



October 18, 2023

Public Facilities Commission:  
Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner  
Donald E. Wright, Commissioner

Location:  
Virtually via Zoom  
Boston, MA 02201

Meeting time: 10:15 a.m.

**RECEIVED**  
**By City Clerk at 8:50 am, Oct 16, 2023**

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 October 18, 2023 meeting:

**VOTE 1: Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to Sell to New Urban Collaborative LLC and Lower Roxbury Community Corporation:** Vacant land located at 40-50 Warren Street, Roxbury.

**Purchase Price: \$100**

Ward: 08  
Parcel Numbers: 02550000  
Square Feet: 8,296  
Future Use: Mixed  
Assessed Value Fiscal Year 2023: \$746,800  
Appraised Value September 4, 2023: \$1,500,000  
Total Estimated Property Development Costs: \$11,536,364  
MOH Program: Neighborhood Housing  
RFP Issuance Date: July 16, 2018

Upon Public Facilities Commission approval, this Tentative Developer Designation and Intent to Sell vote shall replace in full force and effect and incorporate by reference the now expired vote, for Tentative Developer Designation and Intent to Sell to New Urban Collaborative LLC, previously approved on October 30, 2019.

That, having duly advertised a Request for Proposals to develop said property, New Urban Collaborative LLC, a Massachusetts limited liability company, with an address of 183 West Canton

Street, Boston, MA 02119, and Lower Roxbury Community Corporation, a Massachusetts nonprofit corporation, with an address of 184 Dudley Street, Suite 200, Roxbury, MA 02119, be tentatively designated as developer of the vacant land located at 40-50 Warren Street (Ward: 08, Parcel: 02550000) in the Roxbury district of the City of Boston containing approximately 8,296 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 this parcel; 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 New Urban Collaborative LLC and Lower Roxbury Community 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 2: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division**

**Tentative Developer Designation and Intent to Sell to David Hassman:** Vacant land located at an unnumbered parcel on Sachem Street, Roxbury.

### **Purchase Price: \$150,000**

Ward: 10

Parcel Numbers: 00981000

Square Feet: 4,350

Future Use: Additional SF towards the addition to existing abutting home & Additional Side Yard

Assessed Value Fiscal Year 2023: \$118,100

Appraised Value November 21, 2022: \$150,000

MOH Program: REMS - Land Disposition

RFP Issuance Date: May 30, 2023

That, having duly advertised a Request for Proposals to develop said property, David Hassman, an individual, with an address of 13 Worthington Street, Roxbury, MA 02120, be tentatively designated as developer of the vacant land located at an unnumbered parcel on Sachem Street (Ward: 10, Parcel: 00981000) in the Roxbury district of the City of Boston containing approximately 4,350 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 this parcel; 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 David Hassman;

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

**Tentative Developer Designation and Intent to Sell to Craig Spears:** Vacant land located at an unnumbered parcel on Sachem Street, Roxbury.

**Purchase Price: \$5,000**

Ward: 10

Parcel Numbers: 00978000

Square Feet: 954

Future Use: Side Yard

Assessed Value Fiscal Year 2023: \$12,100

Appraised Value April 2, 2023: \$5,000

MOH Program: REMS - Land Disposition

RFP Issuance Date: May 30, 2023

That, having duly advertised a Request for Proposals to develop said property, Craig Spears, an individual, with an address of 127 Freeman St., #3, Brookline, MA 02446, be tentatively designated as developer of the vacant land located at an unnumbered parcel on Sachem Street (Ward: 10 , Parcel: 00978000) in the Roxbury district of the City of Boston containing approximately 954 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 this parcel; 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 Craig Spears;

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.

Sincerely,

Sheila A. Dillon  
Chief and Director