

## **MAYOR'S OFFICE OF HOUSING**

### **Minutes**

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

June 25, 2025

#### **REMOTE ATTENDANCE:**

Katherine P. Craven, Chair

Lawrence D. Mammoli, Commissioner

Donald E. Wright, Commissioner

ThyThy Le, Legal Advisor 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

Lili Ibara, Assistant Director of American Rescue Plan Act Implementation, MOH (Not Present)

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

Rick Wilson, Director of Administration and Finance, MOH

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

James Smith, Senior Environmental Compliance Manager, Real Estate Management & Sales, MOH

Ben Daly, Administration & Finance Operations Manager, MOH

Tom Dankert, Intern, MOH

Joe Backer, Senior Development Officer, Neighborhood Housing Development Division, MOH

Sylvia Adorno, Senior Program Manager, Boston Home Center, MOH

Theresa Strachila, Program Manager, GrowBoston, MOH

Chair Craven called the meeting to order.

The minutes from the meetings of May 1, 2025, for the Boston Public Library and Boston Fire Department and May 21, 2025 for the Public Facilities Department and Mayor's Office of Housing, were presented to and approved by the Commission.

**NOTE:** ThyThy Le noted for the record the meeting is being recorded and broadcast live. She then noted that Colleen Daley, the Public Facilities Commission Secretary, would take a roll call of the Mayor's Office of Housing meeting participants.

**NOTE:** Colleen Daley performed the roll call and confirmed the individuals in attendance.

**NOTE:** ThyThy Le noted for the record draft meeting minutes from the meetings of May 1, 2025, for the Boston Public Library and Boston Fire Department, and May 21, 2025, for the Public Facilities Department and Mayor's Office of Housing. She then asked for a motion to approve.

**NOTE:** On a motion duly made and seconded, the May 1, 2025 meeting minutes for the Boston Public Library and Boston Fire Department and May 21, 2025 meeting minutes for the Public Facilities Department and Mayor's Office of Housing were unanimously approved.

**VOTE 1: Joe Backer, Senior Development Officer, Neighborhood Housing Development Division**

**Amendment to the vote of June 26, 2024 to extend the Tentative Designation and Intent to Sell period from 36 to 39 months to Madison Park Development Corporation:** Vacant land located at 75-81 Dudley Street, Roxbury.

**Time Extension**

- 1) Original TD – 7/17/2019 through 7/17/2021 = 24 months
- 2) Original TD extension for an additional 9 months 7/17/2019 through 4/17/2022 = 33 months  
Original TD expired after 33 months
  
- 1) Reissued TD – 6/15/2022 through 6/15/2023 = 12 months
- 2) Reissued TD extension for an additional 12 months 6/15/2022 through 6/15/2024 = 24 months
- 3) Reissued TD extension for an additional 12 months 6/15/2022 through 06/15/2025 = 36 months
- 4) Reissued TD extension for an additional 3 months 6/15/2022 through 09/15/2025 = 39 months  
Reissued TD total time is 39 months

Ward: 09

Parcel Number: 03215010

Square Feet: 6,170

Future Use: New Construction - Housing

Estimated Total Development Cost: \$10,779,684

Assessed Value Fiscal Year 2025: \$74,200

Appraised Value June 20, 2019: \$295,000

MOH Program: Housing Development

RFP Issuance Date: July 16, 2018

That the vote of this Commission at its meeting of June 15, 2022, as amended July 19, 2023 and June 26, 2024 regarding the tentative designation and intent to sell the vacant land located at 75-81 Dudley Street (Ward: 09, Parcel: 03215010) in the Roxbury District of the City of Boston containing approximately 6,170 square feet of land to Madison Park Development Corporation, a Massachusetts non-profit corporation, with an address of 184 Dudley Street, Roxbury, MA 02119;

be, and hereby is amended as follows:

By deleting the figure and word: "36 months" and substituting in place thereof the following figure and word: "39 months" wherever such may appear.

**NOTE:** Joe Backer 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:** June 25, 2025 project background memorandum with attachment and PowerPoint presentation.

**VOTE 2: Joe Backer, Senior Development Officer, Neighborhood Housing Development Division**

**Amendment to the vote of June 26, 2024 to extend the Tentative Designation and Intent to Lease period from 72 months to 84 months to Cruz Development Corporation:** Portions of vacant land located at 135 Dudley Street, 2430 and 2406 Washington Street, Roxbury.

**Time Extension**

- 1) TD - 7/17/19 through 7/17/21 = 24 months
- 2) TD extension for an additional twenty-four (24) months 7/17/19 through 7/17/23 = 48 months
- 3) TD extension for an additional twelve (12) months 7/17/19 through 7/17/24 = 60 months
- 4) TD extension for an additional twelve (12) months 7/17/19 through 7/17/25 = 72 months
- 5) TD extension for an additional twelve (12) months 7/17/19 through 7/17/26 = 84 months

TD total time is 84 months

Ward: 12

Portions of Undivided Parcel Numbers: 01180000, 01261000, and 01263000

Undivided Parcels Square Feet: 314,034 (total)

Undivided Parcels Assessed Value Fiscal Year 2023: \$26,531,800 (total)

Future Subdivided Parcel Number: 01180030

Future Subdivided Parcel Square Feet: 69,835

Future Subdivided Parcel Address: 135 Dudley Street

Future Use: Mixed-use

Estimated Total Development Cost: \$153,985,907

Assessed Value Fiscal Year 2025: \$29,142,100 (total)

Appraised Value June 10, 2019: \$28,700,000

MOH Program: Neighborhood Housing

RFP Issuance Date: July 16, 2018

That the vote of this Commission at its meeting of July 17, 2019, and, thereafter as amended on August 21, 2021, July 19, 2023, and June 26, 2024, regarding the tentative designation and intent to lease portions of the vacant land located at:

135 Dudley Street, Ward: 12, Parcel: 01180000, Square Feet: 201,765

2430 Washington Street, Ward: 12, Parcel: 01261000, Square Feet: 102,533

2406 Washington Street, Ward: 12, Parcel: 01263000, Square Feet: 9,736

in the Roxbury District of the City of Boston containing approximately 69,835 total square feet of land to Cruz Development Corporation, a Massachusetts corporation, with an address of One John Eliot Square, Boston, MA 02119;

be, and hereby is amended as follows:

By deleting the figure and word: "72 months" and substituting in place thereof the following figure and word: "84 months" wherever such may appear.

**NOTE:** Joe Backer addressed the Commission and provided an overview of the project.

**NOTE:** Commissioner Mammoli asked, "Will we be getting a new appraisal before conveyance?"

**NOTE:** Joe Backer confirmed an updated appraisal would be provided at the time of conveyance.

**NOTE:** Commissioner Wright stated, "Kudos to you and your team!"

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

**Exhibits:** June 25, 2025 project background memorandum with attachments and PowerPoint presentation.

**VOTE 3: Sylvia Adorno, Senior Program Manager, Boston Home Center**

**To Accept and Expend a Grant from the Commonwealth of Massachusetts Division of Banks:** To implement foreclosure prevention counseling services.

**Grant Amount: \$225,000**

WHEREAS, the Commonwealth of Massachusetts Division of Banks has awarded a grant to the City of Boston's Mayor's Office of Housing, acting by and through the Public Facilities Commission, in an amount not to exceed Two Hundred Twenty-Five Thousand Dollars (\$225,000) to implement foreclosure prevention counseling services; and

WHEREAS, the duration of services will be through December 31, 2025; and

WHEREAS, the Public Facilities Commission, by virtue of the authority contained in Section (3)(f)(i) of Chapter 642 of the Acts of 1966 has the power and authority to accept grants, gifts and other aid from the Federal Government or any agency thereof, the Commonwealth or any agency or authority thereof, or any charitable foundation, private corporation or individual, and to expend the same without appropriation; and

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 necessary or convenient for the exercise and fulfillment of the Commission's powers, duties and responsibilities pursuant to this act; and

NOW, THEREFORE, BE IT VOTED: That the Director of the Mayor's Office of Housing be, and hereby is, authorized to accept the above referenced grant and expend such funds, without further appropriation for the aforementioned purposes.

**NOTE:** Sylvia Adorno addressed the Commission and provided an overview of the project.

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

**NOTE:** Commissioner Mammoli expressed congratulations.

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

**Exhibits:** May 22, 2025 project background memorandum with attachments.

#### **VOTE 4: Theresa Strachila, Development Officer, GrowBoston**

**Amendment to the vote of June 26, 2024 to extend the Tentative Designation and Intent to Sell period from 12 months to 24 months to Boston Farms Community Land Trust, Inc.:** Vacant land located at 115-123 Bird Street, Dorchester.

##### **Time Extension**

- 1) TD - 6/24/24 through 6/24/25 = 12 months
- 2) TD extension for an additional twelve (12) months 6/24/24 through 6/24/26 = 24 months  
TD total time is 24 months

Ward: 13

Parcel Number: 01146000

Square Feet: 10,718

Future Use: Garden

Assessed Value Fiscal Year 2025: \$169,500

Appraised Value September 4, 2023: \$700,000

Total Estimated Property Development Costs: \$450,792

MOH Program: Grassroots

RFP Issuance Date: January 16, 2024

That the vote of this Commission at its meeting of June 24, 2024 regarding the tentative designation

and intent to sell the vacant land located at 115-123 Bird Street (Ward: 13, Parcel: 01146000) in the Roxbury district of the City of Boston containing approximately 10,718 total square feet of land to Boston Farms Community Land Trust, Inc., a Massachusetts non-profit corporation, with an address of 3 Akron Street, 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:** Theresa Strachila 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:** May 21, 2025 project background memorandum with attachment and PowerPoint presentation.

**PRESENTATION: Rick Wilson, Director of Administration and Finance**

**Proposed Changes to LOOPS Policy (i.e. property affidavit forms and process).**

**NOTE:** Rick Wilson addressed the Commission and presented the proposed policy changes.

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

**NOTE:** Chair Craven reminds the public that the commission "is not excluding or discouraging the City of Boston from finding and getting these collections."

**NOTE:** Rick Wilson affirms that "Nothing is being waived, just weed out bad actors."

**NOTE:** Commissioner Mammoli and Commissioner Wright affirm the previous remarks.

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

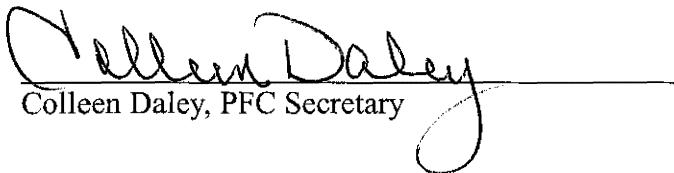
**Exhibits:** May 15, 2025 Loops Policy update memorandum.

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

**NOTE:** A recording of this June 25, 2025 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=59012](https://www.cityofboston.gov/cable/video_library.asp?id=59012).

A True Record.

The meeting commenced at 10:02 a.m. and adjourned at 10:33 a.m.



Colleen Daley, PFC Secretary