, 00835000, 00836000, 00559000, 00831000, 00830000, 00829000

Square Feet: 15,900 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2025: \$241,400 (total)

Appraised Value June 3, 2023: \$900,000 (total)

Total Estimated Property Development Costs: \$12,109,578

MOH Program: Neighborhood Housing

RFP Issuance Date: May 5, 2022

That the vote of this Commission at its meeting of April 17, 2024, regarding the tentative designation and intent to sell the vacant land located at:

237 Highland Street, Ward: 11, Parcel: 00558000, Square Feet: 4,225

255 Highland Street, Ward: 11, Parcel: 00834000, Square Feet: 752

257 Highland Street, Ward: 11, Parcel: 00835000, Square Feet: 861

259 Highland Street, Ward: 11, Parcel: 00836000, Square Feet: 970

75 Marcella Street, Ward: 11, Parcel: 00559000, Square Feet: 4,342

84 Marcella Street, Ward: 11, Parcel: 00831000, Square Feet: 1,370

86 Marcella Street, Ward: 11, Parcel: 00830000, Square Feet: 1,536

88 Marcella Street, Ward: 11, Parcel: 00829000, Square Feet: 1,844

in the Roxbury district of the City of Boston containing approximately 15,900 total square feet of land to Eco Homes Highland Park LLC, a Massachusetts limited liability company, with an address of 429 Melnea Cass Blvd., 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: “25 months” wherever such may appear.

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 by Commissioner Mammoli and seconded by Commissioner Wright, a roll call vote was conducted. Chair Craven: yes; Commissioner Mammoli: yes; and Commissioner Wright: yes. The vote was unanimously approved.

Exhibits: July 30, 2025 project background memorandum with attachment and PowerPoint presentation.

VOTE 4: Minh Nguyen, Project Manager, Real Estate Management & Sales Division

Tentative Developer Designation and Intent to Sell to GenWealth Development LLC:
Vacant land located at 34 Athelwold Street, Dorchester.

Purchase Price: \$250,000

Ward: 17

Parcel Numbers: 00195000

Square Feet: 4,665

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2025: \$52,900

Appraised Value December 8, 2024: \$320,000

Total Estimated Property Development Costs: \$2,444,800

MOH Program: REMS

RFP Issuance Date: February 18, 2025

That, having duly advertised a Request for Proposals to develop said properties, GenWealth Development LLC, a Massachusetts limited liability company, with an address of 472 A Washington Street, Boston, MA 02124 be tentatively designated as developer of the vacant land located at 34 Athelwold Street, (Ward: 17, Parcel: 00195000) in the Dorchester District of the City of Boston containing approximately 4,665 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 GenWealth Development 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 by Commissioner Mammoli and seconded by Commissioner Wright, a roll call vote was conducted. Chair Craven: yes; Commissioner Mammoli: yes; and Commissioner Wright: yes. The vote was unanimously approved.

Exhibits: July 30, 2025 project background memorandum with attachment and PowerPoint presentation.

VOTE 5: Rick Wilson, Director for Administration and Finance, Mayor's Office of Housing

CERTIFICATE OF AUTHORITY

By this writing, signed by a majority of its members and filed with the Secretary, the City of Boston Public Facilities Commission, upon written recommendation of the Director of the Mayor's Office of Housing, does hereby vote:

VOTED: "Subject to the approval of the Mayor, that in accordance with the provisions of Section 3(ii)(v) of Chapter 642 of the Acts of 1966, the Public Facilities Commission does hereby authorize and direct the following named individuals, in the name and on behalf of the Commission, to execute and deliver such documents, instruments and certificates as may be deemed necessary or appropriate by such named individuals relating to the Public Facilities Commission's approved acquisition or conveyance of real property or to the discharge, satisfaction, subordination or termination of instruments of record which have been recorded with the Suffolk County Registry of Deeds or filed for registration with the Suffolk Registry District of the Land Court. Deeds or Orders of Taking to be recorded with the Suffolk County Registry of Deeds or to be filed for registration with the Suffolk Registry District of the Land Court shall be accompanied by a separate vote of this Commission specifically authorizing such conveyance or acquisition. Said named individuals are further authorized and directed to execute and deliver Loan Agreements and Grant Agreements involving the City of Boston, Mayor's Office of Housing, in the name and on behalf of the Commission as they may deem necessary or appropriate. Said named individuals are further authorized and directed to execute and deliver any complaints or petitions for the registration or deregistration of land and buildings with the Land Court."

Sheila A. Dillon, Chief and Director
Mayor's Office of Housing

Daniel Lesser, Chief of Staff

Mayor's Office of Housing

Rick M. Wilson, Director of Administration and Finance
Mayor's Office of Housing

Karina Oliver-Milchman, Director of Policy Development & Research
Mayor's Office of Housing

Paola Pelletier-Ozuna, Director of Operations
Mayor's Office of Housing

Debra Rufo, Controller
Mayor's Office of Housing

FURTHER VOTED: That this authorization is effective immediately and shall remain in effect until such time as it is expressly rescinded, in whole or in part, by a vote of this Commission.

FURTHER VOTED: The taking of the foregoing vote and the naming of the above individuals, when approved by the Mayor of Boston, shall serve to expressly rescind that certain Certificate of Authority dated July 19, 2023 recorded on August 9, 2023 with the Suffolk County Registry of Deeds in Book 69310, Page 121 and filed with the Suffolk Registry District of the Land Court as Document Number 945938.

NOTE: Rick Wilson addressed the Commission and provided an overview of the amendment.

NOTE: No questions were raised by the Commission.

NOTE: On a motion duly made by Commissioner Mammoli and seconded by Commissioner Wright, a roll call vote was conducted. Chair Craven: yes; Commissioner Mammoli: yes; and Commissioner Wright: yes. The vote was unanimously approved.

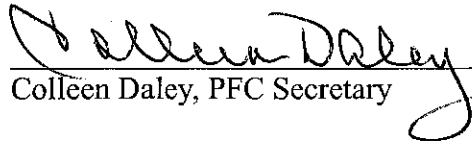
Exhibits: July 30, 2025 project background memorandum with attachment.

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

NOTE: A recording of this July 30, 2025 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=59047.

A True Record.

The meeting commenced at 10:23 a.m. and adjourned at 10:47 a.m.


Colleen Daley, PFC Secretary