



City of Boston
Mayor's Office of Housing

RECEIVED

By City Clerk at 8:34 am, Jan 29, 2024

January 31, 2024

Public Facilities Commission:

Katherine P. Craven, Chair

Lawrence D. Mammoli, Commissioner

Donald E. Wright, Commissioner

Location:

Virtually via Zoom

Boston, MA 02201

Meeting time: 10:15 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 January 31, 2024 meeting:

VOTE 1: James Smith, Senior Environmental Compliance Manager, Real Estate Management & Sales Division

Conveyance to Craig Spears: Vacant land located at an unnumbered parcel on Sachem Street, Roxbury.

Purchase Price: \$5,000

Ward: 10

Parcel Numbers: 00978000

Square Feet: 954

Future Use: Side Yard

Assessed Value Fiscal Year 2024: \$12,100

Appraised Value April 2, 2023: \$5,000

MOH Program: REMS - Land Disposition

RFP Issuance Date: May 30, 2023

That, having duly advertised its intent to sell to Craig Spears, an individual, with an address of 127 Freeman St., #3, Brookline, MA 02446, the vacant land located at an unnumbered parcel on Sachem Street (Ward: 10, Parcel: 00978000) in the Roxbury district of the City of Boston containing approximately 954 square feet of land, for the for two consecutive weeks (November 20, 2023 and November 27, 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

October 18, 2023 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Craig Spears; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Craig Spears in consideration of Five Thousand Dollars (\$5,000).

VOTE 2: James Smith, Senior Environmental Compliance Manager, Real Estate Management & Sales Division

Conveyance to David Hassman: Vacant land located at an unnumbered parcel on Sachus Street, Roxbury.

Purchase Price: \$150,000

Ward: 10

Parcel Numbers: 00981000

Square Feet: 4,350

Future Use: Additional SF towards the addition to existing abutting home & Additional Side Yard

Assessed Value Fiscal Year 2024: \$118,100

Appraised Value December 17, 2023: \$170,000

MOH Program: REMS - Land Disposition

RFP Issuance Date: May 30, 2023

That, having duly advertised its intent to sell to David Hassman, an individual, with an address of 13 Worthington Street, Roxbury, MA 02120, the vacant land located at an unnumbered parcel on Sachus Street (Ward 10, Parcel: 00981000) in the Roxbury district of the City of Boston containing approximately 4,350 square feet of land, for the two consecutive weeks (November 20, 2023 and November 27, 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 October 18, 2023 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to David Hassman; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to David Hassman in consideration of One Hundred and Fifty Thousand Dollars (\$150,000).

VOTE 3: Theresa Strachila, Program Manager, GrowBoston

Amendment to the Tentative Developer Designation Extension vote of January 18, 2023 to extend the Tentative Designation and Intent to Sell period from 12 to 18 months to Mass Liberation, Inc: Vacant land located 190-190A Blue Hill Avenue and 192 Blue Hill Avenue, Roxbury.

Time Extension

- 1) TD -1/18/2023 through 1/18/2024 = 12 months
- 2) TD extension for an additional 6 months 1/18/2023 through 7/18/2024 = 18 months

Ward: 13

Parcel Numbers: 00425000 and 00424000

Square Feet: 6,047 (total)

Future Use: Landscaped Space

Assessed Value Fiscal Year 2024: \$163,600 (total)

Appraised Value December 29, 2022: \$1,000,000 (total)

Total Estimated Property Development Costs: \$427,200

MOH Program: Grassroots

RFP Issuance Date: April 25, 2022

That the vote of this Commission at its meeting of January 18, 2023 regarding the tentative designation and intent to sell the vacant land located at

190-190A Blue Hill Avenue, Ward: 13, Parcel: 1300425000, Square Feet: 3,274

192 Blue Hill Avenue, Ward: 13, Parcel: 1300424000, Square Feet: 2,773

in the Roxbury District of the City of Boston containing approximately 6,047 square feet of land, to Mass Liberation, Inc, a Massachusetts non-profit corporation, with an address of 194C Blue Hill Ave., Boston, 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: "18 months" wherever such may appear.

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

Amendment to the Tentative Developer Designation Extension vote of January 18, 2023 to extend the Tentative Designation and Intent to Sell period from 12 to 24 months to MTK Development, LLC: Vacant land located at 376-376B Blue Hill Avenue, 378 Blue Hill Avenue, 380 Blue Hill Avenue, 382-382A, and 384-384A Blue Hill Avenue, Roxbury.

Time Extension

- 1) TD -1/18/2023 through 1/18/2024 = 12 months
- 2) TD extension for an additional 12 months 1/18/2023 through 01/18/2025 = 24 months

Ward: 14

Parcel Numbers: 00507000, 00506000, 00505000, 00504000 and 00503000
Square Feet: 11,475 (total)
Future Use: Mixed Use & New Construction - Housing
Assessed Value Fiscal Year 2024: \$172,800 (total)
Appraised Value December 29, 2022: \$1,500,000 (total)
Total Estimated Property Development Costs: \$12,414,765
MOH Program: Neighborhood Housing
RFP Issuance Date: April 25, 2022

That the vote of this Commission at its meeting of January 18, 2023 regarding the tentative designation and intent to sell the vacant land located at

376-376B Blue Hill Avenue, Ward: 14, Parcel: 00507000, Square Feet: 2,295

378 Blue Hill Avenue, Ward: 14, Parcel: 00506000, Square Feet: 2,295

380 Blue Hill Avenue, Ward: 14, Parcel: 00505000, Square Feet: 2,295

382-382A Blue Hill Avenue, Ward: 14, Parcel: 00504000, Square Feet: 2,295

384-384A Blue Hill Avenue, Ward: 14, Parcel: 00503000, Square Feet: 2,295

in the Roxbury District of the City of Boston containing approximately 11,475 total square feet of land to MTK Development, LLC, Massachusetts limited liability company, located at 703 Metropolitan Avenue, Boston, MA 02136;

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.

Sincerely,

Sheila A. Dillon
Chief and Director