

MAYOR'S OFFICE OF HOUSING

Minutes

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

November 16, 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
Sheila A. Dillon, Chief and Director, MOH (Not Present)
James McDonough, Senior Staff Attorney, MOH (Not Present)
Rick Wilson, Deputy Director for Administration and Finance, MOH (Not Present)
Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, MOH
John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division, MOH
Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division, MOH
Neriliz Llenas, Project Manager, Real Estate Management & Sales Division, MOH

Chair Craven called the meeting to order.

The minutes from the meetings of October 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: Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division

Conveyance to River Senior Apartments LLC: Vacant land located at 150 River Street, Mattapan.

Purchase Price: \$100

Ward: 18
Parcel Number: 00041000
Square Feet: 42,120
Future Use: New Construction - Housing
Estimated Total Development Cost: \$10,173,729
Assessed Value Fiscal Year 2022: \$655,100
Appraised Value November 26, 2018: \$337,000
MOH Program: Neighborhood Housing
RFP Issuance Date: February 26, 2018

That, having duly advertised its intent to sell to a nominee comprised of principals of Caribbean Integration Community Development Inc., a Massachusetts non-profit corporation, with an address of 19 Tesla Street, Boston, MA 02126, and Planning Office for Urban Affairs, Inc., a Massachusetts non-profit corporation, with an address of 84 State Street, Suite 600, Boston, MA 02109, the vacant land located at 150 River Street (Ward 18, Parcel: 00041000) in the Mattapan District of the City of Boston containing approximately 42,120 square feet of land, for two consecutive weeks (October 3, 2022 and October 10, 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 December 12, 2018, and, thereafter, as amended January 13, 2021 and December 15, 2021, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to River Senior Apartments LLC¹, a Massachusetts limited liability company, with an address of 84 State Street, Suite 600, Boston, MA 02109; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to River Senior Apartments LLC in consideration of One Hundred Dollars (\$100).

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

NOTE: Chair Craven asked Commissioner Mammoli if he had any questions.

NOTE: Commissioner Mammoli stated, “More of a housekeeping [matter]. You have the appraised value back in November of 2018 at \$337,000, the assessed value in 2022 at \$655,[1]00. Obviously, this purchase price of \$100 and normally this wouldn’t make an issue, but we should always have a more recent appraisal with these projects; not have a four year gap between appraisals. I know technically in this particular project it doesn’t make an issue because the purchase price is \$100, but it’s more of a housekeeping.”

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

¹ River Senior Apartments LLC is a Massachusetts limited liability company formed on April 22, 2021, pursuant to M.G.L. Chapter 156C Section 12, by principals of Caribbean Integration Community Development Inc. and Planning Office for Urban Affairs, Inc. River Senior Apartments LLC provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, River Senior Apartments LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

Exhibits: October 26, 2022 project background memorandum with enclosures and PowerPoint presentation.

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

Tentative Developer Designation and Intent to Sell to Ronald Peters and Siobhan Peters:
Vacant land located at 23 Dakota Street, Dorchester.

Purchase Price: \$32,000

Ward: 17

Parcel Number: 02380000

Square Feet: 3,200

Future Use: Side yard

Assessed Value Fiscal Year 2022: \$44,000

Appraised Value March 20, 2022: \$32,000

MOH Program: REMS – Land Disposition

RFP Issuance Date: July 11, 2022

That, having duly advertised a Request for Proposals to develop said property, Ronald Peters and Siobhan Peters, as tenants by entirety, with an address of 19 Dakota Street, Dorchester, MA 02124, be tentatively designated as developer of the vacant land located at 23 Dakota Street (Ward: 17; Parcel: 02380000) in the Dorchester District of the City of Boston containing approximately 3,200 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 Ronald Peters and Siobhan Peters;

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 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.

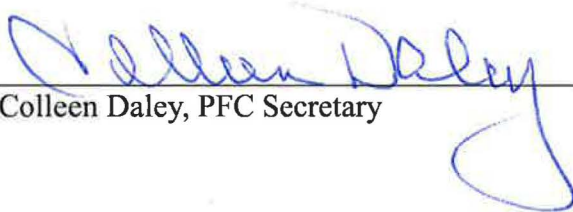
Exhibits: October 18, 2022 project background memorandum and PowerPoint presentation.

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

NOTE: A recording of this November 16, 2022 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=53149.

A True Record.

The meeting commenced at 10:01 a.m. and adjourned at 10:11 a.m.



Colleen Daley, PFC Secretary