

# MAYOR'S OFFICE OF HOUSING

## Minutes

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

December 14, 2022

### **ATTENDING:**

Katherine P. Craven, Chair  
Lawrence D. Mammoli, 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  
Katherine Jones, Assistant Corporation Counsel, Law Department (Not Present)  
Sheila A. Dillon, Chief and Director, MOH  
James McDonough, Senior Staff Attorney, MOH  
Rick Wilson, Deputy Director for Administration and Finance, MOH (Not Present)  
John Feuerbach, Senior Development Officer, Neighborhood Housing Development Division, MOH  
Theresa Strachila, Program Manager, Director's Office Division, MOH  
Joseph Backer, Sr. Housing Development Officer, Neighborhood Housing Development Division, MOH  
Julio Piliier, Housing Development Officer, Neighborhood Housing Development Division, MOH  
Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division, MOH

Chair Craven called the meeting to order.

The minutes from the meetings of November 16, 2022, for the Mayor's Office of Housing and Public Works Department, 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 meeting participants.

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

### **VOTE 1: Theresa Strachila, Program Manager, Director's Office Division**

**Conveyance to Edward L. Cooper Community Gardening and Education Center, Inc.:**  
Vacant land located at three unnumbered Cedar Street parcels, Roxbury.

**Purchase Price: \$300**

Ward: 11  
Parcel Numbers: 00110000, 00109000, and 00113000  
Square Feet: 19,069 (total)  
Future Use: Garden  
Assessed Value Fiscal Year 2022: \$311,100 (total)  
Appraised Value December 2, 2021: \$191,000 (total)  
MOH Program: Grassroots  
RFP Issuance Date: September 27, 2021

That, having duly advertised its intent to sell to Edward L. Cooper Community Gardening and Education Center, Inc., a Massachusetts non-profit corporation, with an address of 34 Linwood Street, Boston, MA 02119, the vacant land located at:

Unnumbered parcel on Cedar Street, Ward: 11, Parcel: 00110000, Square Feet: 7,643

Unnumbered parcel on Cedar Street, Ward: 11, Parcel: 00109000, Square Feet: 7,477

Unnumbered parcel on Cedar Street, Ward: 11, Parcel: 00113000, Square Feet: 3,949

in the Roxbury District of the City of Boston containing approximately 19,069 total square feet of land, for two consecutive weeks (April 18, 2022 and April 25, 2022) 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 March 16, 2022 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Edward L. Cooper Community Gardening and Education Center, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Edward L. Cooper Community Gardening and Education Center, Inc. in consideration of Three Hundred Dollars (\$300).

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

**NOTE:** Commissioner Mammoli stated, “No questions on my part, good project.”

**NOTE:** Chair Craven stated, “I think it’s a great project.”

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

**Exhibits:** November 14, 2022 project background memorandum with enclosure and PowerPoint presentation.

**VOTE 2: Theresa Strachila, Program Manager, Director's Office Division**

**Rescission of the Tentative Developer Designation vote of April 14, 2021 and the Conveyance vote of July 14, 2021 to Boston Food Forest Coalition, Inc.:** Vacant land located at 632 Morton Street, Mattapan.

**Purchase Price: \$100**

Ward: 14  
Parcel Number: 04566000  
Square Feet: 3,794  
Future Use: Garden  
Estimated Total Development Cost: \$333,216  
Assessed Value Fiscal Year 2022: \$29,400  
Appraised Value March 28, 2021: \$300,000  
MOH Program: Grassroots  
RFP Issuance Date: November 23, 2020

That the votes of this Commission at its meetings of April 14, 2021 and July 14, 2021, the latter of which provides as follows:

That having duly advertised its intent to sell to Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of 23 Egleston Street, Jamaica Plain, MA 02130, the vacant land located at 632 Morton Street (Ward: 14, Parcel: 04566000) in the Mattapan District of the City of Boston containing approximately 3,794 square feet of land, for two consecutive weeks (May 17, 2021 and May 24, 2021) 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 votes of April 14, 2021 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Boston Food Forest Coalition, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Boston Food Forest Coalition, Inc., in consideration of One Hundred Dollars (\$100);

be, and hereby are, rescinded in their entirety.

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

**NOTE:** Commissioner Mammoli asked, "When do you anticipate starting the community process and issuing the RFP?"

**NOTE:** Theresa Strachila replied, "So, the community members have been very active and interested in the future of these parcels and so we're anticipating beginning that community process now. We're starting with reaching out to the both members of farmers collaborative to assess their current and future interest in using those parcels to determine if they still have interest as individuals and based on the outcome on those inquiries we will determine whether to

hold a new community meeting. So, hoping to move forward with the community process this spring.”

**NOTE:** Chair Craven asked, “Any other questions?”

**NOTE:** Commissioner Mammoli stated, “No questions, motion to approve.”

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

**Exhibits:** November 22, 2022 project background memorandum with enclosures and PowerPoint presentation.

**VOTE 3: Theresa Strachila, Program Manager, Director’s Office Division**

**Rescission of the Tentative Developer Designation vote of June 25, 2021 and the Tentative Developer Designation Extension vote of June 15, 2022 to Boston Food Forest Coalition, Inc.:** Vacant land located at 44 Aspinwall Road, Dorchester.

**Purchase Price: \$100**

Ward: 17  
Parcel Number: 00685000  
Square Feet: 2,796  
Future Use: Garden  
Estimated Total Development Cost: \$285,791  
Assessed Value Fiscal Year 2022: \$11,700  
Appraised Value November 7, 2020: \$190,000  
MOH Program: Grassroots  
RFP Issuance Date: February 21, 2021

That the votes of this Commission at its meetings of June 25, 2021 and June 15, 2022, the latter of which provides as follows:

That the vote of this Commission at its meeting of June 25, 2021, regarding the tentative designation and intent to sell the land located at 44 Aspinwall Road (Ward: 17, Parcel: 00685000), in the Dorchester District of the City of Boston containing approximately 2,796 square feet of land, to Boston Food Forest Coalition, Inc., a Massachusetts non-profit corporation, with an address of 23 Egleston Street, Jamaica Plain, MA 02130, 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: “18 months” wherever such may appear;

be, and hereby are, rescinded in their entirety.

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

**NOTE:** Chair Craven thanked Theresa for her presentation and asked Commissioner Mammoli if he had any questions. No questions were raised.

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

**Exhibits:** November 22, 2022 project background memorandum with enclosures and PowerPoint presentation.

**VOTE 4: Joseph Backer, Senior Housing Development Officer, Neighborhood Housing Development Division**

**Amendment to the Tentative Developer Designation Extension vote of March 16, 2022 to extend the Tentative Designation and Intent to Sell period from 36 to 48 months to Urban Edge Housing Corporation:** Vacant land located at an unnumbered parcel on Amory Street, Roxbury.

**Time Extension**

- 1) TD – 1/15/2020 through 1/15/2022 = 24 months
- 2) TD extension for an additional 12 months 1/15/2020 through 1/15/2023 = 36 months
- 3) TD extension for an additional 12 months 1/15/2020 through 1/15/2024 = 48 months  
TD total time is 48 months

Ward: 11

Parcel Number: 011740000

Square Feet: 3,138

Future Use: Landscaped Space

Estimated Total Development Cost: \$1,751,628

Assessed Value Fiscal Year 2022: \$14,300

Appraised Value April 28, 2019: \$63,000

MOH Program: Public Open Space

RFP Issuance Date: July 29, 2019

That the vote of this Commission at its meeting on January 15, 2020 and, thereafter, amended on March 16, 2022 regarding the tentative designation and intent to sell the vacant land located at an unnumbered parcel on Amory Street (Ward: 11, Parcel: 011740000) in the Roxbury District of the City of Boston containing approximately 3,138 square feet of land, to Urban Edge Housing Corporation, a Massachusetts non-profit corporation, with an address of 1542 Columbus Avenue, Boston, 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: “48 months” wherever such may appear.

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

**NOTE:** Chair Craven asked Commissioner Mammoli if he had any questions. No questions were raised.

**NOTE:** Commissioner Mammoli stated, “No questions, the site definitely needs work, been around for a while! Motion to approve.”

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

**Exhibits:** November 25, 2022 project background memorandum with enclosures and PowerPoint presentation.

**VOTE 5: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division**

**Amendment to the vote of December 15, 2021 to extend the Tentative Developer Designation and Intent to Sell period from 12 to 24 months to DVM Consulting LLC and name change to DVM Consulting Corp:** Vacant land located at 1028-1044, 1015, 1019, and 1039 Blue Hill Avenue and 6 Fabyan Street, Mattapan.

**Time Extension and Name Change**

- 1) TD – 12/15/2021 through 12/15/ 2022 = 12 months
- 2) TD extension for an additional 12 months 12/15/2022 through 12/14/2023 = 24 months  
TD total time is 24 months

Ward: 11

Parcel Numbers: 03200000, 04405000, 04406000, 0432000, and 04458000

Square Feet: 16, 354 (total)

Future Use: Mixed Use

Estimated Total Development Cost: \$17,402,956

Assessed Value Fiscal Year 2022: \$248,300 (total)

Appraised Value August 16, 2020: \$1,145,000 (total)

MOH Program: Neighborhood Housing

RFP Issuance Date: May 3, 2021

That the vote of this Commission at its meeting on December 15, 2021 regarding the tentative designation and intent to sell the vacant land located at:

1028-1044 Blue Hill Avenue, Ward: 14, Parcel: 03200000, Square Feet: 6,041

1015 Blue Hill Avenue, Ward: 14, Parcel: 04405000, Square Feet: 3,437

1019 Blue Hill Avenue, Ward: 14, Parcel: 04406000, Square Feet: 3,600

1039 Blue Hill Avenue, Ward: 14, Parcel: 04432000, Square Feet: 4,296

6 Fabyan Street, Ward: 14, Parcel: 04458000, Square Feet: 3,493

in the Mattapan District of the City of Boston containing approximately 20,867 total square feet of land, to DVM Consulting, LLC, a Massachusetts limited liability company, with an address of 228 Almont Street, Mattapan, MA 02126;

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;

and, also, by deleting the words and figures: “DVM Consulting, LLC, a Massachusetts limited liability company, with an address of 228 Almont Street, Mattapan, MA 02126” and substituting in place thereof the following words and figures: “DVM Consulting Corp, a Massachusetts corporation, with an address of 228 Almont Street, Mattapan, MA 02126.”

**NOTE:** Julio Pilier addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven thanked Julio for his presentation and asked Commissioner Mammoli if he had any questions. No questions were raised.

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

**Exhibits:** November 21, 2022 project background memorandum with enclosure and PowerPoint presentation.

### **VOTE 6: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division**

**Amendment to the vote of December 15, 2021 to extend the Tentative Developer Designation and Intent to Sell period from 12 to 24 months to Habitat for Humanity Greater Boston, Inc.:** Vacant land located at 3 Baird Street, 982-978 Blue Hill Avenue, and 1085 Blue Hill Avenue, Mattapan.

#### **Time Extension**

- 1) TD – 12/15/2021 through 12/15/ 2022 = 12 months
- 2) TD extension for an additional 12 months 12/15/2021 through 12/14/2023 = 24 months  
TD total time is 24 months

Ward: 14  
Parcel Numbers: 04580000, 03128000, and 04487000  
Square Feet: 13,459 (total)  
Future Use: Mixed Use  
Estimated Total Development Cost: \$3,263,028  
Assessed Value Fiscal Year 2022: \$221,700 (total)  
Appraised Value August 16, 2020: \$813,000 (total)  
MOH Program: Neighborhood Housing  
RFP Issuance Date: May 3, 2021

That the vote of this Commission at its meeting on December 15, 2021 regarding the tentative designation and intent to sell the vacant land located at:

3 Baird Street, Ward: 14, Parcel: 04580000, Square Feet: 2,840

982-978 Blue Hill Avenue, Ward: 14, Parcel: 03128000, Square Feet: 5,619

1085 Blue Hill Avenue, Ward: 14, Parcel: 04487000, Square Feet: 5,000

in the Mattapan District of the City of Boston containing approximately 13,459 total square feet of land, to Habitat for Humanity Greater Boston, Inc., a Massachusetts non-profit corporation, with an address of 434 Massachusetts Avenue, #201, Boston, MA 02118;

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:** Julio Pilier addressed the Commission and provided an overview of the project.

**NOTE:** Chair Craven thanked Julio for his presentation and asked Commissioner Mammoli if he had any questions.

**NOTE:** Commissioner Mammoli stated, “No questions, great project. Motion to approve.”

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

**Exhibits:** November 21, 2022 project background memorandum with enclosure and PowerPoint presentation.

**VOTE 7: Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development Division**

**Amendment to the vote of December 15, 2021 to extend the Tentative Designation and Intent to Sell period from 12 to 24 months to a nominee comprised of principals of TLee**



**Development LLC and Co-Everything, LLC:** Vacant land located at an unnumbered parcel on Standish Street, 18-24 Standish Street, and 114-122 Harvard Street, Dorchester.

**Time Extension**

- 1) TD – 12/15/2021 through 12/15/ 2022 = 12 months
- 2) TD extension for an additional 12 months 12/15/2021 through 12/14/2023 = 24 months  
TD total time is 24 months

Ward: 14

Parcel Numbers: 02329000, 02325000, and 02330000

Square Feet: 26,589 (total)

Future Use: New Construction – Housing

Estimated Total Development Cost: \$8,780,550

Assessed Value Fiscal Year 2022: \$516,500 (total)

Appraised Value September 19, 2021: \$1,200,000 (total)

MOH Program: Neighborhood Housing

RFP Issuance Date: July 6, 2020

That the vote of this Commission at its meeting on December 15, 2021 regarding the tentative designation and intent to sell the vacant land located at:

Unnumbered parcel on Standish Street, Ward: 14, Parcel: 02329000, Square Feet: 5,527

18-24 Standish Street, Ward: 14, Parcel: 023250000, Square Feet: 8,810

114-122 Harvard Street, Ward: 14, Parcel: 02330000, Square Feet: 12,252

in the Dorchester District of the City of Boston containing approximately 26,589 total square feet of land, to a nominee comprised of principals<sup>1</sup> of TLee Development LLC, a Massachusetts limited liability company, with an address of 1452 Dorchester Avenue, 4<sup>th</sup> floor, Dorchester, MA 02122, and Co-Everything, LLC, a Massachusetts limited liability company, with an address of 6 Liberty Square PMB #280, Boston, MA 02109;

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:** The December 14, 2022 Mayor’s Office of Housing agenda, concerning vote 7, was publicly posted with the property address noted as 114-112 Harvard Street, but the correct address is 114-122 Harvard Street. This follows with the supporting documents publicly presented to the Commissioners. The scrivener’s error in the agenda is corrected for the record.

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<sup>1</sup> The nominee is to be a newly formed entity. MOH shall not bring a future vote for conveyance of the properties before the PFC without evidence of the nominee being registered and in good standing with the Massachusetts Secretary of State and, also, providing a complete and current property affidavit (i.e. LOOPS form) for the nominee.

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

**NOTE:** Chair Craven thanked Tiera for her presentation and asked Commissioner Mammoli if he had any questions. No questions were raised.

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

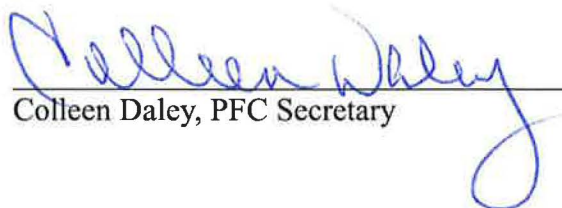
**Exhibits:** November 10, 2022 project background memorandum with enclosure and PowerPoint presentation.

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

**NOTE:** A recording of this December 14, 2022 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=55163](https://www.cityofboston.gov/cable/video_library.asp?id=55163).

A True Record.

The meeting commenced at 10:18 a.m. and adjourned at 10:51 a.m.

  
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Colleen Daley, PFC Secretary