

MAYOR'S OFFICE OF HOUSING

Minutes

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

August 28, 2024

ATTENDANCE:

Katherine P. Craven, Chair (Not Present)

Lawrence D. Mammoli, Commissioner

Donald E. Wright, Commissioner

ThyThy Le, Legal Advisor PFC/PFD, Law Department (Not Present)

Robert Arcangeli, Assistant Corporation Counsel PFC/PFD, Law Department

Colleen M. Daley, PFC Secretary, Law Department

Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department

Loren Forbes, Assistant Corporation Counsel, Law Department (Not Present)

Sheila A. Dillon, Chief and Director, MOH (Not Present)

Rick Wilson, Deputy Director for Administration and Finance, MOH

James McDonough, Senior Staff Attorney, MOH

Sarah Plaut, Special Assistant to the Director, MOH

Antonio Leite, Senior Development Officer, Neighborhood Housing Development Division, MOH

Tiera Satchebell, Development Officer, Neighborhood Housing Development Division, MOH

Commissioner Mammoli called the meeting to order.

The minutes from the meetings of July 31, 2024, for the Public Facilities Department and Mayor's Office of Housing, were presented to and approved by the Commission.

NOTE: Robert Arcangeli noted for the record the meeting is being recorded and broadcast live. He 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, 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).

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, “No questions, good project and it’s great to see it come to a conclusion on our part, hopefully it’ll get a quick start.”

NOTE: Commissioner Wright stated, “No questions, just more of a comment. Exciting to get some of these missing teeth that we have along the corridor. Congratulations, Tiera.”

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

Exhibits: July 30, 2024 project background memorandum with attachments and PowerPoint presentation.

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.

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, “No questions, again great project. I know it’s taking a little bit longer time than a lot would hope in these tough financial times and so forth. ”

NOTE: Commissioner Wright stated, “More of a comment, I’m hoping that within this next extension they’ll be able to accomplish all of the aforementioned goals. Looking forward to an update, this has been going on for a bit. Thank you, Tiera, no further comments.”

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

Exhibits: July 23, 2024 project background memorandum with attachments and PowerPoint presentation.

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).

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, “I love conveyance votes! Means we start work!”

NOTE: Commissioner Wright stated, “Good project, exciting, I like the pace of this timeline so congratulations, Tiera!”

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

Exhibits: July 8, 2024 project background memorandum with attachment and PowerPoint presentation.

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:

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.

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

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).

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, “Once again, I love conveyance votes! Great to see it starting in November of this year. Good project”

NOTE: Commissioner Wright stated, “Great project, Tiera, congratulations!”

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

Exhibits: July 8, 2024 project background memorandum with attachment and PowerPoint presentation.

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)

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.

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

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).

NOTE: Antonio Leite addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli stated, “Again, glad to hear construction’s starting in the fourth quarter of this year. Good project.”

NOTE: Commissioner Wright stated, “No questions, congratulations Antonio, on the start.”

NOTE: Commissioner Mammoli stated, “Great to get it done in less than a year.”

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

Exhibits: July 8, 2024 project background memorandum with attachment and PowerPoint presentation.

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.

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, 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).

NOTE: Antonio Leite 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: July 8, 2024 project background memorandum with attachment and PowerPoint presentation.

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

NOTE: A recording of this August 28, 2024 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=57744.

A True Record.

The meeting commenced at 10:18 a.m. and adjourned at 10:46 a.m.



Colleen Daley, PFC Secretary