



City of Boston  
Mayor's Office of Housing

September 24, 2025

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

Location:  
Virtually via Zoom  
Boston, MA 02201

Meeting time: 10:25 am

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 24, 2025 meeting:

**RECEIVED**

By OFFICE OF THE CITY CLERK at 9:47 am, Sep 22, 2025

**VOTE 1: Minh Nguyen, Project Manager, Real Estate Management & Sales**

**Tentative Developer Designation and Intent to Sell to Ziven Drake:** Vacant land located at an unnumbered parcel on Regis Road, Mattapan.

**Purchase Price: \$62,500**

Ward: 18  
Parcel Numbers: 01101000  
Square Feet: 6,250  
Future Use: Landscaped Space  
Assessed Value Fiscal Year 2025: \$110,100  
Appraised Value February 23, 2025: \$62,500  
MOH Program: REMS – Land Disposition  
RFP Issuance Date: June 16, 2025

That, having duly advertised a Request for Proposals to develop said properties, Ziven Drake, an individual, with an address of 10 Rockway Street, Boston, MA 02126 be tentatively designated as developer of the vacant land located at an unnumbered parcel on Regis Road (Ward: 18, Parcel: 01101000), in the Mattapan District of the City of Boston containing approximately 6,250 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 these parcels; 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 properties to Ziven Drake;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties 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.

**VOTE 2: Theresa Strachila, Development Officer, GrowBoston**

**Tentative Developer Designation and Intent to Sell to The Community Land Trust:** Vacant land located at 23 A Street, Hyde Park.

**Purchase Price: \$100**

Ward: 18  
Parcel Numbers: 09332000  
Square Feet: 3,600  
Future Use: Landscaped Space  
Assessed Value Fiscal Year 2025: \$54,200  
Appraised Value January 15, 2025: \$80,000  
Total Estimated Property Development Costs: \$168,100  
MOH Program: Grassroots  
RFP Issuance Date: February 3, 2025

That, having duly advertised a Request for Proposals to develop said properties, Community Land Trust, a Massachusetts non-profit corporation, with an address of 23 A Street, Hyde Park, be tentatively designated as developer of the vacant land located at 23 A Street (Ward: 18, Parcel: 09332000) in Mattapan District of the City of Boston containing approximately 3,600 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 these parcels; 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 properties to Community Land Trust;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described properties 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.

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

**Amendment to the Tentative Developer Designation vote of September 25, 2024 to extend the Tentative Designation and Intent to Sell period from 12 months to 36 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
- 3) Reissued TD extension for an additional 12 months 10/18/2023 through 10/18/2026 = 36 months  
Reissued TD total time is 36 months

Ward: 08

Parcel Numbers: 02550000

Square Feet: 8,296

Future Use: Mixed

Assessed Value Fiscal Year 2025: \$746,800

Appraised Value September 4, 2023: \$1,500,000

Total Estimated Property Development Costs: \$20,439,528

MOH Program: Neighborhood Housing

RFP Issuance Date: July 16, 2018

That the vote of this Commission at its meeting of October 18, 2023, and, thereafter amended September 25, 2024, 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: “24 months” and substituting in place thereof the following figure and word: “36 months” wherever such may appear.

## **VOTE 4: Stephen Donovan, Development Officer, Neighborhood Housing Division**

**Conveyance to Norfolk Mildred LLC<sup>1</sup>:** Vacant Land located at 30, 32, 34, 36 Mildred Avenue, Mattapan.

**Purchase Price: \$400**

Ward: 18

Parcel Numbers: 00808000, 00807000, 00806000, and 00805000

Square Feet: 14,133 (total)

Future Use: Mixed Use - Housing and Community Garden

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<sup>1</sup> Norfolk Mildred LLC is a Massachusetts limited liability company formed on August 7, 2025, pursuant to M.G.L. Chapter 156C Section 12, by Adler Bernadin and Duane Boyce, principals of Norfolk Design & Construction LLC; provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH.

Assessed Value Fiscal Year 2025: \$139,400 (total)  
Appraised Value July 9, 2025: \$700,000 (total)  
Total Estimated Property Development Costs: \$4,217,026  
MOH Program: Neighborhood Housing  
RFP Issuance Date: May 2, 2022

That, having duly advertised its intent to sell to Norfolk Design & Construction LLC, a Massachusetts Limited Liability Company, with an address of 1600 Boston-Providence Hwy, Suite 287, the vacant land located at:

30 Mildred Avenue, Ward: 18, Parcel: 00808000, Square Feet: 3,542

32 Mildred Avenue, Ward: 18, Parcel: 008007000, Square Feet: 3,542

34 Mildred Avenue, Ward: 18, Parcel: 00806000, Square Feet: 3,523

36 Mildred Avenue, Ward: 18, Parcel: 00805000, Square Feet: 3,526

in the Mattapan District of the City of Boston containing approximately 14,133 square feet of land for two consecutive weeks May 19, 2025 and May 26, 2025 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 26, 2025, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to the Norfolk Mildred LLC; and

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

Sincerely,

Sheila A. Dillon  
Chief and Director