

MAYOR'S OFFICE OF HOUSING

Minutes

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

October 29, 2025

REMOTE ATTENDANCE:

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Donald E. Wright, Commissioner (NOT PRESENT)
ThyThy Le, Legal Advisor PFC/PFD, Law Department
Colleen M. Daley, PFC Secretary, Law Department
Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department
Violeta Panayotova, Paralegal PFC/PFD, Law Department
Loren Forbes, Assistant Corporation Counsel, Law Department
Lili Ibara, Director of Legal Services, MOH
Rick Wilson, Deputy Director for Administration and Finance, MOH
James Smith, Senior Environmental Compliance Manager, REMS
Theresa Stratchila, Development Officer, GrowBoston
Tiera Satchebell, Housing Development Officer, NHD
Stephen Donovan, Development Officer, NHD
Shani Fletcher, Director, GrowBoston
Ben Daly, Administration & Finance Operations Manager
Sylvia Adorno, Senior Program Manager, Boston Home Center
Christine McCrorey, Assistant Director, Boston Home Center

Chair Craven called the meeting to order.

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.

VOTE 1: Stephen Donovan, Development Officer, Neighborhood Housing Division

Conveyance to Norfolk Mildred LLC¹: Vacant Land located at 30, 32, 34, 36 Mildred Avenue, Mattapan.

Purchase Price: \$400

Ward: 18

Parcel Numbers: 1800808000, 1800807000, 1800806000, and 1800805000

Square Feet: 14,133 (total)

Future Use: Mixed Use - Housing and Community Garden

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).

NOTE: Stephen Donovan addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli commented “Good progress.”

NOTE: On a motion duly made by Commissioner Mammoli and seconded by Chair Craven, a roll call vote was conducted. Chair Craven: yes; Commissioner Mammoli: yes. The vote was unanimously approved.

¹ 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.

Exhibits: October 29, 2025 project background memorandum with attachment and PowerPoint presentation.

VOTE 2: 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 18, 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.

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

NOTE: No questions were raised by the Commission.

NOTE: On a motion duly made by Commissioner Mammoli and seconded by Chair Craven, a roll call vote was conducted. Chair Craven: yes; Commissioner Mammoli: yes. The vote was unanimously approved.

Exhibits: October 29, 2025 project background memorandum with attachment and PowerPoint presentation.

VOTE 3: Jamie Smith, Senior Compliance Manager, Real Estate Management and Sales Division

Ratification of Confirmatory Deed: land and building thereon located at 735 Harrison Avenue, Apt. W202, South End

Purchase Price: \$100

Ward: 08

Parcel Numbers: 01361080

Square Feet: 959

Real Estate Interest: Residential Condominium Unit

Assessed Value Fiscal Year 2025: \$365,000

Appraised Value July 9, 2025: \$720,000

The Mayor's Office of Housing having duly and properly exercised its Option to Purchase as set forth in the restrictions contained in a Master Covenant for Affordable Housing dated as of May 2, 2005, recorded at the Suffolk Registry of Deeds at Book 37019, Page 253 (as amended at Book 40245, Page 167; at Book 42806, Page 274; at Book 44031, Page 322; and at Book 57393, Page 67) for the property located at 735 Harrison Avenue, Unit W202, South End District of the City of Boston, title to which was held by Anthony Richard Boisvert by a Unit Deed dated November 19, 2020 and recorded at Book 64555, Page 185, and having received Default Judgment from the Massachusetts Land Court in favor of the City of Boston, recorded in said Registry in Book 70301, Page 335 on June 20, 2024 and further memorialized in a Confirmatory Deed from Anthony Richard Boisvert to the City of Boston, recorded at the Suffolk County Registry of Deeds in Book 70499, Page 338 on August 14, 2024;

VOTED: That the Confirmatory Deed from Anthony Richard Boisvert to the City of Boston, recorded at the Suffolk County Registry of Deeds in Book 70499, Page 338 on August 14, 2024 be hereby ratified and confirmed as of date recorded.

NOTE: Thythy Le noted for the record that "Vote numbers three (3) and four (4) are both requests related to the same property located at 735 Harrison Avenue, Apt W202, South End. As a result, there is a request that vote three (3) and four (4) be presented jointly. At the conclusion of the project manager's presentation a separate roll call for each vote will be raised." She then asked, "Would that be agreeable with the Commission?"

NOTE: Chair Craven and Commissioner Mamolli expressed agreement with the proposed vote presentation request.

NOTE: Jamie Smith addressed the Commission and provided one presentation for Vote 3 and Vote 4 as they pertain to the same project.

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli commented "Great to see it going back on the taxrolls."

NOTE: On a motion duly made by Commissioner Mammoli and seconded by Chair Craven, a roll call vote was conducted. Chair Craven: yes; Commissioner Mammoli: yes. The vote was unanimously approved.

Exhibits: October 29, 2025 project background memorandum with attachment and PowerPoint presentation.

VOTE 4: Jamie Smith, Senior Compliance Manager, Real Estate Management and Sales Division

Tentative Designation and Intent to Sell to Leah Medin and Conor Sullivan: land and building thereon located at 735 Harrison Avenue, Apt. W202, South End.

Purchase Price: \$345,000

Ward: 08

Parcel Numbers: 01361080

Square Feet: 959

Future Use: Primary Residence

Assessed Value Fiscal Year 2025: \$365,000

Appraised Value July 9, 2025: \$720,000

Total Estimated Property Development Costs: N/A

MOH Program: REMS

Public Solicitation Date: 6/12/2025

Public Lottery Date: 8/7/2025

That, having duly advertised a public solicitation for said property, Leah Medin and Conor Sullivan, individuals, with an address of 68 West Walnut Park, Roxbury, MA 02119, be tentatively designated as buyer(s) of the condominium unit located at 735 Harrison Avenue, Apt. W202 (Ward: 08, Parcel: 01361080) in the South End District of the City of Boston containing approximately 959 square feet 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 property to Leah Medin and Conor Sullivan;

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: Jamie Smith addressed the Commission and provided an overview of the project.

NOTE: On a motion duly made by Commissioner Mammoli and seconded by Chair Craven, a roll call vote was conducted. Chair Craven: yes; Commissioner Mammoli: yes. The vote was unanimously approved.

Exhibits: October 29, 2025 project background memorandum with attachment and PowerPoint presentation.

VOTE 5: Theresa Strachila, Development Officer, GrowBoston

Conveyance to Boston Farms Community Land Trust, Inc.: Vacant land located at 115–123 Bird Street, Dorchester.

Purchase Price: \$100

Ward: 13

Parcel Number: 01146000

Square Feet: 10,718

Future Use: Garden

Assessed Value Fiscal Year 2025: \$169,500

Appraised Value July 9, 2025: \$700,000

Estimated Total Development Cost: \$475,118

MOH Program: Grassroots

RFP Issuance Date: January 16, 2024

That, having duly advertised its intent to sell to the Boston Farms Community Land Trust, Inc., a Massachusetts non-profit corporation, with an address of 3 Akron Street, Roxbury, MA 02119, the vacant land located at 115–123 Bird Street (Ward: 13, Parcel: 01146000) in the Dorchester District of the City of Boston containing approximately 10,718 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 June 6, 2024 and, thereafter, amended on June 25, 2025, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to the Boston Farms Community Land Trust, Inc.; and

FURTHER VOTED: The Director be, and hereby is, authorized to deliver an instrument conveying said property to the Boston Farms Community Land Trust, Inc. in consideration of One Hundred Dollars (\$100).

NOTE: Theresa Strachila addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli asked, “Since the appraised value was at \$700,000 and since its being, is there a restriction on this transfer?”

NOTE: Theresa Strachila confirmed by saying that, “This has an open space deed restriction and right of reversion.”

NOTE: On a motion duly made by Commissioner Mammoli and seconded by Chair Craven, a roll call vote was conducted. Chair Craven: yes; Commissioner Mammoli: yes. The vote was unanimously approved.

Exhibits: October 29, 2025 project background memorandum with attachment and PowerPoint presentation.

VOTE 6: Theresa Strachila, Development Officer, GrowBoston

Tentative Developer Designation and Intent to Sell to Boston Outdoor Preschool Network Inc.: Vacant land located at 78 Woodcliff Street, three unnumbered parcels on Woodcliff Street, 1-3, 2-4, 5-7, 6, 10-12 and 14-16 Letterfine Terrace, one unnumbered parcel on Letterfine Terrace, two unnumbered parcels on Sargent Street; and one unnumbered parcel on Woodledge Street, Roxbury.

Purchase Price: \$1,400

Ward: 13

Parcel Numbers: 00589000, 00588000, 00591000, 00587000, 00602000, 00596000, 00601000, 00597000, 00598000, 00599000, 00600000, 00628000, 00630000, 00569000 Square Feet: 57,466 (total)

Future Use: Other: Preschool building and landscaped space

Assessed Value Fiscal Year 2025: \$974,900 (total)

Appraised Value September 7, 2025: \$1,021,000 (total)

Total Estimated Property Development Costs: \$537,800

MOH Program: Grassroots

RFP Issuance Date: February 20, 2024

That, having duly advertised a Request for Proposals to develop said properties, Boston Outdoor Preschool Network Inc., a Massachusetts non-profit corporation, with an address of 11 Delford Street, Rosindale, MA 02131, be tentatively designated as developer of the vacant land located at:

78 Woodcliff Street, Ward: 13, Parcel: 00589000, Square Feet: 3,150

Unnumbered parcel on Woodcliff Street, Ward: 13, Parcel: 00588000, Square Feet: 3,200

Unnumbered parcel on Woodcliff Street, Ward: 13, Parcel: 00591000, Square Feet: 3,055

Unnumbered parcel on Woodcliff Street, Ward: 13, Parcel: 00587000, Square Feet: 11,600 1-3

Letterfine Terrace, Ward: 13, Parcel: 00602000, Square Feet: 2,016

2-4 Letterfine Terrace, Ward: 13, Parcel: 00596000, Square Feet: 1,968

5-7 Letterfine Terrace, Ward: 13, Parcel: 00601000, Square Feet: 1,736

6 Letterfine Terrace, Ward: 13, Parcel: 00597000, Square Feet: 2,100

10-12 Letterfine Terrace, Ward: 13, Parcel: 00598000, Square Feet: 1,966

14-16 Letterfine Terrace, Ward: 13, Parcel: 00599000, Square Feet: 1,635

Unnumbered parcel on Letterfine Terrace, Ward: 13, Parcel: 00600000, Square Feet: 3,848

Unnumbered parcel on Sargent Street, Ward: 13, Parcel: 00628000, Square Feet: 7,850

Unnumbered parcel on Sargent Street, Ward: 13, Parcel: 00630000, Square Feet: 10,276

Unnumbered parcel on Woodledge Street, Ward: 13, Parcel: 00569000, Square Feet: 3,066

in the Roxbury district of the City of Boston containing approximately 57,466 total square feet of land for the period of 24 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 Boston Outdoor Preschool Network Inc.;

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.

NOTE: This vote was tabled until further notice.

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

NOTE: A recording of this October 29, 2025 Public Facilities Commission Meeting is available at the web address of https://boston.granicus.com/player/clip/10491?view_id=1&redirect=true.

A True Record.

The meeting commenced at 10:07 a.m. and adjourned at 10:29 a.m.


Colleen Daley, PFC Secretary