



Brockton Redevelopment Authority

Brockton Redevelopment Authority
50 School Street, Brockton, MA 02301
Board of Directors Meeting Minutes
Wednesday, May 22, 2019, at 3:30 PM

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

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

Welcome – Phil Griffin, Chairman.

Meeting opened at 3:34 PM and welcomed everyone.

BRA's Citizen Advisory Committee presentation to amend its' Urban Revitalization Plan: Frank Gurley from the CAC presented on the comments received at the public meeting held on Wednesday, May 16, 2019. The public meeting mainly discussed the demolitions underway, greenway and historic preservation needs in the area, and two-way traffic in the downtown has been studied and wanted. With these discussions at the public meeting, the Citizen Advisory Committee has come up with four recommendations for the Board vote and approval:

1. Saving historical landmarks if at all possible, in the district.
2. To address the concerns of converting one-way to two-way traffics.
3. Acquiring the land were the Liberty tree is growing and possibly making a public park with the Liberty Tree as a focal point.
4. More green space gets incorporated into the plan. There will be a need for more green space as we attract more residents to the downtown.

Lastly, the Committee received feedback from the public meeting to have more of the community and local business owners engaged in these meetings and hearing. The community should be more involved in what is taking place in downtown.

Richard Johnson made a motion to accept the recommendations from the Citizen Advisory Committee on the BRA's amendments to the Urban Revitalization Plan, Eugene Marrow seconded it. All in favor.

Presentation from Brockton Beer Company to acquire 11-15 Fredrick Douglas Ave:
The presentation was led by Pierre Alexandre (CEO), Monica Renaud (Finance Manager), Latisha Silvera (Community Engagement), and Rowan Olmstead (Assistant Brewmaster). The Brockton Beer Company LLC was founded by five local families of Brockton, all committed to creating the highest quality craft beer while building a community space for a community that prides itself on diversity.

The Brockton Beer Company hopes to transform the property at 11-15 Fredrick Douglass Ave into a meeting place filled with culture and innovation. Building upon the rich history of the late great leader Fredrick Douglass, they plan to bring back the Fredrick Douglass building to a level or reconstruction worthy of its name. The plan includes three phases of construction and transformation. **Phase one** includes renovating the entire façade of the building, while completely redeveloping half of the space inside for an 80 seat BrewPub. This will include a 10-barrel beer production facility and an American inspired menu. **Phase two** will include identifying potential tenants for the four remaining storefronts. The goal is to remodel each space into a high-quality retail opportunity that will reinforce the current redevelopment plans for downtown. This could include the matching basement space floor plan for storage. **Phase three** will focus on the second floor. They are planning to create a state-of-the-art STEAM lab/technology center alongside a shared workspace. This will be open to monthly subscribers daily. This space will also become the home base for KodeConnect; a Brockton based non-profit which focuses on empowering kids to code (owned by one of the founding families). Brockton Beer Company has chosen to work with Rode Architects as a Boston-based team with architects, designers and urban planners that have had experience with a brewery build-out and have a similar work style as the group. The cost estimate for developing phase one of the project is \$820,000 with a commitment from the families of \$100,000 of their personal funds to help acquire the building and encourage investment. This is more than just a business for them, it is an extension of their family to the community to create a community space.

Phil Griffin: What does the timeline look like once the purchase and sale agreement is signed on the building?

Pierre Alexandre: We have a lot of verbal commitments at this time, the fact that there is real property involved now many are much more interested in investing. Once the company is able to move forward with the purchase it should fall into place rather quickly. But there is no set timeline at this time.

There were some comments and questions on the estimated development cost and how realistic it is for them to develop at that cost. The BRA and MassDevelopment will continue to work closely with the Brockton Beer Company through this process to help make it a reality.

Presentation from Brockton Development LLC to acquire 19-31 Main Street:
Mike Ahern and Catharine Wilcox present as developers with over 30 years of development experience in Boston. Their proposal is for 19-31 Main Street, a building that was started to be redeveloped and then stopped and left vacant for over 15 years now. The plans call for

the first floor and the first section to have a restaurant space with four more smaller retail spaces on the remaining first floor. These retail spaces will include matching basement space for storage for all renters. The smallest retail space would be their offices with hopes of managing this building and many others in Brockton. There will be three backsides live/work spaces for doctors or business start-ups that will continue into the basement to as that section of the basement has 7-foot tall windows. With these plans for the first floor, the envision working with the other ground level retail spaces on the abutting building as they look like one connected building at this time. This will create a better façade for the whole block. An elevator does not exist in the building now and will be added. The second and third floors will each be nine one bedroom, market-rate units, with the smallest being 712 square feet and up to 900 square feet. The buildout budget is \$2.3-2.5 million at this time. They are scheduled to go to zoning June 11, 2019, once approved they can begin and estimate a 14-month buildout. They are planning on requesting that the renters will not have cars, this sparked a lot of discussions and the Parking Authority said they would be able to offer spaces in the parking garage that will be complete across the street.

This concluded the presentations for the day, and the board chair motioned they would be moving on to housekeeping items next.

Approval of minutes from Board Meeting on April 3, 2019. Richard Johnson made a motion to approve the minutes from Board meeting on April 3, 2019, Eugene Marrow seconded. All in favor.

Progress updates from the staff will be held until the next board meeting on June 5, 2019, and that will be the last meeting for the summer for the board.

The open meeting was adjourned at 4:42 PM. Eugene Marrow made a motion, Richard Johnson seconded. All in favor.

Prepared by: Emily Hall

Signed by: Phil Griffin, Chairman

Date