



August 27, 2025

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

Location:
Virtually via Zoom
Boston, MA 02201

RECEIVED

By OFFICE OF THE CITY CLERK at 8:57 am, Aug 25, 2025

Meeting time: 10:00 a.m.

Dear Commissioners:

I recommend that the following vote, attached hereto and referred to as the Property Management Department agenda, be approved by the Commission at its August 27, 2025 meeting:

VOTE 1: Lee Bonner, Senior Development Officer, Property Management Department

Notice of Assignment and Assignment and Assumption of Lease Agreement by and between The Economic Development and Industrial Corporation of Boston (“EDIC”) and the City of Boston Property Management Department, concerning a lease for Property located at 7 Palmer Street, 2nd Floor, Roxbury District of the City of Boston, by and between New Palmer Street Limited Partnership as Landlord and successor in interest to Jubilee Christian Church International, Inc. and EDIC, as Tenant, entered into February 21, 2007, as amended by the first amendment dated January 1, 2013, second amendment dated December 27, 2017 and third amendment dated May 14, 2018.

Ward: 08

Parcel Number: 02533010

Leased Square Feet: 10,000 (rentable space)

Use: General Office Purposes Commercial Building/Leased Space

Cost Value for remainder of lease: \$606,666.50 (September 1, 2025- December 31, 2028)

Subject to the terms of the above referenced lease agreement at the following rate shown below:



Lease Period	Annual Base Rent	Installment of Base Rent	Monthly Rental Rate per Rentable Square Foot
January 1, 2025 – December 31, 2028 (Current)	\$260,000.00	\$21,666.66	\$26.00

Pursuant to a board vote of the EDIC on December 12, 2024 authorizing the transfer of the lease to the City of Boston, the Commissioner of the Property Management Department, acting by and through the Public Facilities Commission, be and hereby is, authorized to enter into the above referenced Notice of Assignment and Assignment of Assumption of Lease Agreement commencing on the date of execution through December 31, 2028.

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section 3(f)(ii) of Chapter 642 of the Acts of 1966 has the authority to delegate any of its powers or functions to any other department or officer of the City of Boston and such officer or department is authorized and directed to accept such delegation and exercise the power and perform the function so delegated; and

WHEREAS, the Public Facilities Commission, by virtue of the requirements contained in Section (3)(f)(v) of Chapter 642, of the Acts of 1966, has the power and authority to make and execute all contracts and instruments and do all things necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

WHEREAS, the provisions of St.1909, C.486, s.31A (as appearing in St.1966, C.642, s.12) authorizes the Public Facilities Commission, without obtaining the consent of any other board or officer or further authority, in the name of the City, to acquire for any municipal purpose a fee simple absolute or any lesser interest in any land, public or private, within the limits of the City;

NOW, THEREFORE, BE IT VOTED: That the Commissioner of the Property Management Department be, and hereby is, authorized to execute and deliver all contracts, documents or other instruments, which are approved as to form by the Corporation Counsel for the City of Boston when such are deemed necessary or appropriate to effectuate the purposes of this vote, and to record and file any and all of the required documents concerning the same with the Suffolk Registry of Deeds and/or the Suffolk Registry District of the Land Court.

Sincerely,

Eamon Shelton, Commissioner
Property Management Department