



City of Boston  
Mayor's Office of Housing

July 31, 2024

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

Location:  
Virtually via Zoom  
Boston, MA 02201

**RECEIVED**  
By City Clerk at 9:17 am, Jul 29, 2024

Meeting time: 10:00 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 July 31, 2024 meeting:

**VOTE 1: Rhianna Bernal, Assistant Director, Neighborhood Housing Development Division**

**Amendment to the Tentative Developer Designation vote of August 17, 2023 to extend the Tentative Developer Designation and Intent to Sell period from 12 months to 24 months to ILYB LLC:** Vacant land located at two (2) unnumbered parcels on Washington St., Roxbury

**Time Extension**

- 1) Original TD – 06/15/2022 through 06/15/2023 = 12 months  
Original TD expired after 12 months
- 1) Reissued TD – 08/17/2023 through 08/17/2024 = 12 months
- 2) Reissued TD extension for an additional twelve 12 months 08/17/23 through 08/17/25 = 24 months  
Reissued TD total time is 24 months

Ward: 08

Parcel Numbers: 02426010, 02426020

Square Feet: 10,841 (total)

Future Use: Historic Commercial Rehabilitation

Assessed Value Fiscal Year 2024: \$792,400 (total)

Appraised Value June 25, 2024: \$173,500 (total)

Total Estimated Property Development Costs: \$7,551,505

MOH Program: Neighborhood Housing

RFP Issuance Date: November 18, 2019

That the vote of this Commission at its meeting of August 17, 2023 regarding the tentative designation and intent to sell the vacant land located at:

unnumbered parcel on Washington Street, Ward: 08, Parcel: 02426010, Square Feet: 3,781

unnumbered parcel on Washington Street, Ward: 08, Parcel: 02426020, Square Feet: 7,060

in the Roxbury district of the City of Boston containing approximately 10,841 total square feet of land to ILYB LLC, a Massachusetts limited liability company, with an address of 107 Brunswick Street, Boston, MA 02121;

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.

**VOTE 2: Minh Nguyen, Project Manager, Real Estate Management & Sales Division**

**Tentative Developer Designation and Intent to Sell to Kenneth Terry and Lisa S. Terry:** Vacant land located at an unnumbered parcel on Mt. Calvary Road, Roslindale

**Purchase Price: \$26,000**

Ward: 18

Parcel Numbers: 06192001

Square Feet: 5,270

Future Use: Landscaped Space

Assessed Value Fiscal Year 2024: \$44,300

Appraised Value November 29, 2023: \$26,000

MOH Program: REMS - Land Disposition

RFP Issuance Date: April 22, 2024

That, having duly advertised a Request for Proposals to develop said property, Kenneth Terry and Lisa S. Terry, individuals, with an address of 16 Mt. Calvary Road, Rosindale, MA 02131, be tentatively designated as developer of the vacant land located at an unnumbered parcel of land on Mt. Calvary Road (Ward: 18, Parcel: 06192001) in the Rosindale District of the City of Boston containing approximately 5,270 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 Kenneth Terry and Lisa S. Terry;

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