

MAYOR'S OFFICE OF HOUSING

Minutes

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

November 19, 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
Lili Ibara, Director of Legal Services, MOH
Sheila Dillon, Chief and Director, MOH
Joe Backer, Senior Development Officer, Neighborhood Housing Development Division, MOH
Jamie Smith, Senior Environmental Compliance Manager, REMS
Christopher Rooney, Senior Development, NHD
Rosemary Chung-Dell, Acting Deputy Director, Real Estate Management Sales, MOH
Ben Daly, Administration & Finance Operations Manager, MOH
Colleen Fonseca, Housing Development Office, NHD

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: Joe Backer, Senior Housing Development Officer, Neighborhood Housing Development Division

Amendment to the Tentative Developer Designation vote of December 13, 2023 to extend the Tentative Designation and Intent to Lease period from 24 to 48 months to Preservation of Affordable Housing, Inc. and Caste Capital, LLC: Land with building thereon located at 151 Cambridge Street, West End.

Time Extension

- 1) TD – 12/13/2023 through 12/13/2025 = 24 months
- 2) TD extension for an additional 24 months – 12/13/2023 through 12/13/2027 = 48 months
TD total time is 48 months

Ward: 03

Parcel Number: 00656000

Square Feet: 22,210

Future Use: Mixed Use

Assessed Value Fiscal Year 2025: \$7,969,200

Appraised Value February 6, 2023: \$29,000,000

Total Estimated Property Development Costs: \$174,581,472

MOH Program: Neighborhood Housing Development

RFP Issuance Date: April 3, 2023

That the vote of this Commission at its meeting of December 13, 2023 regarding the tentative designation and intent to lease the land with building thereon located at 151 Cambridge Street (Ward: 03, Parcel: 00656000), in the West End District of the City of Boston containing approximately 22,210 square feet of land to Preservation of Affordable Housing Inc., a Massachusetts corporation, with an address of 2 Oliver Street, Suite 500, Boston, MA 02109 and Caste Capital, LLC, a Massachusetts limited liability company, with an address of 32 Cambridge St. Apt 1202, Charlestown, MA 02129;

be, and hereby is amended as follows:

By deleting the figure and word: “24” and substituting in place thereof the following figure and word: “48” wherever such may appear.

NOTE: Joe Backer addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli commented “Nice Project.”

NOTE: Commissioner Wright commented “Nice job on this, Joe, it is very complex to put together so commending your team for the work that’s being done on that.”

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

Exhibits: November 19, 2025 project background memorandum with attachment and PowerPoint presentation.

VOTE 2: Jamie Smith, Senior Compliance Manager, Real Estate Management and Sales Division

Conveyance to Leah Medin and Conor Sullivan: Condominium unit located at 735 Harrison Ave., Apt. W202, South End.

Purchase Price: \$345,000

Ward: 08

Parcel Number: 01361080

Square Feet: 959

Future Use: Primary Residence

Assessed Value Fiscal Year 2025: \$365,500

Appraised Value July 9, 2025: \$720,000

MOH Program: REMS - Building Sales

Affirmative Fair Housing Marketing Program Lottery Date: August 7, 2025

That, having duly advertised its intent to sell to Leah Medin and Conor Sullivan, as individuals, with an address of 68 West Walnut Park, Roxbury, MA 02119, the condominium unit located at 735 Harrison Ave., Apt. W202 (Ward: 08, Parcel: 01361080), in the South End District of the City of Boston containing approximately 959 square feet for two consecutive weeks November 10, 2025 and November 17, 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 October 29, 2025, and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to the Leah Medin and Conor Sullivan; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Leah Medin and Conor Sullivan in consideration of Three Hundred Forty-Five Thousand Dollars (\$345,000).

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

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli commented “Great getting the property off and so forth.”

NOTE: Commissioner Wright commented “Checks all of the boxes. Jamie, nice job there.”

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

Exhibits: November 19, 2025 project background memorandum with attachment and PowerPoint presentation.

VOTE 3: Jamie Smith, Senior Compliance Manager, Real Estate Management and Sales Division

Transfer of the care, custody, management and control from the Mayor's Office of Housing (MOH) to the Boston Police Department (BPD): Vacant land located at 12 Edgewood Street and two unnumbered parcels on Edgewood Park, Roxbury.

Property Transfer

Ward: 12

Parcel Numbers: 00884000, 00885000, 00886000

Square Feet: 7,657

Assessed Value Fiscal Year 2025: \$74,400

MOH Program: REMS Land Disposition

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

12-14 Edgewood Street, Ward: 12, Parcel: 00884000, Square Feet: 3,096

an unnumbered parcel on Edgewood Park, Ward: 12, Parcel: 00885000, Square Feet: 2,220

an unnumbered parcel on Edgewood Park, Ward: 12, Parcel: 00886000, Square Feet: 2,041

in the Roxbury District of the City of Boston, containing approximately 7,657 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 Boston Police Department.

The aforementioned transfer of land is authorized in the name and on behalf of the Commission, upon receipt of written authority from the Mayor.

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

NOTE: No questions were raised by the Commission.

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

Exhibits: November 19, 2025 project background memorandum with attachment and PowerPoint presentation.

VOTE 4: Christopher Rooney, Senior Development Officer, Neighborhood Housing Development Division

Amendment to the Tentative Developer Designation Extension vote of November 20, 2024 to extend the Tentative Designation and Intent to Sell period from 28 to 40 months to ODJ Dev LLC: Vacant

land located at 778, 780, 782, 784, 786, 788, 790, 792, 794, 796 Parker Street and 77 Terrace Street, Roxbury.

Time Extension

- 1) TD – 07/19/2023 through 11/19/2024 = 16 months
- 2) TD extension for an additional 12 months – 07/19/2023 through 11/19/2025 = 28 months
- 3) TD extension for an additional 12 months – 07/19/2023 through 11/19/2026 = 40 months

TD total time is 40 months

Ward: 10

Parcel Numbers: 004370000, 004360000, 004350000, 004340000, 004330000, 004320000, 004310000, 004300000, 004290000, 004280000, 003960000

Square Feet: 57,757 (total)

Future Use: New Construction - Housing

Assessed Value Fiscal Year 2025: \$2,697,700 (total)

Appraised Value May 28, 2023: \$4,280,000 (total)

Total Estimated Property Development Costs: \$32,663,462

MOH Program: Neighborhood Housing

RFP Issuance Date: September 6, 2022

That the vote of this Commission at its meeting of July 19, 2023, as amended November 20, 2024, regarding the tentative designation and intent to sell the vacant land located at:

778 Parker Street, Ward: 10, Parcel: 00437000, Square Feet: 2,174

780 Parker Street, Ward: 10, Parcel: 00436000, Square Feet: 2,200

782 Parker Street, Ward: 10, Parcel: 00435000, Square Feet: 2,204

784 Parker Street, Ward: 10, Parcel: 00434000, Square Feet: 2,394

786 Parker Street, Ward: 10, Parcel: 00433000, Square Feet: 2,577

788 Parker Street, Ward: 10, Parcel: 00432000, Square Feet: 2,901

790 Parker Street, Ward: 10, Parcel: 00431000, Square Feet: 2,926

792 Parker Street, Ward: 10, Parcel: 00430000, Square Feet: 3,817

794 Parker Street, Ward: 10, Parcel: 00429000, Square Feet: 5,526

796 Parker Street, Ward: 10, Parcel: 00428000, Square Feet: 2,738

77 Terrace Street, Ward: 10, Parcel: 00396000, Square Feet: 28,300

in the Roxbury District of the City of Boston containing approximately 57,757 total square feet of land to ODJ Dev LLC, a Massachusetts limited liability company, with an address of 35 Batchelder Street Roxbury, MA 02119;

be, and hereby is amended as follows:

By deleting the figure and word: "28 months" and substituting in place thereof the following figure and word: "40 months" wherever such may appear.

NOTE: Christopher Rooney addressed the Commission and provided an overview of the project.

NOTE: No questions were raised by the Commission.

NOTE: Commissioner Mammoli commented "Nice project. Good work."

NOTE: Commissioner Wright commented "Chris, great job, I know this has been in the works."

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

Exhibits: November 19, 2025 project background memorandum with attachment and PowerPoint presentation.

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

NOTE: A recording of this November 19, 2025 Public Facilities Commission Meeting is available at the web address of https://boston.granicus.com/player/clip/10513?view_id=1&redirect=true.

A True Record.

The meeting commenced at 10:32 a.m. and adjourned at 10:49 a.m.



Colleen Daley, PFC Secretary