

MAYOR'S OFFICE OF HOUSING

Minutes

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

July 19, 2023

ATTENDING:

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

Elizabeth Feltner, Paralegal PFD/PFD, Law Department

Loren Forbes, Assistant Corporation Counsel, Law Department

Sheila A. Dillon, Chief and Director, MOH (Not Present)

Rick Wilson, Deputy Director for Administration and Finance, MOH

James McDonough, Senior Staff Attorney, MOH

Rosemary Chung-Dell, Acting Deputy Director, Real Estate Management & Sales Division, MOH

Karina Oliver-Milchman, Deputy Director for Policy Development & Research, MOH

Ana Giron Vives, Operations Manager, Administration and Finance Division, MOH

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

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

Neriliz Llenas, Project Manager, Real Estate Management & Sales Division, MOH

Julio Pilier, Development Officer, Neighborhood Housing Development Division, MOH

Chair Craven called the meeting to order.

The minutes from the meetings of May 17, 2023 and June 14, 2023, for the Public Facilities 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 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

Amendment to the Tentative Developer Designation vote of June 15, 2022 to extend the Tentative Designation and Intent to Sell period from 12 to 24 months to Madison Park Development Corporation: Vacant land located at 75-81 Dudley Street, Roxbury.

Time Extension

- 1) Original TD – 7/17/2019 through 7/17/2021 = 24 months
- 2) Original TD extension for an additional 9 months 7/17/2019 through 4/17/2022 = 33 months
Original TD expired after 33 months

- 1) Reissued TD – 6/15/2022 through 6/15/2023 = 12 months
- 2) Reissued TD extension for an additional 12 months 6/15/2022 through 6/15/2024 = 24 months
Reissued TD total time is 24 months

Ward: 09
Parcel Number: 03215010
Square Feet: 6,170
Future Use: New Construction - Housing
Estimated Total Development Cost: \$10,535,789
Assessed Value Fiscal Year 2023: \$74,200
Appraised Value June 20, 2019: \$295,000
MOH Program: Housing Development
RFP Issuance Date: July 16, 2018

That the vote of this Commission at its meeting of June 15, 2022 regarding the tentative designation and intent to sell 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 to Madison Park Development Corporation, a Massachusetts non-profit corporation, with an address of 184 Dudley Street, Roxbury, MA 02119;

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: “24 months” wherever such may appear.

NOTE: See disclosure notice by Commissioner Wright on file related to Vote 1.

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

NOTE: Commissioner Wright expressed praise for the work undertaken by MOH on the project.

NOTE: On a motion duly made and seconded, the vote was unanimously approved by Chair Craven and Commissioner Mammoli. No motion or vote by Commissioner Wright is operative for this vote as his recusal from this matter is noted on the record pursuant to disclosure notice filed.

Exhibits: May 15, 2023 project background memorandum with enclosures and PowerPoint presentation.

VOTE 2: Joe Backer, Senior Development Officer, Neighborhood Housing Development Division

Amendment to the vote of August 18, 2021 to extend the Tentative Designation and Intent to Lease period from 48 months to 60 months to Cruz Development Corporation: Portions of vacant land located at 135 Dudley Street, 2430 and 2406 Washington Street, Roxbury.

Time Extension

- 1) TD - 7/17/19 through 7/17/21 = 24 months
 - 2) TD extension for an additional 24 months 7/17/19 through 7/17/23 = 48 months
 - 3) TD extension for an additional twelve (12) months 7/17/19 through 7/17/24 = 60 months
- TD total time is 60 months

Ward: 12

Portions of Undivided Parcel Numbers: 01180000, 01261000, and 01263000

Undivided Parcels Square Feet: 314,034 (total)

Undivided Parcels Assessed Value Fiscal Year 2023: \$26,531,800 (total)

Future Subdivided Parcel Number: 01180030

Future Subdivided Parcel Square Feet: 69,835

Future Subdivided Parcel Address: 135 Dudley Street

Future Use: Mixed-use

Estimated Total Development Cost: \$149,459,133

Assessed Value Fiscal Year 2023 : \$26,531,800

Appraised Value June 10, 2019: \$28,700,000

MOH Program: Neighborhood Housing

RFP Issuance Date: July 16, 2018

That the vote of this Commission at its meeting of July 17, 2019, and, thereafter as amended on August 21, 2021, regarding the tentative designation and intent to lease portions of the vacant land located at:

135 Dudley Street, Ward: 12, Parcel: 01180000, Square Feet: 201,765

2430 Washington Street, Ward: 12, Parcel: 01261000, Square Feet: 102,533

2406 Washington Street, Ward: 12, Parcel: 01263000, Square Feet: 9,736

in the Roxbury District of the City of Boston containing approximately 69,835 total square feet of land, to Cruz Development Corporation, a Massachusetts corporation, with an address of One John Eliot Square, Boston, MA 02119;

be, and hereby is amended as follows:

By deleting the figure and word: “48 months” and substituting in place thereof the following figure and word: “60 months” wherever such may appear.

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

NOTE: Commissioner Mammoli asked, “This is the old B-2 and Modern Electroplating site, correct?”

NOTE: Joe Backer replied, “That’s right.”

NOTE: Commissioner Wright stated, “I just want to thank you and the MOH team dealing with the complexities, this is a very challenging site, but still being able to stay in line with what you heard from the community is exciting. Again, I know it’s a challenge, but I commend you guys for the effort.”

NOTE: Joe Backer replied, “Thanks Commissioner.”

NOTE: Commissioner Mammoli stated, “I agree with that, it is a challenging site.”

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

Exhibits: June 15, 2023 project background memorandum with enclosures and PowerPoint presentation.

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

Conveyance to Edwinna J. Wynn: Vacant land located at an unnumbered parcel on Gladeside Avenue, Mattapan.

Purchase Price: \$94,500

Ward: 18

Parcel Numbers: 00117005

Square Feet: 8,590

Future Use: Side Yard-Additional Open Space

Assessed Value Fiscal Year 2023: \$103,300.00 (total)

Appraised Value May 5, 2022: \$94,500.00 (total)

MOH Program: REMS-Land Disposition

RFP Issuance Date: July 11, 2022

That, having duly advertised its intent to sell to Edwinna J. Wynn, an individual, with an address of 10 Jamestown Terrace Mattapan, MA 02126, the vacant land located at an unnumbered parcel on Gladeside Avenue (Ward: 18, Parcel: 00117005), in the Mattapan District of the City of Boston containing approximately 8,590 square feet of land for two consecutive weeks (May 8, 2023 and May 15, 2023) 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 March 15, 2023 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Edwinna J. Wynn; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Edwinna J. Wynn in consideration of Ninety-Four Thousand Five Hundred Dollars (\$94,500).

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

NOTE: Chair Craven thanked Neriliz for her presentation and asked for any comments from the Commission.

NOTE: Commissioner Wright expressed praise for the work undertaken by MOH to get the parcel out of City inventory and into productive uses.

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

Exhibits: July 19, 2023 project background memorandum with enclosure and PowerPoint presentation.

VOTE 4: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division

Tentative Developer Designation and Intent to sell to ODJ Dev LLC: Vacant land located 778, 780, 782, 784, 786, 788, 790, 792, 794 and 796 Parker Street, and 77 Terrace Street, Jamaica Plain.

Purchase Price: \$1,100

Ward: 10

Parcel Numbers: 00437000, 00436000, 00435000, 00434000, 00433000, 00432000, 00431000, 00430000, 00429000, 00428000, 00396000

Square Feet: 57,757 (total)

Future Use: Mixed Use

Assessed Value Fiscal Year 2023: \$2,262,500 (total)

Appraised Value May 28, 2023: \$4,280,000 (total)

Total Estimated Property Development Costs: \$22,865,726

MOH Program: Neighborhood Housing

RFP Issuance Date: September 06, 2022

That, having duly advertised a Request for Proposals to develop said properties, ODJ Dev LLC, a Massachusetts limited liability company, with an address of 35 Batchelder Street, Roxbury, MA 02119, be tentatively designated as developer of the vacant land located at:

778 Parker Street, Ward: 10, Parcel: 00437000, Square Feet: 2,174

780 Parker Street, Ward: 10, Parcel: 00436000, Square Feet: 2,200

782 Parker Street, Ward: 10, Parcel: 00435000, Square Feet: 2,204

784 Parker Street, Ward: 10, Parcel: 00434000, Square Feet: 2,394

786 Parker Street, Ward: 10, Parcel: 00433000, Square Feet: 2,577

788 Parker Street, Ward: 10, Parcel: 00432000, Square Feet: 2,901

790 Parker Street, Ward: 10, Parcel: 00431000, Square Feet: 2,926

792 Parker Street, Ward: 10, Parcel: 00430000, Square Feet: 3,817

794 Parker Street, Ward: 10, Parcel: 00429000, Square Feet: 5,526

796 Parker Street, Ward: 10, Parcel: 00428000, Square Feet: 2,738

77 Terrace Street, Ward: 10, Parcel: 00396000, Square Feet: 28,300

in the Jamaica Plain district of the City of Boston containing approximately 57,757 total 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 these parcels; 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 NS Partners, 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: Julio Pilier addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Julio for his presentation and asked for any questions or comments from the Commission.

NOTE: Commissioner Wright expressed praise for the work undertaken by MOH and appreciation for the future affordable homeownership opportunities that will be created within the community.

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

Exhibits: June 27, 2023 project background memorandum with enclosures and PowerPoint presentation.

VOTE 5: Rick Wilson, Deputy 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, Director of Operations
Mayor’s Office of Housing

Rick M. Wilson, Deputy Director for Administration and Finance
Mayor’s Office of Housing

Karina Oliver-Milchman, Deputy Director for Policy Development & Research
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 February 16, 2022 recorded on March 10, 2022 with the Suffolk County Registry of Deeds in Book 67300 Page 239 and filed with the Suffolk Registry District of the Land Court as Document Number 931871.

NOTE: Rick Wilson addressed the Commission and provided an overview of the vote request. Karina Oliver-Milchman introduced herself to the Commission and provided a brief account of her professional background.

NOTE: No questions were raised by the Commission.

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

Exhibits: July 19, 2023 recommendation letter.

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

NOTE: A recording of this July 19, 2023 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=57361.

A True Record.

The meeting commenced at 10:45 a.m. and adjourned at 11:10 a.m.


Colleen Daley, PFC Secretary