

# MAYOR'S OFFICE OF HOUSING

## Minutes

Public Facilities Commission

Mayor's Office of Housing

Virtually via Zoom

Boston, MA 02201

July 31, 2024

### **ATTENDANCE:**

Katherine P. Craven, Chair (Not Present)

Lawrence D. Mammoli, Commissioner

Donald E. Wright, Commissioner

ThyThy Le, Legal Advisor PFC/PFD, Law Department (Not Present)

Shamus J. Hyland, Assistant Corporation Counsel PFC/PFD, Law Department

Colleen M. Daley, PFC Secretary, Law Department

Catherine P. Pendleton, Articled Clerk PFC/PFD, Law Department (Not Present)

Elizabeth A. Feltner, Paralegal PFC/PFD, Law Department

Loren Forbes, Assistant Corporation Counsel, Law Department

Sheila A. Dillon, Chief and Director, MOH

James McDonough, Senior Staff Attorney, MOH

Sarah Plaut, Special Assistant to the Director, MOH

Rosemary Chung-Dell, Acting Deputy Director, Real Estate Management and Sales Division, MOH

Antonio Leite, Senior Development Officer, Neighborhood Housing Development Division, MOH

Rhianna Bernal, Assistant Director, Neighborhood Housing Development Division, MOH

Minh Nguyen, Program Manager, Real Estate Management and Sales Division, MOH

Commissioner Mammoli called the meeting to order.

The minutes from the meetings of June 26, 2024, for the Public Facilities Department and Mayor's Office of Housing, were presented to and approved by the Commission.

**NOTE:** Shamus Hyland noted for the record the meeting is being recorded and broadcast live. He 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:** Shamus Hyland noted for the record draft meeting minutes from the meeting of June 26, 2024, for the Public Facilities Department and Mayor's Office of Housing. He then asked for a motion to approve.

**NOTE:** On a motion duly made and seconded, the June 26, 2024 meeting minutes for the Public Facilities Department and Mayor’s Office of Housing were unanimously approved.

**VOTE 1: Rhianna Bernal, Assistant Director, Neighborhood Housing Development Division**

**Amendment to the Tentative Developer Designation vote of August 17, 2023 to extend the Tentative Developer Designation and Intent to Sell period from 12 months to 24 months to ILYB LLC: Vacant land located at two (2) unnumbered parcels on Washington St., Roxbury**

**Time Extension**

- 1) Original TD – 06/15/2022 through 06/15/2023 = 12 months  
Original TD expired after 12 months
  
- 1) Reissued TD – 08/17/2023 through 08/17/2024 = 12 months
- 2) Reissued TD extension for an additional twelve 12 months 08/17/23 through 08/17/25 = 24 months  
Reissued TD total time is 24 months

Ward: 08  
Parcel Numbers: 02426010, 02426020  
Square Feet: 10,841 (total)  
Future Use: Historic Commercial Rehabilitation  
Assessed Value Fiscal Year 2024: \$792,400 (total)  
Appraised Value June 25, 2024: \$173,500 (total)  
Total Estimated Property Development Costs: \$7,551,505  
MOH Program: Neighborhood Housing  
RFP Issuance Date: November 18, 2019

That the vote of this Commission at its meeting of August 17, 2023 regarding the tentative designation and intent to sell the vacant land located at:

unnumbered parcel on Washington Street, Ward: 08, Parcel: 02426010, Square Feet: 3,781

unnumbered parcel on Washington Street, Ward: 08, Parcel: 02426020, Square Feet: 7,060

in the Roxbury district of the City of Boston containing approximately 10,841 total square feet of land to ILYB LLC, a Massachusetts limited liability company, with an address of 107 Brunswick Street, Boston, MA 02121;

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:** Rhianna Bernal addressed the Commission and provided an overview of the project.



**NOTE:** No questions were raised by the Commission.

**NOTE:** Commissioner Mammoli stated, “Sounds like a great project.”

**NOTE:** Commissioner Wright stated, “Exciting project, I know that there’s some pop up activation happening on this site, I want to thank Chief Dillon and her team for allowing that to happen. Good use, gateway parcel interesting in Nubian square.”

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

**Exhibits:** July 8, 2024 project background memorandum with attachments and PowerPoint presentation.

**VOTE 2: Minh Nguyen, Project Manager, Real Estate Management & Sales Division**

**Tentative Developer Designation and Intent to Sell to Kenneth Terry and Lisa S. Terry:** Vacant land located at an unnumbered parcel on Mt. Calvary Road, Roslindale

**Purchase Price: \$26,000**

Ward: 18

Parcel Numbers: 06192001

Square Feet: 5,270

Future Use: Landscaped Space

Assessed Value Fiscal Year 2024: \$44,300

Appraised Value November 29, 2023: \$26,000

MOH Program: REMS - Land Disposition

RFP Issuance Date: April 22, 2024

That, having duly advertised a Request for Proposals to develop said property, Kenneth Terry and Lisa S. Terry, individuals, with an address of 16 Mt. Calvary Road, Rosindale, MA 02131, be tentatively designated as developer of the vacant land located at an unnumbered parcel of land on Mt. Calvary Road (Ward: 18, Parcel: 06192001) in the Rosindale District of the City of Boston containing approximately 5,270 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 this parcel; 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 Kenneth Terry and Lisa S. Terry;

**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:** Minh Nguyen addressed the Commission and provided an overview of the project.

**NOTE:** No questions were raised by the Commission.

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


**Exhibits:** June 27, 2024 project background memorandum and PowerPoint presentation.

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

**NOTE:** A recording of this July 31, 2024 Public Facilities Commission Meeting is available at the web address of [https://www.cityofboston.gov/cable/video\\_library.asp?id=57719](https://www.cityofboston.gov/cable/video_library.asp?id=57719).

A True Record.

The meeting commenced at 10:05 a.m. and adjourned at 10:16 a.m.

  
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Colleen Daley, PFC Secretary