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CITY OF BOSTON • MASSACHUSETTS  
MAYOR'S OFFICE OF HOUSING  
**MICHELLE WU, MAYOR**

June 15, 2022

Public Facilities Commission  
Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner

Location:  
Virtually via Zoom  
Boston, MA 02201

Meeting time: 10:10 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 June 15, 2022 meeting:

**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 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.

**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).

**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).

**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.

**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.

**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.

Sincerely,

Sheila A. Dillon  
Chief and Director