

MAYOR'S OFFICE OF HOUSING

Minutes

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

May 15, 2023

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

Elizabeth Feltner, Paralegal PFD/PFD, Law Department

Loren Forbes, Assistant Corporation Counsel, Law Department

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

James McDonough, Senior Staff Attorney, MOH

Jessica Boatright, Deputy Director, Neighborhood Housing Development Division, MOH

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

Christine McCrorey, Assistant Director, Boston Home Center Division, MOH

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

Chair Craven called the meeting to order.

The minutes from the meetings of March 15, 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: Christine McCrorey, Assistant Director, Boston Home Center

To Accept and Expend a Grant from the Division of Banks: To implement foreclosure prevention counseling services.

Grant Amount: \$225,000

WHEREAS, the Division of Banks has awarded a grant to the City of Boston's Mayor's Office of Housing, acting by and through the Public Facilities Commission, in an amount not to exceed Two Hundred Twenty-Five Thousand Dollars (\$225,000) to implement foreclosure prevention counseling services; and

WHEREAS, the duration of services will be through December 31, 2023; and

WHEREAS, the Public Facilities Commission, by virtue of the authority contained in Section (3)(f)(i) of Chapter 642 of the Acts of 1966 has the power and authority to accept grants, gifts and other aid from the Federal Government or any agency thereof, the Commonwealth or any agency or authority thereof, or any charitable foundation, private corporation or individual, and to expend the same without appropriation; and

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; and

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 necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

NOW, THEREFORE, BE IT VOTED: That the Director of the Mayor's Office of Housing be, and hereby is, authorized to accept the above referenced grant and expend such funds, without further appropriation for the aforementioned purposes.

NOTE: Christine McCrorey addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Christine for her presentation. No questions were raised by the Commission.

NOTE: Commissioner Mammoli expressed praise for the work undertaken by MOH to secure important funding.

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

Exhibits: April 24, 2023 project background memorandum with enclosures.

VOTE 2: Julio Pilier, Development Officer, Neighborhood Housing Development Division

Conveyance to E-Plus Highland LLC: Vacant land located at 273, 275, 277, 279, 281-281A, 283, and 287 Highland Street, Roxbury.

Purchase Price: \$700

Ward: 11

Parcel Numbers: 00840000, 00841000, 00842000, 00843000, 00844000, 00845000, and 00846000

Square Feet: 16,354 (total)

Future Use: New Construction - Housing

Estimated Total Development Cost: \$15,144,116

Assessed Value Fiscal Year 2023: \$316,800 (total)

Appraised Value March 19, 2023: \$1,500,000 (total)

MOH Program: Neighborhood Housing

RFP Issuance Date: November 13, 2017

That, having duly advertised its intent to sell to E-Plus Highland LLC, a Massachusetts limited liability company, with an address of 179 Boylston Street, Building P, Jamaica Plain, MA 02130, the vacant land located at:

273 Highland Street, Ward: 11, Parcel: 00840000, Square Feet: 3,747

275 Highland Street, Ward: 11, Parcel: 00841000, Square Feet: 1,592

277 Highland Street, Ward: 11, Parcel: 00842000, Square Feet: 1,592

279 Highland Street, Ward: 11, Parcel: 00843000, Square Feet: 1,708

281-281A Highland Street, Ward: 11, Parcel: 00844000, Square Feet: 1,629

283 Highland Street, Ward: 11, Parcel: 00845000, Square Feet: 1,640

287 Highland Street, Ward: 11, Parcel: 00846000, Square Feet: 4,446

in the Roxbury District of the City of Boston containing approximately 16,354 total square feet of land for two consecutive weeks (January 7, 2019 and January 14, 2019) 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 votes of October 24, 2018 and, thereafter, amended on October 30, 2019, October 20, 2021, and October 19, 2022, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to E-Plus Highland LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to E-Plus Highland LLC in consideration of Seven Hundred Dollars (\$700).

NOTE: Julio Pilier addressed the Commission and provided an overview of the project.

NOTE: Chair Craven thanked Julio for his presentation. She then asked Commissioner Mammoli if he had any questions. No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, “Sounds like a great project.”

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

Exhibits: April 20, 2023 project background memorandum with enclosures and PowerPoint presentation.

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

NOTE: A recording of this May 17, 2023 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=57292.

A True Record.

The meeting commenced at 10:26 a.m. and adjourned at 11:38 a.m.



Colleen Daley, PFC Secretary