



Brockton Redevelopment Authority
50 School Street, Brockton, MA 02301
Board of Directors Meeting
Wednesday, January 9, 2019 at 3:30 p.m.
Minutes

Board of Directors in Attendance: Phil Griffin, Eugene Marrow, Suzanne Fernandes and Richard Johnson.

Staff: Robert Jenkins, Zaias Andrade, Emily Hall, Laura Chau, and Cindy Kong.

Guests: Rob May, E.D. – Dept. of Planning & Economic Development

Welcome – Phil Griffin, Chairman. Meeting opened at 3:30PM and welcomed everyone.

Vote to approve Board meeting minutes from December 5, 2018. Eugene Marrow made a motion to approve the minutes from Board meeting on December 5, 2018. Suzanne Fernandes seconded. All in favor.

Vote to approve Board Executive Session meeting minutes from December 5, 2018. Eugene Marrow made a motion to approve the minutes from Board Executive Session on December 5th, 2018. Richard Johnson seconded. All in favor.

Vote to approve Laura Chau and Cindy Kong to attend Lead Poisoning & Healthy Homes Educational Conference in Washington D.C. on February 26th – 28th 2019. Laura Chau provided the board with a budget for the conference. The total estimated cost of the trip for two would be as proposed, \$1,863.00. Suzanne Fernandez made a motion to approve Laura Chau and Cindy Kong to attend conference in Washington DC, Eugene Marrow seconded, all in favor.

Staff update and program status

HOME Program: little to no activity currently for the HOME Program. Only three down payment assistance application on the pipeline. Lincoln School also by Neighborworks, are looking to do a project for 39 senior rental units. They are requesting \$90,000.00 from HOME funds FY19. CDBG Program: moving forward with HOME Rehab, there are two units officially completed and projecting to do 20 for the year. There are four more properties that will be going out to BID. There's currently a waiting list of 8 that have not had inspections, and it is likely that HOME Rehab funds will be expended. LBPHC Program: program is moving along and now in the construction

phase, main focus this quarter is to market the program and establish a lead commercial for the City of Brockton. The units to be completed for quarter 4 were eighteen, these benchmarks have not been met and was delayed due to program startup. Four units have been completed for Quarter 4 (December 30th) the remaining units will be made up during Q1. It is projected we will complete 21 by March and predict that the quarterly goal will be met.

Review 19 Main Street marketing plan and engagement of Droukas Real Estate and CIC Real Estate Advisors. Robert Jenkins provided update, Ted Carmen has an interest in the property and looking to market the property in a professional manner. There are federal funds to do roof work and brick work in the back, and possibly some structural work in the basement. The building will have some restrictions, specifically regarding the tenants that will occupy. Roberts plan is to target the health center and Brockton hospitals that needs to move some of their office space. Brian Droukas is a local realtor and has submitted a proposal, plan is to have him market the building. Many of Brockton buildings that are vacant are showing as fully leased. Robert would like to work with Brian, Robert May, George Durante with TDI, and Mass Economics to do a perspective for all vacant properties in Brockton district to better market downtown. Eugene Marrow inquired if Brian Droukas does this for all cities, Robert Jenkins informed him that he worked with Brophy Phillips in the past and is very knowledgeable as he has many contacts with developers and space. This is a public service and it is not necessary for us to put Brian Droukas out to BID as he is out on his own. This will not be a cost to us as Brian is looking to retrieve his money from developers at \$25,000.00 for 5%. There is plenty of interest in the property including Ted Carmen, the hospitals, and Neighborhood Health Center. This planning will generate more revenue for the Brockton Redevelopment Authority.

New Business:

Robert Jenkins provided update on receivership program which is moving quickly now that Sean Murphy in City Solicitors office has been assigned to do just receivership properties. 15 Martin Street, 48-50 Leyden Street, 1467 Main Street has just been sold, 214 Dover will be going on the market and an open house will take place on the weekend selling for \$306,900.00. Three family 157 Winthrop requires a lot of work as there was a fire in the home however the budget has been approved. It is likely that another \$47,500 change order will be necessary due to structural damage.

Discussion on annual meeting, Laura Chau will be meeting with Richard Johnson to plan logistics. The date is scheduled for Wednesday, March 6 at 3:00PM. Eugene Marrow advised to go into executive session for February's board meeting regarding election of officers.

Robert May update- they are 90 percent complete with grant application with USDA to do phase one environmental investigations on all the acquisition parcels in downtown, once awarded they will be able to do phase 2 which helps when selling the properties, developers are aware of what is there when they make a purchase. This will help clarify several questions and helps eliminate risk and uncertainty.

Staff Update-Robert informed board that staff will be attending conference in DC week of January 22ⁿ and will return to office on Monday morning, January 28th, 2019

The open meeting was adjourned at 4:07PM. The motion was made by Eugene Marrow, Suzanne Fernandes, seconded. All in favor.

Prepared by: Laura Chau

Phil Griffin, Chairman