



City of Boston
Mayor's Office of Housing

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By City Clerk at 9:05 am, Apr 29, 2025

May 1, 2025

Public Facilities Commission:

Katherine P. Craven, Chair

Lawrence D. Mammoli, Commissioner

Donald E. Wright, Commissioner

Location:

Virtually via Zoom

Boston, MA 02201

Meeting time: 10:30 am

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 May 1, 2025 meeting:

VOTE 1: Tiera Satchebell, Development Officer, Neighborhood Housing Development Division

Conveyance to Marzuq Plaza II, LLC¹: 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.

Purchase Price: \$500

Ward: 14

Parcel Numbers: 00507000, 00506000, 00505000, 00504000, 00503000

Square Feet: 11,475 (total)

Future Use: Mixed Use

Assessed Value Fiscal Year 2025: \$172,800 (total)

Appraised Value February 23, 2025: \$1,500,000 (total)

Total Estimated Property Development Costs: \$13,279,360

MOH Program: Neighborhood Housing

RFP Issuance Date: April 25, 2022

¹ Marzuq Plaza II, LLC is a Massachusetts limited liability company formed on March 14, 2025, pursuant to M.G.L. Chapter 156C Section 12, by principals of MTK Development, LLC, provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH. Additionally, Marzuq Plaza II, LLC completed a property affidavit (i.e. LOOPS form) and provided such to MOH.

That, having duly advertised its intent to sell to the MTK Development, LLC, a Massachusetts limited liability company, with an address of 703 Metropolitan Avenue, Boston, MA 02136, 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 square feet of land for two consecutive weeks (March 24, 2025 and March 31, 2025) 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 January 18, 2023 and, thereafter, amended on January 31, 2024 and January 29, 2025, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to the Marzuq Plaza II, LLC, a Massachusetts limited liability company, with an address of 703 Metropolitan Avenue, Boston, MA 02136; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to the Marzuq Plaza II, LLC in consideration of five-hundred dollars (\$500).

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

Transfer of the care, custody, management and control from the Mayor's Office of Housing (MOH) to the Boston Parks and Recreation Department ("BPRD") by way of vote of acceptance by the Boston Parks and Recreation Commission: Vacant land located at 43 and 45 Danube Street, Roxbury.

Property Transfer

Ward: 13

Parcel Number: 00478000, 00479000

Square Feet: 6,882 (total)

Assessed Value Fiscal Year 2025: \$117,000

MOH Program: REMS - Land Disposition

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31 A (as appearing in St. 1966, c. 642, § 12), the vacant land located at:

43 Danube Street, Ward: 13, Parcel: 00478000, Square Feet: 3,330

45 Danube Street, Ward: 13, Parcel: 00479000, Square Feet: 3,552

containing approximately 6,882 square feet, in the Roxbury district of the City of Boston, 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 Boston Parks and Recreation Department by way of vote of acceptance by the Boston Parks and Recreation Commission.

Sincerely,

Sheila A. Dillon
Chief and Director