

MAYOR'S OFFICE OF HOUSING

Minutes

Public Facilities Commission

Mayor's Office of Housing

Virtually via Zoom

Boston, MA 02201

September 24, 2025

REMOTE ATTENDANCE:

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

Violeta Panayotova, Paralegal PFC/PFD, Law Department

Loren Forbes, Assistant Corporation Counsel, Law Department

Sheila A. Dillon, Chief and Director, MOH

James Smith , Senior Environmental Compliance Manager, REMS

Theresa Stratchila, Development Officer, GrowBoston

Tiera Satchebell, Housing Development Officer, NHD

Stephen Donovan, Development Officer, NHD

Shani Fletcher, Director, GrowBoston

Ben Daly, Administration & Finance Operations Manager

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

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 Mayor's Office of Housing meeting participants.

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

VOTE 1: Minh Nguyen, Project Manager, Real Estate Management & Sales

Tentative Developer Designation and Intent to Sell to Ziven Drake: Vacant land located at an unnumbered parcel on Regis Road, Mattapan.

Purchase Price: \$62,500

Ward: 18

Parcel Numbers: 01101000

Square Feet: 6,250

Future Use: Landscaped Space

Assessed Value Fiscal Year 2025: \$110,100

Appraised Value February 23, 2025: \$62,500

MOH Program: REMS – Land Disposition

RFP Issuance Date: June 16, 2025

That, having duly advertised a Request for Proposals to develop said properties, Ziven Drake, an individual, with an address of 10 Rockway Street, Boston, MA 02126 be tentatively designated as developer of the vacant land located at an unnumbered parcel on Regis Road (Ward: 18, Parcel: 01101000), in the Mattapan District of the City of Boston containing approximately 6,250 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 Ziven Drake;

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.

NOTE: James Smith, on behalf of Minh Nguyen, addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli requested confirmation that “I am assuming that since the appraised value is at \$62,500 and the assessed value is \$110,000, that is because of the land restrictions.”

NOTE: James Smith confirmed, “That is correct. There will be open space restrictions on the parcel.”

NOTE: Commissioner Wright commented, “Great Job.”

NOTE: On a motion duly made by Commissioner Mammoli and seconded by Commissioner Wright, a roll call vote was conducted. Commissioner Mammoli: yes; and Commissioner Wright: yes. The vote was unanimously approved.

Exhibits: September 24, 2025 project background memorandum with attachment and PowerPoint presentation.

VOTE 2: Theresa Strachila, Development Officer, GrowBoston

Tentative Developer Designation and Intent to Sell to The Community Land Trust: Vacant land located at 23 A Street, Hyde Park.

Purchase Price: \$100

Ward: 18

Parcel Numbers: 09332000

Square Feet: 3,600

Future Use: Landscaped Space

Assessed Value Fiscal Year 2025: \$54,200

Appraised Value January 15, 2025: \$80,000

Total Estimated Property Development Costs: \$168,100

MOH Program: Grassroots

RFP Issuance Date: February 3, 2025

That, having duly advertised a Request for Proposals to develop said properties, Community Land Trust, a Massachusetts non-profit corporation, with an address of 23 A Street, Hyde Park, be tentatively designated as developer of the vacant land located at 23 A Street (Ward: 18, Parcel: 09332000) in Mattapan District of the City of Boston containing approximately 3,600 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 Community Land Trust;

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.

NOTE: Theresa Strachila addressed the Commission and provided an overview of the project.

NOTE: Commissioner Mammoli commented “Congratulations! Sounds like a great project.”

NOTE: Commissioner Wright commented “Great Job.”

NOTE: On a motion duly made by Commissioner Mammoli and seconded by Commissioner Wright, a roll call vote was conducted. Commissioner Mammoli: yes; and Commissioner Wright: yes. The vote was unanimously approved.

Exhibits: September 24, 2025 project background memorandum with attachment and PowerPoint presentation.

VOTE 3: Tiera Satchebell, Housing Development Officer, Neighborhood Housing Development

Division

Amendment to the Tentative Developer Designation vote of September 25, 2024 to extend the Tentative Designation and Intent to Sell period from 12 months to 36 months to New Urban Collaborative LLC and Lower Roxbury Community Corporation: Vacant land located at 40-50 Warren Street, Roxbury.

Time Extension

- 1) Original TD – 10/30/2019 through 10/30/2021 = 24 months
Original TD expired after 24 months

- 1) Reissued TD – 10/18/2023 through 10/18/2024 = 12 months
- 2) Reissued TD extension for an additional 12 months 10/18/2023 through 10/18/2025 = 24 months
- 3) Reissued TD extension for an additional 12 months 10/18/2023 through 10/18/2026 = 36 months
Reissued TD total time is 36 months

Ward: 08

Parcel Numbers: 02550000

Square Feet: 8,296

Future Use: Mixed

Assessed Value Fiscal Year 2025: \$746,800

Appraised Value September 4, 2023: \$1,500,000

Total Estimated Property Development Costs: \$20,439,528

MOH Program: Neighborhood Housing

RFP Issuance Date: July 16, 2018

That the vote of this Commission at its meeting of October 18, 2023, and, thereafter amended September 25, 2024, regarding the tentative designation and intent to sell the vacant land located at 40-50 Warren Street (Ward: 08, Parcel: 02550000) in the Roxbury district of the City of Boston containing approximately 8,296 square feet of land to New Urban Collaborative LLC, a Massachusetts limited liability company, with an address of 183 West Canton Street, Boston, MA 02119, and Lower Roxbury Community Corporation, a Massachusetts nonprofit corporation, with an address of 184 Dudley Street, Suite 200, Roxbury, MA 02119;

be, and hereby is amended as follows:

By deleting the figure and word: "24 months" and substituting in place thereof the following figure and word: "36 months" wherever such may appear.

NOTE: This vote was tabled for a following meeting.

VOTE 4: Stephen Donovan, Development Officer, Neighborhood Housing Division

Conveyance to Norfolk Mildred LLC¹: Vacant Land located at 30, 32, 34, 36 Mildred Avenue, Mattapan.

Purchase Price: \$400

Ward: 18

Parcel Numbers: 00808000, 00807000, 00806000, and 00805000

Square Feet: 14,133 (total)

Future Use: Mixed Use - Housing and Community Garden

Assessed Value Fiscal Year 2025: \$139,400 (total)

Appraised Value July 9, 2025: \$700,000 (total)

Total Estimated Property Development Costs: \$4,217,026

MOH Program: Neighborhood Housing

RFP Issuance Date: May 2, 2022

That, having duly advertised its intent to sell to Norfolk Design & Construction LLC, a Massachusetts Limited Liability Company, with an address of 1600 Boston-Providence Hwy, Suite 287, the vacant land located at:

30 Mildred Avenue, Ward: 18, Parcel: 00808000, Square Feet: 3,542

32 Mildred Avenue, Ward: 18, Parcel: 008007000, Square Feet: 3,542

34 Mildred Avenue, Ward: 18, Parcel: 00806000, Square Feet: 3,523

36 Mildred Avenue, Ward: 18, Parcel: 00805000, Square Feet: 3,526

in the Mattapan District of the City of Boston containing approximately 14,133 square feet of land for two consecutive weeks May 19, 2025 and May 26, 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 February 22, 2023 and, thereafter, amended on February 26, 2025, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to the Norfolk Mildred LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to the Norfolk Mildred LLC in consideration of four hundred dollars (\$400).

NOTE: Thythy Le noted for the record that Commissioner Wright has provided a signed disclosure notice on the matter. To ensure quorum, with the approval of the commissioners, a brief recess will be taken to await the presence of Chair Craven.

NOTE: Due to a technical malfunction, the broadcast of the Public Facilities Commission meeting ended at the beginning of the recess at 10:45. Upon return from the recess at 10:50 a.m., Thythy Le

¹ Norfolk Mildred LLC is a Massachusetts limited liability company formed on August 7, 2025, pursuant to M.G.L. Chapter 156C Section 12, by Adler Bernadin and Duane Boyce, principals of Norfolk Design & Construction LLC; provided a current Certificate of Good Standing from the Massachusetts Secretary of State to MOH.

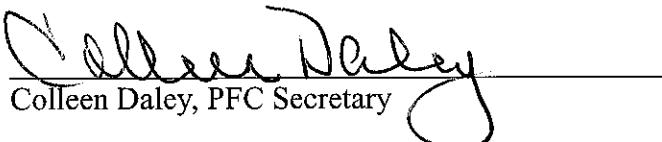
noted for the record that due to lack of quorum, this vote will be tabled for a following meeting. A note recording the happenings of the remainder of the meeting prior to its official closing, have been submitted to the City Clerk.

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

NOTE: A recording of this September 24, 2025 Public Facilities Commission Meeting is available at the web address of https://boston.granicus.com/player/clip/10459?view_id=1&redirect=true.

A True Record.

The meeting commenced at 10:35 a.m., recess started 10:45 am and ended 10:50 am; the meeting adjourned at 10:51 a.m.



Colleen Daley
Colleen Daley, PFC Secretary