



City of Boston
Mayor's Office of Housing

August 26, 2026

Public Facilities Commission:
Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Donald E. Wright, Commissioner

Location:
Virtually via Zoom
Boston, MA 02201

RECEIVED

By City Clerk at 8:08 am, Aug 24, 2026

Meeting time: 10:00 a.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the Mayor's Office of Housing agenda, be approved by the Commission at its August 26, 2026 meeting:

VOTE 1: Antonio Leite, Senior Housing Development Officer, Real Estate Management and Sales Division

Ground Lease Agreement by and between the City of Boston Mayor's Office of Housing as Landlord, acting by and through the Public Facilities Commission and the United States Postal Service as Tenant, an agency or authority of the Federal Government: vacant land located at unnumbered Railroad Street in West Roxbury and shown as Parcel A-1 on a plan entitled "Lease Plan #1834 Centre Street Boston (W. Roxbury), Mass." Prepared by R.E. Cameron & Associates, Inc., dated April 25, 2005

Lease value: Nine Hundred Ninety-Three Thousand Dollars (\$993,000.00).

Term: Five (5) years with an option to renew for two consecutive five (5) year periods.

Effective Date, Expiration Date, Per Rental Rate:

Initial lease term: 2026-2031 (\$60,000/yr);

Option to renew: 2031-2035 (\$66,000/yr);

Option to renew: 2036-2040 (\$72,600/yr)

Ward: 20

Parcel Number: 05738010

Square Feet: 39,645

Future Use: USPS Parking Lot

Assessed Value Fiscal Year 2026: \$719,300

Appraised Value July 1, 2026: \$181,000/yr (lease value)

MOH Program: REMS - Land Disposition

That the Director and Chief of the Mayor's Office of Housing hereby requests approval and authority to enter into a Ground Lease agreement with the United States Postal Service, and having previously received City Council surplus vote dated May 23, 2005 and approved June 13, 2005 for the lease of the property.

WHEREAS the Public Facilities Commission, by virtue of the requirements contained in Section 3(f)(ii) of Chapter 642 of the Acts of 1966 has the authority to delegate any of its powers or functions to any other department or officer of the City of Boston and such officer or department is authorized and directed to accept such delegation and exercise the power and perform the function so delegated;

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts and instruments and do all things necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act;

WHEREAS, Subject to the approval of the Mayor under St. 1909,c. 486, s. 31B (as appearing in St. 1966, c. 642, s. 12) that it is the intent of this Commission to lease the aforementioned property to United States Postal Service;

WHEREAS To lease for a term of five (5) years with an option to renew for two (2) consecutive five (5) year periods for vacant land located at unnumbered Railroad Street in West Roxbury and shown as Parcel A-1 on a plan entitled "Lease Plan #1834 Centre Street Boston (W. Roxbury), Mass." Prepared by R.E. Cameron & Associates, Inc., dated April 25, 2005, containing approximately 39,645 square feet of land for a total consideration of Nine Hundred Ninety-Three Thousand Dollars (\$993,000.00);

NOW, THEREFORE, BE IT VOTED: That Chief and Director of the Mayor's Office of Housing be, and hereby is, authorized to enter into the aforementioned Ground Lease agreement under the terms and conditions noted above and is authorized to execute and deliver all contracts, documents or other instruments, which are approved as to form by the Corporation Counsel for the City of Boston when such are deemed necessary or appropriate to effectuate the purposes of this vote, and to record and file any and all of the required documents concerning the same with the Suffolk Registry of Deeds and/or the Suffolk Registry District of the Land Court.

VOTE 2: Minh Nguyen, Project Manager, Real Estate Management and Sales Division

Conveyance to 87-89 Mountain Ave LLC: Vacant land located at 94 Willowwood Street, Dorchester.

Purchase Price: \$55,100

Ward: 14

Parcel Number: 03585000
Square Feet: 4,686
Future Use: Landscaped Space
Assessed Value Fiscal Year 2026: \$54,000
Appraised Value August 31, 2025: \$47,000
MOH Program: REMS - Land Disposition
RFP Issuance Date: February 23, 2026

That, having duly advertised its intent to sell to the 87-89 Mountain Ave LLC, a Massachusetts limited liability company, with an address of 87-89 Mountain Ave, #3, Dorchester, MA 02124, the vacant land located at 94 Willowwood Street (Ward: 14, Parcel: 03585000) in the Dorchester District of the City of Boston containing approximately 4,686 square feet of land for two consecutive weeks (July 20, 2026 and July 27, 2026) 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 May 20, 2026 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to the 87-89 Mountain Ave LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to the 87-89 Mountain Ave LLC in consideration of Fifty-Five Thousand One Hundred Dollars (\$55,100).

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

Amendment to the Tentative Developer Designation vote of Wednesday, August 27, 2025 to extend the Tentative Designation and Intent to Sell period from 72 to 78 months to 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
 - 6) TD extension for an additional 6 months – 09/16/2020 through 03/16/2027 = 78 months
- TD total time is 78 months

Ward: 12
Parcel Numbers: 02831000, 02833000, and 02849000
Square Feet: 18,954 (total)
Future Use: Mixed-use
Assessed Value Fiscal Year 2026: \$272,600 (total)
Appraised Value September 4, 2023: \$860,000 (total)

Estimated Total Development Cost: \$42,898,994
MOH Program: REMS-Land Disposition
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, August 28, 2024, and August 27, 2025 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 total 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: "72 months" and substituting in place thereof the following figure and word: "78 months" wherever such may appear.

Sincerely,

Sheila A. Dillon
Chief and Director