

MAYOR'S OFFICE OF HOUSING

Minutes

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

June 14, 2023

ATTENDING:

Katherine P. Craven, Chair (Not Present)

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

Elizabeth Feltner, Paralegal PFD/PFD, Law Department

Loren Forbes, Assistant Corporation Counsel, Law Department

Sheila A. Dillon, Chief and Director, MOH

James McDonough, Senior Staff Attorney, MOH

Rosemary Chung-Dell, Acting Assistant Director, Real Estate Management & Sales Division, MOH

James Smith, Sr. Environmental Compliance Manager, Real Estate Management & Sales Division, MOH

Commissioner Mammoli 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 meeting participants.

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

NOTE: ThyThy Le noted for the record that Donald Wright was joining as a new Commissioner, appointed by the Mayor by letter to the City Clerk's Office on May 11, 2023 and was sworn in on May 22, 2023. She then stated, "Beginning this morning we have Sheila Dillion Chief and Director for the Mayor's Office of Housing. MOH has two (2) votes on the Agenda for today. However, only vote 1 will be presented today due to a lack of a quorum present for vote 2 as duly disclosed by Commissioner Wright concerning a conflict of interest. Therefore, vote 2 concerning a request for Amendment to the Tentative Developer Designation vote to Madison Park Development Corporation for Vacant land located at 75-81 Dudley Street, Roxbury will be tabled for a future PFC meeting."

VOTE 1: James Smith, Senior Environmental Manager, Real Estate Management and Sales

Transfer of the care, custody, management and control from the Mayor’s Office of Housing to the Property Management Department: Land with building thereon located at 543 Columbia Road, Dorchester.

Property Transfer

Ward: 13
Parcel Number: 01742000
Square Feet: 24,533
Future Use: Municipal Purpose (Theater)
Assessed Value Fiscal Year 2023: \$13,181,200
MOH Program: REMS Land Disposition

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 3 1A (as appearing in St. 1966, c. 642, § 12) that the land with building thereon located at 543 Columbia Road (Ward: 17, Parcel Number: 01742000), in the Dorchester district of the City of Boston containing approximately 24,533 square feet, be and the same hereby is, transferred from the care, custody, management and control of the Mayor's Office of Housing to the care, custody, management and control of the Property Management Department.

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

NOTE: Commissioner Mammoli stated, “I agree, it’s more appropriate to have Property Management managing the asset.” He then asked if Commissioner Wright had any questions.

NOTE: Commissioner Wright stated, “No questions, good to get this over into Property Management’s hands.”

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

Exhibits: May 15, 2023 project background memorandum with enclosures and PowerPoint presentation.

VOTE 2: 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.

NOTE: Tabled due to lack of quorum.

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

NOTE: A recording of this June 14, 2023 Public Facilities Commission Meeting is available at the web address of https://www.cityofboston.gov/cable/video_library.asp?id=57324.

A True Record.

The meeting commenced at 10:39 a.m. and adjourned at 10:44 a.m.



Colleen Daley, PFC Secretary