



July 19, 2023

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

Location:  
Virtually via Zoom  
Boston, MA 02201

**RECEIVED**  
*By City Clerk at 8:54 am, Jul 17, 2023*

Meeting time: 10:10 a.m.

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 July 19, 2023 meeting:

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

**Amendment to the Tentative Developer Designation vote of June 15, 2022 to extend the Tentative Designation and Intent to Sell period from 12 to 24 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  
Reissued TD total time is 24 months

Ward: 09  
Parcel Number: 03215010  
Square Feet: 6,170  
Future Use: New Construction - Housing  
Estimated Total Development Cost: \$10,535,789  
Assessed Value Fiscal Year 2023: \$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 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: “12 months” and substituting in place thereof the following figure and word: “24 months” wherever such may appear.

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

**Amendment to the vote of August 18, 2021 to extend the Tentative Designation and Intent to Lease period from 48 months to 60 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 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
- TD total time is 60 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: \$149,459,133

Assessed Value Fiscal Year 2023 : \$26,531,800

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, 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: "48 months" and substituting in place thereof the following figure and word: "60 months" wherever such may appear.

**VOTE 3: Neriliz Llenas, Project Manager, Real Estate Management & Sales Division**

**Conveyance to Edwinna J. Wynn:** Vacant land located at an unnumbered parcel on Gladeside Avenue, Mattapan.

**Purchase Price: \$94,500**

Ward: 18  
Parcel Numbers: 00117005  
Square Feet: 8,590  
Future Use: Side Yard-Additional Open Space  
Assessed Value Fiscal Year 2023: \$103,300.00 (total)  
Appraised Value May 5, 2022: \$94,500.00 (total)  
MOH Program: REMS-Land Disposition  
RFP Issuance Date: July 11, 2022

That, having duly advertised its intent to sell to Edwinna J. Wynn, an individual, with an address of 10 Jamestown Terrace Mattapan, MA 02126, the vacant land located at an unnumbered parcel on Gladeside Avenue (Ward: 18, Parcel: 00117005), in the Mattapan District of the City of Boston containing approximately 8,590 square feet of land for two consecutive weeks (May 8, 2023 and May 15, 2023) 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 15, 2023 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Edwinna J. Wynn; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Edwinna J. Wynn in consideration of Ninety-Four Thousand Five Hundred Dollars (\$94,500).

**VOTE 4: Julio Pilier, Housing Development Officer, Neighborhood Housing Development Division**

**Tentative Developer Designation and Intent to sell to ODJ Dev LLC:** Vacant land located 778, 780, 782, 784, 786, 788, 790, 792, 794 and 796 Parker Street, and 77 Terrace Street, Jamaica Plain.

**Purchase Price: \$1,100**

Ward: 10

Parcel Numbers: 00437000, 00436000, 00435000, 00434000, 00433000, 00432000, 00431000, 00430000, 00429000, 00428000, 00396000

Square Feet: 57,757 (total)

Future Use: Mixed Use

Assessed Value Fiscal Year 2023: \$2,262,500 (total)

Appraised Value May 28, 2023: \$4,280,000 (total)

Total Estimated Property Development Costs: \$22,865,726

MOH Program: Neighborhood Housing

RFP Issuance Date: September 06, 2022

That, having duly advertised a Request for Proposals to develop said properties, ODJ Dev LLC, a Massachusetts limited liability company, with an address of 35 Batchelder Street, Roxbury, MA 02119, be tentatively designated as developer of the vacant land located at:

778 Parker Street, Ward: 10, Parcel: 00437000, Square Feet: 2,174

780 Parker Street, Ward: 10, Parcel: 00436000, Square Feet: 2,200

782 Parker Street, Ward: 10, Parcel: 00435000, Square Feet: 2,204

784 Parker Street, Ward: 10, Parcel: 00434000, Square Feet: 2,394

786 Parker Street, Ward: 10, Parcel: 00433000, Square Feet: 2,577

788 Parker Street, Ward: 10, Parcel: 00432000, Square Feet: 2,901

790 Parker Street, Ward: 10, Parcel: 00431000, Square Feet: 2,926

792 Parker Street, Ward: 10, Parcel: 00430000, Square Feet: 3,817

794 Parker Street, Ward: 10, Parcel: 00429000, Square Feet: 5,526

796 Parker Street, Ward: 10, Parcel: 00428000, Square Feet: 2,738

77 Terrace Street, Ward: 10, Parcel: 00396000, Square Feet: 28,300

in the Jamaica Plain district of the City of Boston containing approximately 57,757 total 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 NS Partners, LLC;

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 5: Rick Wilson, Deputy Director for Administration and Finance, Mayor's Office of Housing**

**CERTIFICATE OF AUTHORITY**

By this writing, signed by a majority of its members and filed with the Secretary, the City of Boston Public Facilities Commission, upon written recommendation of the Director of the Mayor's Office of Housing, does hereby vote:

VOTED: "Subject to the approval of the Mayor, that in accordance with the provisions of Section 3(ii)(v) of Chapter 642 of the Acts of 1966, the Public Facilities Commission does hereby authorize and direct the following named individuals, in the name and on behalf of the Commission, to execute and deliver such documents, instruments and certificates as may be deemed necessary or appropriate by such named individuals relating to the Public Facilities Commission's approved acquisition or conveyance of real property or to the discharge, satisfaction, subordination or termination of instruments of record which have been recorded with the Suffolk County Registry of Deeds or filed for registration with the Suffolk Registry District of the Land Court. Deeds or Orders of Taking to be recorded with the Suffolk County Registry of Deeds or to be filed for registration with the Suffolk Registry District of the Land Court shall be accompanied by a separate vote of this Commission specifically authorizing such conveyance or acquisition. Said named individuals are further authorized and directed to execute and deliver Loan Agreements and Grant Agreements involving the City of Boston, Mayor's Office of Housing, in the name and on behalf of the Commission as they may deem necessary or appropriate. Said named individuals are further authorized and directed to execute and deliver any complaints or petitions for the registration or deregistration of land and buildings with the Land Court."

Sheila A. Dillon, Chief and Director  
Mayor's Office of Housing

Daniel Lesser, Director of Operations  
Mayor's Office of Housing

Rick M. Wilson, Deputy Director for Administration and Finance  
Mayor's Office of Housing

Karina Oliver-Milchman, Deputy Director for Policy Development & Research  
Mayor's Office of Housing

Debra Rufo, Controller  
Mayor's Office of Housing

FURTHER VOTED: That this authorization is effective immediately and shall remain in effect until such time as it is expressly rescinded, in whole or in part, by a vote of this Commission.

FURTHER VOTED: The taking of the foregoing vote and the naming of the above individuals, when approved by the Mayor of Boston, shall serve to expressly rescind that certain Certificate of Authority dated February 16, 2022 recorded on March 10, 2022 with the Suffolk County Registry of Deeds in Book 67300 Page 239 and filed with the Suffolk Registry District of the Land Court as Document Number 931871.

Sincerely,

Sheila A. Dillon  
Chief and Director