

# MAYOR'S OFFICE OF HOUSING

## Minutes

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

February 28, 2024

### **ATTENDANCE:**

Katherine P. Craven, Chair  
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 (Not Present)  
Rick Wilson, Deputy Director for Administration and Finance, MOH (Not Present)  
James McDonough, Senior Staff Attorney, MOH  
Christine O'Keefe, Interim Deputy Director, Neighborhood Housing Development Division, MOH  
Antonio Leite, Senior Development Officer, Neighborhood Housing Development Division, MOH  
Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division, MOH  
Julio Pilier, Development Officer, Neighborhood Housing Development Division, MOH

Chair Craven called the meeting to order.

The minutes from the meetings of January 31, 2024, 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: Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division**

**Amendment to the vote of March 15, 2023 to extend the Tentative Designation and Intent to Sell period from 72 to 84 months to Harvard Street Neighborhood Health Center Inc.:** Land with

building thereon located at 8 Old Road and 14 Ellington Street, Dorchester.

**Time Extension**

- 1) TD – 3/14/18 through 3/14/19 = 12 months
  - 2) TD extension for an additional twelve (12) months 3/14/18 through 3/14/20 = 24 months
  - 3) TD extension for an additional twenty-four (24) months 3/14/18 through 3/14/22 = 48 months
  - 4) TD extension for an additional twelve (12) months 3/14/18 through 3/14/23 = 60 months
  - 5) TD extension for an additional twelve (12) months 3/14/18 through 3/14/24 = 72 months
  - 6) TD extension for an additional twelve (12) months 3/14/24 through 03/14/25 = 84 months
- TD total time is 84 months

Ward: 14

Parcel Numbers: 02464000 and 02463000

Square Feet: 13,588 (total)

Future Use: Health Center

Estimated Total Development Cost: \$26,837,351

Assessed Value Fiscal Year 2023: \$564,100 (total)

Appraised Value May 18, 2016: \$648,000 (total)

MOH Program: REMS – Building Sales

RFP Issuance Date: July 18, 2016

That the vote of this Commission at its meeting of March 14, 2018 and, thereafter, as amended on March 13, 2019, March 11, 2020, April 15, 2022, and on March 15, 2023 regarding the tentative designation and intent to sell the land with building thereon located at:

8 Old Road, Ward: 14, Parcel: 02464000, Square Feet: 6,537

14 Ellington Street, Ward: 14, Parcel: 02463000, Square Feet: 7,051

in the Dorchester District of the City of Boston containing approximately 13,588 total square feet, to Harvard Street Neighborhood Health Center Inc., a Massachusetts non-profit corporation, with an address of 632 Blue Hill Avenue, Dorchester, MA 02121;

be, and hereby is amended as follows:

By deleting the figure and word: “72 months” and substituting in place thereof the following figure and word: “84 months” wherever such may appear.

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

**NOTE:** No questions were raised by the Commission.

**NOTE:** Commissioner Mammoli stated, “Obviously a good project, but more of a comment: we’re now going on seven years. Understanding COVID and other issues and so forth so hopefully we will, at the end of this, be doing the conveyance and moving this along. This has been one of our longer projects,

we don't want this to be designated longer than we actually held the properties. Other than that good project.”

**NOTE:** Commissioner Wright stated, “Good project, I echo what Commissioner Mammoli said. Let’s get this thing finalized and closed.”

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

**Exhibits:** January 25, 2024 project background memorandum with enclosures and PowerPoint presentation.

**VOTE 2: Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division**

**Amendment to the vote of March 15, 2023 to extend the Tentative Designation and Intent to Sell period from 12 months to 24 months to a nominee comprised of principals of Volnay Capital, LLC:** Vacant land located at 251-255, 259, and an unnumbered parcel on Washington Street, Dorchester.

**Time Extension**

- 1) TD – 3/15/23 through 3/15/24 = 12 months
- 2) TD extension for an additional twelve (12) months 3/15/23 through 3/15/25 = 24 months  
TD total time is 24 months

Ward: 14  
Parcel Numbers: 01556000, 01560000, 01561000  
Square Feet: 12,529 (total)  
Future Use: New Construction - Housing  
Assessed Value Fiscal Year 2023: \$297,400 (total)  
Appraised Value January 13, 2023: \$275,000 (total)  
Total Estimated Property Development Costs: \$17,366,250  
MOH Program: Neighborhood Housing  
RFP Issuance Date: May 2, 2022

That the vote of this Commission at its meeting of March 15, 2023 regarding the tentative designation and intent to sell the vacant land located at:

251-255 Washington Street, Ward: 14, Parcel: 01556000, Square Feet: 3,234

259 Washington Street, Ward: 14, Parcel: 01561000, Square Feet: 3,715

Unnumbered Washington Street, Ward: 14, Parcel: 01560000, Square Feet: 5,580

in the Dorchester District of the City of Boston containing approximately 12,529 total square feet of land to a nominee comprised of principals<sup>1</sup> of Volnay Capital, LLC, a Massachusetts limited liability company, with an address of 19 Wedgemere Avenue, Winchester, MA 01890:

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

**NOTE:** Chair Craven thanked Tiera for her presentation. She then asked if there were any questions from the Commission. No questions were raised by the Commission.

**NOTE:** Commissioner Mammoli stated, “Good project, let’s do anything we can to hopefully expedite it and get it going!”

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

**Exhibits:** January 22, 2024 project background memorandum with enclosure and PowerPoint presentation.

**VOTE 3: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division**

**Amendment to the vote of February 22, 2023 to extend the Tentative Designation and Intent to Sell period from 12 months to 24 months to NS Partners, LLC:** Vacant land located at 353-359, 391-393, and 395 Blue Hill Avenue, Roxbury.

**Time Extension**

- 1) TD – 2/22/23 through 2/22/24 = 12 months
- 2) TD extension for an additional twelve (12) months 2/22/23 through 2/22/25 = 24 months  
TD total time is 24 months

Ward: 12  
Parcel Numbers: 02731000, 02672000, and 02673000  
Square Feet: 7,248 (total)  
Future Use: New Construction - Housing  
Assessed Value Fiscal Year 2023: \$150,100 (total)

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<sup>1</sup> The nominee is to be a newly formed Massachusetts entity. MOH shall not bring a future vote for conveyance of the properties before the PFC without evidence of the nominee being registered and in good standing with the Massachusetts Secretary of State, and, also, providing a complete and current property affidavit (i.e. LOOPS form) for the nominee.

Appraised Value December 29, 2022: \$910,000 (total)  
Total Estimated Property Development Costs: \$9,146,636  
MOH Program: Neighborhood Housing  
RFP Issuance Date: April 25, 2022

That the vote of this Commission at its meeting of February 22, 2023 regarding the tentative designation and intent to sell the vacant land located at:

353-359 Blue Hill Avenue, Ward 12, Parcel: 02731000, Square Feet: 3,886

391-393 Blue Hill Avenue, Ward: 12, Parcel: 02672000, Square Feet: 1,651

395 Blue Hill Avenue, Ward: 12, Parcel: 02673000, Square Feet: 1,711

in the Roxbury District of the City of Boston containing approximately 7,248 total square feet of land to NS Partners, LLC, a Massachusetts limited liability company, with an address of 18 Drake Circle, Sharon, MA 02067:

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:** Julio Pilier 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:** February 8, 2024 project background memorandum with enclosure and PowerPoint presentation.

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

**NOTE:** A recording of this February 28, 2024 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=57578](https://www.cityofboston.gov/cable/video_library.asp?id=57578).

A True Record.

The meeting commenced at 10:38 a.m. and adjourned at 10:55 a.m.

  
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Colleen Daley, PFC Secretary