

# MAYOR'S OFFICE OF HOUSING

## Minutes

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

September 25, 2024

### **ATTENDANCE:**

Katherine P. Craven, Chair  
Lawrence D. Mammoli, Commissioner  
Donald E. Wright, Commissioner (Not Present)  
ThyThy Le, Legal Advisor PFC/PFD, Law Department (Not Present)  
Rob 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  
Sheila A. Dillon, Chief and Director, MOH (Not Present)  
James McDonough, Senior Staff Attorney, MOH  
James Smith, Sr. Environmental Compliance Manager, Real Estate Management and Sales Division, MOH  
Sarah Plaut, Special Assistant to the Director, MOH  
Rosemary Chung-Dell, Acting Deputy Director, Real Estate Management and Sales Division, MOH  
Antonio Leite, Senior Development Officer, Neighborhood Housing Development Division, MOH  
Tiera Satchebell, Development Officer, Neighborhood Housing Development Division, MOH  
Minh Nguyen, Program Manager, Real Estate Management and Sales Division, MOH

Chair Craven called the meeting to order.

**NOTE:** Rob 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**

**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.

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

**NOTE:** Chair Craven thanked Tiera for her presentation. She then asked Commissioner Mammoli if he had any questions.

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

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

**Exhibits:** August 23, 2024 project background memorandum with attachment and PowerPoint presentation.

**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.

**NOTE:** Minh Nguyen addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven thanked Minh for his presentation. She then asked Commissioner Mammoli if he had any questions.

**NOTE:** Commissioner Mammoli stated, “90 years [in the City’s inventory], I think that’s a record!”

**NOTE:** Chair Craven stated, “It could be actually! My great grandmother’s house was right on that corner of Cummins Highway and Kennebec Street so I know exactly where this is!”

**NOTE:** Commissioner Mammoli asked, “Do we anticipate final designation and conveyance probably within the year?”

**NOTE:** Rosemary Chung-Dell replied, “Yes.”

**NOTE:** Commissioner Mammoli stated, “After 90 years it’s good to get rid of this property.”

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

**Exhibits:** August 24, 2024 project background memorandum and PowerPoint presentation.

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

**NOTE:** A recording of this September 25, 2024 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=57763](https://www.cityofboston.gov/cable/video_library.asp?id=57763).

A True Record.

The meeting commenced at 10:18 a.m. and adjourned at 10:27 a.m.

  
Colleen Daley, PFC Secretary