

MAYOR'S OFFICE OF HOUSING

Minutes

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

December 13, 2023

ATTENDANCE:

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 A. Feltner, Paralegal PFC/PFD, Law Department
Loren Forbes, Assistant Corporation Counsel, Law Department
Sheila A. Dillon, Chief and Director, MOH
Rick Wilson, Deputy Director for Administration and Finance, MOH (Not Present)
James McDonough, Senior Staff Attorney, MOH
Antonio Leite, Senior Development Officer, Neighborhood Housing Development Division, MOH
Shani Fletcher, Deputy Director, Director's Office Division, MOH
Joe Backer, Senior Development Officer, Neighborhood Housing Development Division, MOH
Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division, MOH
Theresa Strachila, Program Manager, GrowBoston, MOH
Julio Pilier, Development Officer, Neighborhood Housing Development Division, MOH

Commissioner Mammoli called the meeting to order.

The minutes from the meetings of November 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: Joe Backer, Senior Housing Development Officer, Neighborhood Housing Development Division

Transfer of the care, custody, management and control from the Boston Public Library (BPL) to the Mayor's Office of Housing (MOH): Land with building thereon located at 151 Cambridge Street, West End.

Property Transfer

Ward: 03
Parcel Numbers: 00656000
Square Feet: 22,210
Assessed Value Fiscal Year 2023: \$7,695,500
MOH Program: Neighborhood Housing

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31 A (as appearing in St. 1966, c. 642, § 12), the land with building thereon located at 151 Cambridge Street (Ward: 03, Parcel: 00656000) in the West End District of the City of Boston containing approximately 22,210 square feet, be and the same hereby is, transferred from the care, custody, management and control of the Boston Public Library (BPL) to the care, custody, management and control of the Mayor's Office of Housing (MOH).

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

NOTE: No questions were raised by the Commission.

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

Exhibits: December 1, 2023 project background memorandum with enclosures and PowerPoint presentation.

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

Contingent Tentative Developer Designation and Intent to Lease to Preservation of Affordable Housing, Inc. and Caste Capital, LLC: Land with building thereon located at 151 Cambridge Street, West End.

Annual Base Rent: \$1 per year

Lease Term: Ninety-nine (99) year ground lease.

Ward: 03
Parcel Number: 00656000
Square Feet: 22,210
Future Use: Mixed Use
Assessed Value Fiscal Year 2023: \$7,695,500
Appraised Value February 6, 2023: \$29,000,000
Estimated Total Development Cost: \$117,234,527
MOH Program: Neighborhood Housing
RFP Issuance Date: April 3, 2023

That, having duly advertised a Request for Proposals to develop said properties, Preservation of Affordable Housing, Inc., a Massachusetts corporation, with an address of 2 Oliver Street, Suite 500, Boston, MA 02109, and Caste Capital, LLC, a Massachusetts limited liability company, with an address of 32 Cambridge Street Apt. 1202, Charlestown, MA 02124, be tentatively designated as lessee, for a ninety-nine (99) year

ground lease term, of the land with building thereon located at 151 Cambridge Street (Ward: 03, Parcel: 00656000) in the West End District of the City of Boston containing approximately 22,210 square feet of land for for the period of 24 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) and contingent upon obtaining the requisite home rule petition for legislative relief from M.G.L. c. 7C, M.G.L. c. 30B, and M.G.L. c. 149, that it is the intent of this Commission to lease the aforementioned property to Preservation of Affordable Housing, Inc. and Caste Capital, LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to lease 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: Joe Backer addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli stated, “Sounds like a great project! First of all it would cost you \$25 million or more just to rebuild a current library. So this is a bargain for the city.” He then asked, “My only question is: [will] the library lease be the same as the developer lease, in terms of years?”

NOTE: Joe Backer replied, “The library will have ownership of the library space within the building and the City will maintain ownership of the land.”

NOTE: Commissioner Wright stated, “No questions, great project, love the little library and looking forward to seeing this project through!”

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

Exhibits: November 17, 2023 project background memorandum with enclosures and PowerPoint presentation.

VOTE 3: Tiera Satchebell, Development Officer, Neighborhood Housing Development Division

Conveyance to Harvard Standish LLC: Vacant land located 114-122 Harvard Street, 18-24 Standish Street, and Unnumbered Parcel on Standish Street, Dorchester.

Purchase Price: \$300

Ward: 14
Parcel Numbers: 02329000, 02325000, and 02330000,
Square Feet: 26,589 (total)
Future Use: Mixed Use and New Construction- Housing
Assessed Value Fiscal Year 2023: \$516,500 (total)
Appraised Value November 22, 2023: \$1,350,000 (total)
Total Estimated Property Development Costs: \$11,413,100
MOH Program: Neighborhood Housing
RFP Issuance Date: July 5, 2020

That, having duly advertised its intent to sell to a nominee comprised of principals of TLee Development LLC, a Massachusetts limited liability company, with an address of 1452 Dorchester Avenue, Dorchester, MA 02122, and Co-Everything, LLC, a Massachusetts limited liability company, with an address of 6 Liberty Square PMB #280, Boston, MA 02109, the vacant land located at:

Unnumbered parcel on Standish Street, Ward: 14, Parcel: 02329000, Square Feet: 5,527

18-24 Standish Street, Ward: 14, Parcel: 02325000, Square Feet: 8,810

114-122 Harvard Street, Ward: 14, Parcel: 02330000, Square Feet: 12,252

in the Dorchester District of the City of Boston containing approximately 26,589 total square feet of land for two consecutive weeks (October 30, 2023 and November 6, 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 December 15, 2021 and December 14, 2022 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to Harvard Standish LLC¹;

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to Harvard Standish LLC in consideration of Three Hundred Dollars (\$300).

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

NOTE: No questions were raised by the Commission.

NOTE: Commissioners Mammoli and 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.

Exhibits: November 14, 2023 project background memorandum with enclosures and PowerPoint presentation.

VOTE 4: Theresa Strachila, Program Manager, GrowBoston

Amendment to the Tentative Developer Designation Extension vote of December 14, 2022 to extend the Tentative Designation and Intent to Sell period from 48 to 54 months to Urban Edge Housing Corporation: Vacant land located at an unnumbered parcel on Amory Street, Roxbury.

Time Extension

¹Harvard Standish LLC is a Massachusetts limited liability company formed by principals of TLee Development LLC and Co-Everything, LLC on May 9, 2023, pursuant to G.L. Chapter 156C Section 12, to manage affordable housing projects and engage in lawful business. Harvard Standish LLC provided a current certificate of good standing from the Massachusetts Secretary of State to MOH. Additionally, Harvard Standish LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

- 1) TD -1/15/2020 through 1/15/2022 = 24 months
 - 2) TD extension for an additional 12 months 1/15/2020 through 1/15/2023 = 36 months
 - 3) TD extension for an additional 12 months 1/15/2020 through 1/15/2024 = 48 months
 - 4) TD extension for an additional 6 months 1/15/2020 through 7/15/2024 = 54 months
- TD total time is 54 months

Ward: 11
Parcel Number: 01174000
Square Feet: 3,138
Future Use: Landscaped Space
Estimated Total Development Cost: \$1,751,628
Assessed Value Fiscal Year 2023: \$14,300
Appraised Value April 28, 2019: \$63,000
MOH Program: GrowBoston
RFP Issuance Date: July 29, 2019

That the vote of this Commission at its meeting of January 15, 2020, and thereafter amended on March 16, 2022 and December 14, 2022, regarding the tentative designation and intent to sell the vacant land located at an unnumbered parcel on Amory Street (Ward: 11, Parcel: 01174000) in the Roxbury District of the City of Boston containing approximately 3,138 square feet of land, to Urban Edge Housing Corporation, a Massachusetts non-profit corporation, with an address of 1542 Columbus Avenue, 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: "54 months" wherever such may appear.

NOTE: Theresa Strachilla addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

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

Exhibits: November 14, 2023 project background memorandum with enclosures and PowerPoint presentation.

VOTE 5: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division

Amendment to the vote of December 14, 2022 to extend the Tentative Developer Designation and Intent to Sell period from 24 to 36 months to Habitat for Humanity Greater Boston, Inc.: Vacant land located at 3 Baird Street, 982-978 Blue Hill Avenue, and 1085 Blue Hill Avenue, Mattapan.

Time Extension

- 1) TD-12/15/2021 through 12/15/2022 = 12 months
 - 2) TD extension for an additional 12 months 12/15/2021 through 12/14/2023 = 24 months
 - 3) TD extension for an additional 12 months 12/15/2021 through 12/11/2024 = 36 months
- TD total time is 36 months

Ward: 14
Parcel Numbers: 04580000, 03128000, and 04487000
Square Feet: 13,459 (total)
Future Use: Mixed Use Estimated
Total Development Cost: \$3,263,028
Assessed Value Fiscal Year 2022: \$221,700 (total)
Appraised Value August 16, 2020: \$813,000 (total)
MOH Program: Neighborhood Housing
RFP Issuance Date: May 3, 2021

That the vote of this Commission at its meeting on December 14, 2022 regarding the tentative designation and intent to sell the vacant land located at:

3 Baird Street, Ward: 14, Parcel: 04580000, Square Feet: 2,840

982-978 Blue Hill Avenue, Ward: 14, Parcel: 03128000, Square Feet: 5,619

1085 Blue Hill Avenue, Ward: 14, Parcel: 04487000, Square Feet: 5,000

in the Mattapan District of the City of Boston containing approximately 13,459 total square feet of land, to Habitat for Humanity Greater Boston, Inc., a Massachusetts non-profit corporation, with an address of 434 Massachusetts Avenue, #201, Boston, MA 02118;

be, and hereby is amended as follows:

By deleting the figure and word: "24 months" and substituting in place thereof the following figure and word: "36 months" wherever such may appear.

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

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, "Sounds like a great project! A lot of good stuff. You've got to stop submitting complete reports, because you don't give us any opportunity to ask any questions!"

NOTE: Commissioner Wright stated, "No questions, great job guys I'm glad to see this moving forward. Congratulations to Chief Dillon on this."

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

Exhibits: November 28, 2023 project background memorandum with enclosures and PowerPoint presentation.

VOTE 6: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division

Conveyance to DVM Consulting Corp: Vacant land located 1015, 1019, 1028-1044, 1039 Blue Hill Avenue, and 6 Fabyan Street, Mattapan.

Purchase Price: \$500

Ward: 14

Parcel Numbers: 03200000, 04405000, 04406000, 04432000, and 04458000

Square Feet: 20,867 (total)

Future Use: Mixed Use and New Construction- Housing

Assessed Value Fiscal Year 2023: \$248,300 (total)

Appraised Value November 22, 2023: \$1,350,000 (total)

Total Estimated Property Development Costs: \$20,229,546

MOH Program: Neighborhood Housing

RFP Issuance Date: May 3, 2021

That, having duly advertised its intent to sell to DVM Consulting Corp, a Massachusetts Corporation, with an address of 35 Batchelder Street, Roxbury, MA 02119, the vacant land located at:

1028-1044 Blue Hill Avenue, Ward: 14, Parcel: 03200000, Square Feet: 6,041

1015 Blue Hill Avenue, Ward: 14, Parcel: 04405000, Square Feet: 3,437

1019 Blue Hill Avenue, Ward: 14, Parcel: 04406000, Square Feet: 3,600

1039 Blue Hill Avenue, Ward: 14, Parcel: 04432000, Square Feet: 4,296

6 Fabyan Street, Ward: 14, Parcel: 04458000, Square Feet: 3,493

in the Mattapan District of the City of Boston containing approximately 20,867 total square feet of land for two consecutive weeks (January 24, 2022 and January 31, 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 15, 2021 and December 14, 2022 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to DVM Consulting Corp;

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to DVM Consulting Corp in consideration of Five Hundred Dollars (\$500).

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

NOTE: Commissioner Mammoli asked, “Are those solar panels I see on the roof [of the rendering provided]?”

NOTE: Julio Pilier replied, “Yes. So, the plan is that these will be energy positive buildings.”

NOTE: Commissioner Mammoli stated, “My only other comment is, the RFP was issued in May of [2021] and we’re going for a conveyance. Good work to you for getting this out quick.”

NOTE: Julio Pilier replied, “Thank you, appreciate it.”

NOTE: Commissioner Wright stated, “No questions, just comments. Really exciting to hear the work of DVM and their team want to congratulate the entire MOH team on this particular project. ”

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

Exhibits: November 16, 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 December 13, 2023 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=57520.

A True Record.

The meeting commenced at 10:36 a.m. and adjourned at 11:06 a.m.



Colleen Daley, PFC Secretary