



Brockton Redevelopment Authority
50 School Street, Brockton, MA 02301
Board of Directors Annual Meeting
Wednesday, March 6, 2019 at 3:00 p.m.
Minutes

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

Staff: Robert Jenkins, Zaias Andrade, Emily Hall, Laura Chau, and Jon Van Kuiken.

Welcome – Phil Griffin, Chairman. Meeting opened at 3:05PM and welcomed everyone. Chairman Phil Griffin took the opportunity to thank everyone present and to introduce the members of the Brockton Redevelopment Authority (BRA) Board of Directors Suzanne Fernandes, Eugene Marrow, Richard Johnson, and Gerry Smith. Phil also expressed his gratitude to the Chamber of Commerce for sponsoring the annual meeting of the Brockton Redevelopment Authority.

Mayor Carpenter took the opportunity to acknowledge the city-elected officials present Anne Bureauguard, Ward 5 City Councilor and John Buckley, Register of the Brockton Area Plymouth County Registry of Deeds.

Brockton Redevelopment Authority Business – Vote to approve Meeting Minutes from February 6, 2019. Eugene Marrow made a motion to approve the meeting minutes from February 6, 2019, Richard Johnson seconded. All in favor.

Brockton Redevelopment Authority Business – Vote to accept slate of the following Officers: Chair – Phil Griffin, Vice Chair – Gerry Smith, Treasurer – Suzanne Fernandes, and Clerk – Richard Johnson. Eugene Marrow made a motion to accept the slate of Officers, Suzanne Fernandes seconded. All in favor.

Chairman Phil Griffin called Mayor Carpenter to address a few words to the audience. Mayor Carpenter thanked everyone for being present, the BRA for hosting the annual meeting and he talked a bit about his first term as the Mayor of Brockton. During his first term, he met with MassHousing and they advised him that Brockton needed a city planner and a plan which at the time it did not have. Brockton currently have a City Planner, Rob May, who works closely with Robert Jenkins (BRA Executive Director) and George Durante (TDI Fellow – MassDevelopment) in the development of Downtown Brockton. Mayor Carpenter expressed that the critical goal of the BRA is working with the economic team in revitalizing the Downtown by establishing a vision of

the Downtown followed by an Action Strategy Plan. Mayor Carpenter spoke briefly about on-going development projects in the Downtown. such as the Petronelli Parking Garage, 47 West Elm Street, 93 Center Street, 19 Main Street, and 121 Main Street.

Chairman Phil Griffin introduced one of the Guest Speakers, Rob Corley – Executive Director of NeighborWorks of Southern Mass, to inform the audience briefly about NeighborWorks and the upcoming development of 121 Main Street. Rob Corley thanked the BRA for the invitation to the annual meeting and he expressed his gratitude for the partnership-built overtime with the BRA and the leadership of the BRA's Executive Director. Rob Corley gave a brief overview of NeighborWorks America. The non-profit organization was established by Congress in the 1970's as an answer to the operation of HUD by getting funding into the community quickly without going through the administration process. Per year congress appropriates \$152MIL to the organization. There is a total of 250 agencies throughout the country under NeighborWorks America, 16 in Massachusetts, and 1 in the South Shore. Neighborworks of Southern Mass currently provides homebuyer counseling, down payment assistance, assistance in foreclosure, etc. Rob Corley mentioned that John Buckley played an instrumental role in getting the word out about available programs administered by NeighborWorks of Southern Mass and Brian Moriarty whom was a passionate leader as the Director of NeighborWorks of Southern Mass' Brockton Program. Brian Moriarty retired, and he was replaced by Cindy Pendergast.

NeighborWorks of Southern Mass received attention at the national level after working in partnership with the City of Brockton on the Neighborhood Stabilization Program (NSP) and administering the down payment assistance program with HOME funds. After receiving national attention, WellsFargo decided to invest funding in the Brockton area by providing \$6MIL for down payment assistance and closing costs in Plymouth County and four surrounding counties. The program was launched in Boston and qualified applicants were eligible to receive \$20,000 under the Neighborhood Lift Program sponsored by WellsFargo. Four months after the program was launched, the funds were fully expended, and forty-eight qualified applicants chose to purchase a home in Brockton. Rob Corley closed his remarks by providing a brief overview of the two upcoming projects sponsored by Neighborworks of Southern Mass at 121 Main Street and 70 Highland Street.

The development at 121 Main Street will be a new construction of a retail/commercial space in the ground floor and 48 affordable housing units above. The groundbreaking is expected to take place in late spring. In addition, NeighborWorks of Southern Mass is merging with Housing Solutions and will develop the old Lincoln School located at 70 Highland Street into 39 senior rental housing units.

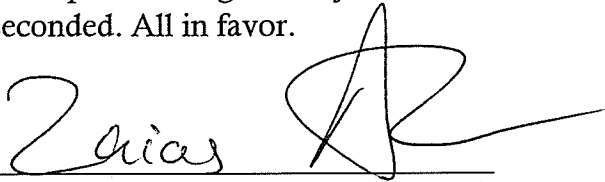
Chairman Phil Griffin introduced the second guest speaker, Darren Duarte – Director of Communication and Outreach of the Brockton Police Department to address the audience. Darren Duarte thanked the BRA for inviting him to the annual meeting and for being selected as one of the guest speakers. He also expressed his gratitude for the funding opportunity provided by the BRA through the Community Development Block Grants (CDBG). Darren Duarte mentioned that the

Brockton Police Department Mobile Anti-Crime Unit's mission is to provide public safety through crime prevention by working in partnership with the BRA, residents and business owners in the city. The mission is being fulfilled when the officers consistently interact with the residents and business owners. Over time, this method creates a level of confidence and trust which residents no longer feels intimidated by the presence of officers and in return, it results in residents providing solid and crucial information to the officers increasing the likelihood of crime prevention.

Darren Duarte stated that the Brockton Police Department plans on modifying the name of the Mobile Anti-Crime Unit and adjustments to the unit. The adjustments entail a supervisor present in the unit which can build trust with residents and appear less intimidating. In addition, by spending time in the perspective census tracts, the Mobile Anti-Crime Unit will become proactive in providing services to all population located in those areas. Another adjustment will be a 1 on 1 survey in the community. The officers in the unit will have a tablet and when patrolling the neighborhood, they will have access to get the residents' input regarding certain factors impacting the neighborhood positively and negatively.

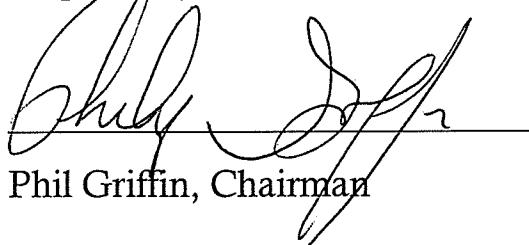
Last, Chairman Phil Griffin asked Robert Jenkins to address the audience. Robert Jenkins started by introducing the BRA Staff Emily Hall, Zaias Andrade, Laura Chau, and Jon Van Kuiken. Robert Jenkins emphasized the importance of the partnership that was built over time. There is currently a great partnership and a great plan for the revitalization of the Downtown. Soon, major developments in the downtown will come to fruition.

The open meeting was adjourned at 3:43PM. Eugene Marrow made a motion, Suzanne Fernandes seconded. All in favor.



Zaias

Prepared by: Zaias Andrade



Phil Griffin, Chairman