



September 25, 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 9:20 am, Sep 23, 2024

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 September 25, 2024 meeting:

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

Amendment to the Tentative Developer Designation vote of October 18, 2023 to extend the Tentative Designation and Intent to Sell period from 12 months to 24 months to New Urban Collaborative LLC and Lower Roxbury Community Corporation: Vacant land located at 40-50 Warren Street, Roxbury.

Time Extension

- 1) Original TD – 10/30/2019 through 10/30/2021 = 24 months
Original TD expired after 24 months
- 1) Reissued TD – 10/18/2023 through 10/18/2024 = 12 months
- 2) Reissued TD extension for an additional 12 months 10/18/2023 through 10/18/2025 = 24 months
Reissued TD total time is 24 months

Ward: 08
Parcel Numbers: 02550000
Square Feet: 8,296
Future Use: Mixed
Assessed Value Fiscal Year 2024: \$746,800
Appraised Value September 4, 2023: \$1,500,000
Total Estimated Property Development Costs: \$16,908,003

MOH Program: Neighborhood Housing
RFP Issuance Date: July 16, 2018

That the vote of this Commission at its meeting of October 18, 2023 regarding the tentative designation and intent to sell 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 to 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, 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 Robert Moore and Shirley J. Moore:
Vacant land located at an unnumbered parcel on Croydon St., Mattapan.

Purchase Price: \$34,000

Ward: 18
Parcel Numbers: 02486000
Square Feet: 5,643
Future Use: Landscaped Space
Assessed Value Fiscal Year 2024: \$31,900
Appraised Value April 4, 2024: \$34,000
MOH Program: REMS - Land Disposition
RFP Issuance Date: June 17, 2024

That, having duly advertised a Request for Proposals to develop said property, Robert Moore and Shirley J. Moore, individuals, with an address of 164 Hebron St, Mattapan, MA 0212, be tentatively designated as developer of the vacant land located at an unnumbered parcel of land on Croydon St (Ward: 18, Parcel: 02486000) in the Mattapan District of the City of Boston containing approximately 5,643 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 Robert Moore and Shirley J. Moore;

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