



City of Boston
Mayor's Office of Housing

RECEIVED

By City Clerk at 8:43 am, Aug 26, 2024

August 28, 2024

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.

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 August 28, 2024 meeting:

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

Conveyance to NS Partners, LLC: Vacant Land located 353-359, 391-393, and 395 Blue Hill Avenue, Roxbury.

Purchase Price: \$300

Ward: 12
Parcel Numbers: 02731000, 02672000, and 02673000
Square Feet: 7,248 (total)
Future Use: Mixed-use
Assessed Value Fiscal Year 2024: \$150,100 (total)
Appraised Value July 19, 2024 and August 1, 2024: \$930,000 (total)
Total Estimated Property Development Costs: \$8,798,370
MOH Program: Neighborhood Housing
RFP Issuance Date: April 25, 2022

That, having duly advertised a Request for Proposals to develop said properties, NS Partners, LLC, a Massachusetts limited liability company, with an address of 18 Drake Circle, Sharon, MA 02067, 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 square feet of land for two consecutive weeks (August 12, 2024 and August 19, 2024) 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 February 22, 2023 and, thereafter, amended on February 28, 2024, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to the NS Partners, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the NS Partners, LLC, in consideration of three hundred dollars (\$300).

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

Amendment to the Tentative Developer Designation vote of September 20, 2023 to extend the Tentative Designation and Intent to Sell period from 48 months to 60 months to The People’s Academy Inc.: Vacant land located at 436 Warren Street, 7-9 Quincy Street, 20-22 Glenburne Street, Roxbury.

Time Extension

- 1) TD – 09/16/2020 through 09/16/2022 = 24 months
 - 2) TD extension for an additional 12 months – 09/16/2020 through 09/16/2023 = 36 months
 - 3) TD extension for an additional 12 months – 09/16/2020 through 09/16/2024 = 48 months
 - 4) TD extension for an additional 12 months – 09/16/2020 through 09/16/2025 = 60 months
- TD total time is 60 months

Ward: 12

Parcel Numbers: 02831000, 02833000, and 02849000

Square Feet: 18,954 (total)

Future Use: Mixed-use

Assessed Value Fiscal Year 2024: \$264,000

Appraised Value September 4, 2023: \$860,000

Estimated Total Development Cost: \$34,826,275

MOH Program: Mixed-use

RFP Issuance Date: February 10, 2020

That the vote of this Commission at its meeting of September 20, 2023 regarding the tentative designation and intent to sell the vacant land located at:

436 Warren Street, Ward: 12, Parcel: 02831000, Square Feet: 11,060

7-9 Quincy Street, Ward: 12, Parcel: 02833000, Square Feet: 3,100

20-22 Glenburne Street, Ward: 12, Parcel: 02849000, Square Feet: 4,794

in the Roxbury District of the City of Boston containing approximately 18,954 total square feet, to The People's Academy Inc., a Massachusetts non-profit corporation, with an address of 8 Sumner Park, Unit 3, Dorchester, MA 02125;

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: “60 months” wherever such may appear.

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

Conveyance to Norfolk Geneva Macneil LLC: Vacant land located at 241, 268 and 276 Geneva Avenue and 1 MacNeil Way, Dorchester.

Purchase Price: \$400

Ward: 14 and 15

Parcel Numbers: 01385000, 02277000, 02275000, and 02191001

Square Feet: 15,931 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2024: \$203,800 (total)

Appraised Value February 5, 2024 and February 24, 2024: \$1,260,000 (total)

Total Estimated Property Development Costs: \$15,934,755

MOH Program: Neighborhood Housing

RFP Issuance Date: April 3, 2023

That, having duly advertised its intent to sell to the Norfolk Design & Construction LLC, a Massachusetts limited liability company, with an address of 1600 Boston-Providence Highway, Suite 287, Walpole, MA 02081, the vacant land located at:

241 Geneva Avenue, Ward: 14, Parcel: 01385000, Square Feet: 4,926

268 Geneva Avenue, Ward: 15, Parcel: 02277000, Square Feet: 2,988

276 Geneva Avenue, Ward: 15, Parcel: 02275000, Square Feet: 2,800

1 MacNeil Way, Ward: 15, Parcel: 02191001, Square Feet: 5,217

in the Dorchester District of the City of Boston containing approximately 15,931 total square feet of land for two consecutive weeks (February 5, 2024 and February 12, 2024) 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 October 12, 2023 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to the Norfolk Geneva Macneil LLC¹; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the Norfolk Geneva Macneil LLC in consideration of four hundred dollars (\$400).

VOTE 4: Tiera Satchebell, Development Officer, Neighborhood Housing Development Division

Conveyance to Welcome Home Harvard Street, LLC: Vacant land located at 77-79, 81, 84 and 94 Harvard Street, Dorchester.

Purchase Price: \$400

Ward: 14 and 17

Parcel Numbers: 02449000, 02450000, 00131000, 00144000

Square Feet: 16,887 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2024: \$175,800 (total)

Appraised Value February 11, 2024: \$870,000 (total)

Total Estimated Property Development Costs: \$16,172,400

MOH Program: Neighborhood Housing

RFP Issuance Date: April 3, 2023

That, having duly advertised its intent to sell to the Boston Communities LLC, a Delaware limited liability company, with a Massachusetts address of 29 Humphreys Street, Unit 3, Boston, MA 02125, the vacant land located at:

77-79 Harvard Street, Ward: 14, Parcel: 02449000, Square Feet: 4,872

81 Harvard Street, Ward: 14, Parcel: 02450000, Square Feet: 4,138

84 Harvard Street, Ward: 17, Parcel: 00131000, Square Feet: 3,577

94 Harvard Street, Ward: 17, Parcel: 00144000, Square Feet: 4,300

¹ Norfolk Geneva Macneil LLC is a Massachusetts limited liability company formed on June 12, 2024, pursuant to M.G.L. Chapter 156C Section 12, by principals of Norfolk Design & Construction LLC. Norfolk Geneva Macneil LLC provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, Norfolk Geneva Macneil LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

in the Dorchester District of the City of Boston containing approximately 16,887 total square feet of land for two consecutive weeks (February 5, 2024 and February 12, 2024) 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 October 12, 2023, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to the Welcome Home Harvard Street LLC²; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the Welcome Home Harvard Street LLC in consideration of four hundred dollars (\$400).

VOTE 5: Antonio Leite, Senior Housing Development Officer, Neighborhood Housing Development Division

Conveyance to 104-106 Norwell Street, LLC: Vacant land located at 106 Norwell Street, and two unnumbered parcels on Norwell Street, Dorchester.

Purchase Price: \$300

Ward: 14

Parcel Numbers: 02344000, 02345000, and 02343000

Square Feet: 10,143 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2024: \$136,800 (total)

Appraised Value February 4, 2024: \$420,000 (total)

Total Estimated Property Development Costs: \$7,236,702

MOH Program: Neighborhood Housing

RFP Issuance Date: April 3, 2023

That, having duly advertised its intent to sell to the Dorchester Design Collaborative LLC, a Massachusetts limited liability company, with an address of 53H Harvard Street, Boston, MA 02124, the vacant land located at:

106 Norwell Street, Ward: 14, Parcel: 02344000, Square Feet: 3,348

unnumbered parcel on Norwell Street, Ward: 14, Parcel: 02345000, Square Feet: 3,285

unnumbered parcel on Norwell Street, Ward: 14, Parcel: 02343000, Square Feet: 3,510

² Welcome Home Harvard Street LLC is a Massachusetts limited liability company formed on November 26, 2023, pursuant to M.G.L. Chapter 156C Section 12, by principals of Boston Communities LLC. Welcome Home Harvard Street LLC provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, Welcome Home Harvard Street LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

in the Dorchester district of the City of Boston containing approximately 10,143 total square feet of land for two consecutive weeks (July 22, 2024 and July 29, 2024) 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 October 12, 2023 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned properties to the 104-106 Norwell Street LLC³; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the 104-106 Norwell Street LLC in consideration of three hundred dollars (\$300).

VOTE 6: Antonio Leite, Senior Housing Development Officer, Neighborhood Housing Development Division

Conveyance to African Community Economic Development Organization of New England, Inc.: Vacant land located at 140-144 Erie Street and 52 Glenway Street, Dorchester.

Purchase Price: \$200

Ward: 14

Parcel Numbers: 01780000, 01832000

Square Feet: 9,716 (total)

Future Use: New Construction- Housing

Assessed Value Fiscal Year 2024: \$283,600 (total)

Appraised Value February 11, 2024 and February 15, 2024: \$720,000 (total)

Total Estimated Property Development Costs: \$5,756,200

MOH Program: Neighborhood Housing

RFP Issuance Date: April 3, 2023

That, having duly advertised its intent to sell to the African Community Economic Development Organization of New England, Inc., a Massachusetts non-profit corporation, with an address of 89 South Street, Suite 203, Boston, MA 02111, the vacant land located at:

140-144 Erie Street, Ward: 14, Parcel: 01780000, Square Feet: 2,855

52 Glenway Street, Ward: 14, Parcel: 01832000, Square Feet: 6,861

in the Dorchester district of the City of Boston containing approximately 9,716 total square feet of land for two consecutive weeks (July 22, 2024 and July 29, 2024) 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 October 12, 2023 and subsequent approval by the Mayor,

³ 104-106 Norwell Street LLC is a Massachusetts limited liability company formed on June 21, 2024, pursuant to M.G.L. Chapter 156C Section 12, by principals of Dorchester Design Collaborative LLC. 104-106 Norwell Street LLC provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, 104-106 Norwell Street LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

does hereby vote to sell the aforementioned properties to the African Community Economic Development Organization of New England, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said properties to the African Community Economic Development Organization of New England, Inc. in consideration of two hundred dollars (\$200).

Sincerely,

Sheila A. Dillon
Chief and Director