

**MAYOR'S OFFICE OF HOUSING**

**Minutes**

Public Facilities Commission

Mayor's Office of Housing

Virtually via Zoom

Boston, MA 02201

August 27, 2025

**REMOTE 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

Violeta Panayotova, Paralegal PFC/PFD, Law Department

Lili Ibara, Director of Legal Services, MOH

Sheila A. Dillon, Chief and Director, MOH

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

Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division, MOH

Ben Daly, Administration & Finance Operations Manager, MOH

Juliana Mishkin, Paralegal, MOH

Chair Craven called the meeting to order.

The minutes from the meetings of July 30, 2025, for the Boston Transportation 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: Antonio Leite, Senior Housing Development Officer, Neighborhood Housing Development Division**

**Acceptance of a Deed from BPCR – Angell Spencer LLC for six (6) land parcels:** 12 Lorne Street, 14 Lorne Street, 22 Angell Street, 28 Angell Street, 37 Angell Street, and 39 Angell Street, Mattapan.

Ward: 14

Parcel Numbers: 04259000, 04256000, 04229000, 04229010, 04296000, and 04295000

Square Feet: 23,870 (total)

Future Use: To be Determined

Assessed Value Fiscal Year 2025: \$898,200 (total)  
MOH Program: Neighborhood Housing

That the Director of the Mayor's Office of Housing, acting by and through the Public Facilities Commission, be, and she hereby is, authorized to accept a deed(s) from BPCR – Angell Spencer LLC, a Massachusetts limited liability company, with an address of 55 Bent Street, Cambridge, MA 02141, to the City of Boston, and all other documents deemed necessary and appropriate, approved as to form by Corporation Counsel for the City of Boston, regarding the vacant land located at:

22 Angell Street, Ward: 14, Parcel: 04259000, Square Feet: 5,398

28 Angell Street, Ward: 14, Parcel: 04256000, Square Feet: 5,420

37 Angell Street, Ward: 14, Parcel: 04229000, Square Feet: 3,312

39 Angell Street, Ward: 14, Parcel: 04229010, Square Feet: 3,312

12 Lorne Street, Ward: 14, Parcel: 04296000, Square Feet: 3,214

14 Lorne Street, Ward: 14, Parcel: 04295000, Square Feet: 3,214

in the Mattapan District of the City of Boston containing approximately 23,870 total square feet of land in consideration of One Dollar (\$1.00).

WHEREAS, the Public Facilities Commission, by virtue of Section (3)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts necessary or convenient for the exercise and fulfillment of the Commission's powers and by virtue of Section 3(ii) of Chapter 642 of the Acts of 1966, has the power and authority to delegate any of its powers or functions to any other department or officer, board, commission or authority of the City of Boston:

NOW, THEREFORE, BE IT VOTED: That the Director of the Mayor's Office of Housing be, and hereby is authorized to accept the aforementioned deed(s) from BPCR – Angell Spencer LLC.

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

**NOTE:** Commissioner Mammoli commented, "Let me commend the staff. This is a great solution to a problem."

**NOTE:** Commissioner Wright inquired "If this development team, based on this vote, will they be in relative standing with the city? I am just trying to see if there is an opportunity for them to come back."

**NOTE:** Antonio Leite stated that "I currently do not have an answer for you but, at the moment, I know, we do have technical assistance options available and we will certainly work with them to be more responsive for future projects, if they decide to apply."

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

**Exhibits:** August 31, 2025 project background memorandum with attachment and PowerPoint presentation.

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

**Amendment to the Tentative Developer Designation vote of August 28, 2024 to extend the Tentative Designation and Intent to Sell period from 60 to 72 months to The People's Academy Inc.:** Vacant land located at 436 Warren Street, 7-9 Quincy Street, 20-22 Glenburne Street, Roxbury.

**Time Extension**

- 1) TD – 09/16/2020 through 09/16/2022 = 24 months
- 2) TD extension for an additional 12 months – 09/16/2020 through 09/16/2023 = 36 months
- 3) TD extension for an additional 12 months – 09/16/2020 through 09/16/2024 = 48 months
- 4) TD extension for an additional 12 months – 09/16/2020 through 09/16/2025 = 60 months
- 5) TD extension for an additional 12 months – 09/16/2020 through 09/16/2026 = 72 months

TD total time is 72 months

Ward: 12

Parcel Numbers: 02831000, 02833000, and 02849000

Square Feet: 18,954 (total)

Future Use: Mixed-use

Assessed Value Fiscal Year 2025: \$272,600 (total)

Appraised Value September 4, 2023: \$860,000 (total)

Estimated Total Development Cost: \$42,898,994

MOH Program: Mixed-use

RFP Issuance Date: February 10, 2020

That the vote of this Commission at its meeting of September 16, 2020, and, thereafter, amended on September 14, 2022, September 20, 2023 and August 28, 2024 regarding the tentative designation and intent to sell the vacant land located at

436 Warren Street, Ward: 12, Parcel: 02831000, Square Feet: 11,060

7-9 Quincy Street, Ward: 12, Parcel: 02833000, Square Feet: 3,100

20-22 Glenburne Street, Ward: 12, Parcel: 02849000, Square Feet: 4,794

in the Roxbury District of the City of Boston containing approximately 18,954 square feet of land to The People's Academy Inc., a Massachusetts non-profit corporation, with an address of 8 Sumner Park, Unit 3, Dorchester, MA 02125;

be, and hereby is amended as follows:

By deleting the figure and word: "60 months" and substituting in place thereof the following figure and word: "72 months" wherever such may appear.

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

**NOTE:** Commissioner Mammoli commented that "This is now going for 6 years. Just like the previous vote I understand issues of delay such as COVID and so forth and I appreciate that they are letting you develop around here. I am in support of extending it for another year, but in hopes that a year from now we can see some more concrete action on this development."

**NOTE:** Commented "I appreciate your work and the MOH team has put in over the years but would really like to see this come to a close."

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

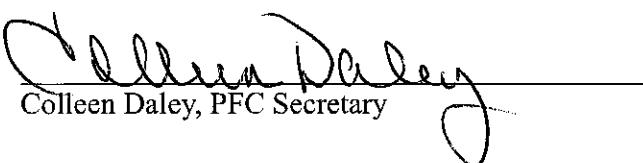
**Exhibits:** August 27, 2025 project background memorandum with attachment and PowerPoint presentation.

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

**NOTE:** A recording of this August 27, 2025 Public Facilities Commission Meeting is available at the web address of [https://boston.granicus.com/player/clip/10431?view\\_id=1&redirect=true](https://boston.granicus.com/player/clip/10431?view_id=1&redirect=true).

A True Record.

The meeting commenced at 10:47 a.m. and adjourned at 11:00 a.m.



Colleen Daley, PFC Secretary