

MAYOR'S OFFICE OF HOUSING

Minutes

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

June 15, 2022

ATTENDING:

Katherine P. Craven, Chair
Lawrence D. Mammoli, 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
Katherine Jones, Assistant Corporation Counsel, Law Department (Not Present)
Sheila A. Dillon, Chief and Director, MOH (Not Present)
James McDonough, Senior Staff Attorney, MOH
Rick Wilson, Deputy Director for Administration and Finance, MOH
Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, MOH (Not Present)
Neriliz Llenas, Project Manager, Real Estate Management & Sales Division, MOH
Joseph Backer, Senior Development Officer, Neighborhood Housing Development Division, MOH
John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division, MOH

Chair Craven called the meeting to order.

The minutes from the meetings of May 19, 2022, for the Public Facilities Department and the 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 meeting participants.

NOTE: Colleen Daley performed the roll call and confirmed the individuals in attendance.

VOTE 1: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division

Tentative Developer Designation and Intent to Sell to Jeffrey Sullivan: Vacant land located at an unnumbered parcel on Dresser Street, South Boston.

Purchase Price: \$171,000

Ward: 06
Parcel Number: 02901000
Square Feet: 1,246
Future Use: Side Yard
Assessed Value Fiscal Year 2022: \$41,600
Appraised Value July 25, 2021: \$160,000
MOH Program: REMS – Land Disposition
RFP Issuance Date: February 28, 2022

That, having duly advertised a Request for Proposals to develop said property, Jeffrey Sullivan, an individual, with an address of 109 Dresser Street, Unit 1, South Boston, MA 02127 be

tentatively designated as developer of the vacant land located at an unnumbered parcel on Dresser Street (Ward: 06, Parcel: 02901000) in the South Boston District of the City of Boston containing approximately 1,246 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 development of this property; 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 Jeffrey Sullivan;

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: Neriliz Llenas addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Neriliz for her presentation and asked Commissioner Mammoli if he had any questions. No questions were raised.

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

Exhibits: May 9, 2022 project background memorandum and PowerPoint presentation.

VOTE 2: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division

Conveyance to Roger F. Harris: Vacant land located at 1-5 Hopkins Place, Mattapan.

Purchase Price: \$114,000

Ward: 18
Parcel Number: 00348000
Square Feet: 5,704

Future Use: Side yard
Assessed Value Fiscal Year 2022: \$41,400
Appraised Value July 25, 2021: \$114,000
MOH Program: REMS-Land disposition
RFP Issuance Date: October 1, 2018

That, having duly advertised its intent to sell to Roger F. Harris, an individual, with an address of 25 Faunce Road, Mattapan, MA 02126, the vacant land located at 1-5 Hopkins Place (Ward: 18, Parcel: 00348000) in the Mattapan District of the City of Boston containing approximately 5,704 square feet of land, for two consecutive weeks (May 16, 2022 and May 23, 2022) 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 April 15, 2022 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Roger F. Harris; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Roger F. Harris in consideration of One Hundred Fourteen Thousand Dollars (\$114,000).

NOTE: Neriliz Llenas addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Neriliz for her presentation and asked Commissioner Mammoli if he had any questions. No questions were raised.

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

Exhibits: May 9, 2022 project background memorandum with enclosure and PowerPoint presentation.

VOTE 3: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division

Conveyance to Forest Woods Condominium Trust: Vacant land located at an unnumbered parcel on Forest Hills Street, Jamaica Plain.

Purchase Price: \$28,000

Ward: 11
Parcel Number: 02928050
Square Feet: 5,542
Future Use: Open space
Assessed Value Fiscal Year 2022: \$259,200
Appraised Value April 30, 2021: \$28,000
MOH Program: REMS-Land disposition
RFP Issuance Date: October 30, 2021

That, having duly advertised its intent to sell to Forest Hills Condominium Trust, a Massachusetts realty trust, with an address of 243 Forest Hills Street, Jamaica Plain, MA 02130, the vacant land located at an unnumbered parcel on Forest Hills Street (Ward: 11, Parcel: 02928050) in the Jamaica Plain District of the City of Boston containing approximately 5,542 square feet of land, for two consecutive weeks (March 21, 2022 and March 28, 2022) 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 February 16, 2022 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Forest Hills Condominium Trust; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Forest Hills Condominium Trust in consideration of Twenty-Eight Thousand Dollars (\$28,000).

NOTE: Neriliz Llenas addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Neriliz for her presentation and asked Commissioner Mammoli if he had any questions.

NOTE: Commissioner Mammoli stated, “I noticed that the assessed value – usually the assessed value is lower than the appraised value, and in this case the assessed value was almost ten times [more than] the appraised value.” He then asked, “Is that because the land was appraised as open space?”

NOTE: Neriliz Llenas replied, “That’s correct.”

NOTE: Commissioner Mammoli asked, “And this will have a deed restriction for open space?”

NOTE: Neriliz Llenas replied, “Yep.”

Exhibits: May 9, 2022 project background memorandum with enclosure and PowerPoint presentation.

VOTE 4: Joseph Backer, Senior Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to Madison Park Development Corporation: Vacant land located at 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: \$9,908,603
Assessed Value Fiscal Year 2022: \$74,200

Appraised Value June 20, 2019: \$295,000
MOH Program: Housing Development
RFP Issuance Date: July 16, 2018

Upon Public Facilities Commission approval, this Tentative Developer Designation and Intent to Sell vote shall replace the now expired votes, for Tentative Developer Designation and Intent to Sell to Madison Park Development Corporation and the Extension to the duration of the Designation period, approved on July 17, 2019 and August 18, 2021, which will become null and void.

That, having duly advertised a Request for Proposals to develop said property, Madison Park Development Corporation, a Massachusetts, non-profit corporation, with an address of 184 Dudley Street, Roxbury, MA 02119 be tentatively designated as developer of the vacant land located at 75-81 Dudley Street (Ward: 09, Parcel: 03215010) in the Roxbury District of the City of Boston containing approximately 6,170 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 development of this property; 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 Madison Park Development Corporation;

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

NOTE: Chair Craven thanked Joseph for his presentation and asked Commissioner Mammoli if he had any questions. No questions were raised.

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

Exhibits: May 20, 2022 project background memorandum and PowerPoint presentation.

VOTE 5: Shani Fletcher, Assistant Director, Director's Office Division

Amendment to the vote of June 25, 2021 to extend the Tentative Designation and Intent to Sell period from 12 to 18 months to Boston Food Forest Coalition, Inc.: Vacant land located at 44 Aspinwall Road, Dorchester.

Time Extension

- 1) TD – 6/25/2021 through 6/25/22 = 12 months
- 2) TD extension for an additional six (6) months 6/25/2021 through 12/25/2022 = 18 months
TD total time is 18 months

Purchase Price: \$100

Ward: 17
Parcel Number: 00685000
Square Feet: 2,796
Future Use: Garden
Estimated Total Development Cost: \$285,891
Assessed Value Fiscal Year 2022: \$11,700
Appraised Value November 7, 2020: \$190,000
DND Program: Grassroots
RFP Issuance Date: February 1, 2021

That the vote of this Commission at its meeting of June 25, 2021, regarding the tentative designation and intent to sell the land located at 44 Aspinwall Road (Ward: 17, Parcel: 00685000), in the Dorchester District of the City of Boston containing approximately 2,796 square feet of land, to a Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of 23 Egleston Street, Jamaica Plain, MA 02130 be, and hereby is amended as follows:

by deleting the figure and word: “12 months” and substituting in place thereof the following figure and word: “18 months” wherever such may appear.

NOTE: Shani Fletcher addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Shani for her presentation and asked Commissioner Mammoli if he had any questions. No questions were raised.

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

Exhibits: May 19, 2022 project background memorandum with enclosure and PowerPoint presentation.

VOTE 6: Kirsten Studlien, Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to Sell to ILYB LLC: Land with building thereon located at two (2) unnumbered parcels on Washington Street, Roxbury.

Purchase Price: \$200

Ward: 08
Parcel Numbers: 02426010 and 02426020
Square Feet: 10,841 (total)
Future Use: Historic Commercial Rehabilitation
Estimated Total Development Cost: \$1,375,200
Assessed Value Fiscal Year 2022: \$698,500 (total)
Appraised Value May 5, 2022: \$195,000 (total)
MOH Program: Neighborhood Housing
RFP Issuance Date: November 18, 2019

That, having duly advertised a Request for Proposals to develop said properties, ILYB LLC, a Massachusetts limited liability company, with an address of 107 Brunswick Street, Boston, MA 02121 be tentatively designated as developer of the land with building thereon located at:

an unnumbered parcel on Washington Street, Ward: 06, Parcel: 02426010, Square Feet: 3,781

an unnumbered parcel on Washington Street, Ward: 06, Parcel: 02426020, Square Feet: 7,060

in the Roxbury District of the City of Boston containing approximately 10,841 total square feet, 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 development of these properties; 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 ILYB LLC;

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: John Feuerbach addressed the Commission and provided an overview of the project in place of Kirsten Studlien who was unable to attend the meeting.

NOTE: Chair Craven thanked John for his presentation and asked if Commissioner Mammoli had any questions. No questions were raised.

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

Exhibits: May 20, 2022 project background memorandum and PowerPoint presentation.

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

NOTE: A recording of this June 15, 2022 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=48025.

A True Record.

The meeting commenced at 10:25 a.m. and adjourned at 10:47 a.m.



Colleen Daley, PFC Secretary