



Brockton Redevelopment Authority's Citizen Advisory Committee (CAC)
50 School Street, Brockton, MA 02301
Thursday, May 16th, 2019 at 6:00 PM
Public Meeting Minutes

CAC Members in attendance: Frank Gurley, Angela Goncalves, Janet Trask, and Nelson Fernandes.

Guest in attendance: Cindy Ethier-Kosta, Cindy Pendergast, Kim Bales, Joanne Holmes, Gerry Smith, Ayla Goncalves, Marlon Green, Tom Monahan, Shane O'Brien, Jonah Wein, Sean Beasley, Pam Gurley, Rob May, Anne Beauregard, Robert Jenkins, and Zaias Andrade.

The meeting was opened at 6:05PM. Robert Jenkins welcomed all and informed about the opportunity to bring up questions and talk to the Citizen Advisory Committee members followed by introducing the Chair of the CAC, Frank Gurley. Frank Gurley thanked everyone for participating in the meeting and informed that the meeting's purpose is to solicit public comments on the Urban Revitalization Plan (URP) Amendments. Frank Gurley then introduced the Executive Director of the City of Brockton's Planning & Economic Development, Rob May, to give a brief overview and explanation of the 40R and the opportunity Zone.

Rob May began by making remarks on the establishment of the Urban Renewal District (URD) three years ago and on-going developments currently in the downtown. Rob May mentioned that Robert Jenkins, as E.D. of the Brockton Redevelopment Authority (BRA), has been attracting new developers to 33 sites identified in the URP in which 3 sites are and will be under construction this summer. In the last couple years some changes were made in the Federal Government and as part of the tax cuts and jobs bill, a new program (opportunity zone) was created which are ways to defer/rollover capital gains to reduce one's capital gains basis. Potentially if one invests up to 10 yrs. in opportunity zones, all new capital gains can be eliminated in the development project which works well for real estate projects and is one reason to expand the Downtown URP. Site control is critical because opportunity zones only last for the next 3 years. An

investment must be made in the next three years in order to capture the maximum tax benefits out of this program. Brockton is fortunate to have 4 opportunity zones identified in the city, 2 of which are downtown: one covered in the URD and the other to the east side of Brockton including areas of the CSX Arts (area where a district or a potential Urban Renewal Plan is currently being produced/planned). Because site control is so critical, one of the most important tools out of the Urban Renewal process is the site acquisitions and potential use of eminent domain. Projects have been identified that could become available for acquisition and the BRA will be willing to work with the existing property owners to make deals happen at those sites. As the City begins to market the downtown and because of the opportunity zones, the additional properties identified for potential acquisition will be discussed. No changes have been made to the boundaries of the URD, only additional properties have been identified.

Frank began the presentation by stating the excitement to see buildings and developments under construction creating job opportunities and restoring properties in order to bring them back into the tax rolls. Current developments under construction (some visibly noticeable, others behind scenes) are 19 Main Street – intended for mixed-use development; 121 Main Street – development by NeighborWorks of Southern Mass groundbreaking expected to take place soon; Petronelli Municipal Garage – currently under construction; Petronelli Gym and 93 Center Street – both sold and scheduled for residential and retail development; 47 West Elm Street – under construction for 42 market rate units; and Lincoln School – a development by Neighborworks and Housing Solutions for low/mod income senior rental housing. Though changes have not been made to the boundaries, today is an opportunity to provide comments on the additional properties that can be potentially acquired for development. The crossed-hatched in blue are currently being looked at for acquisition and the ones cross-hatched in red are proposed for disposition.

Jonah Wein: Are these maps available online?

Robert Jenkins: They are and will be available on the BRA's website.

Frank continued by stating that the green-hatched properties are intended to keep them in a functional form and are identified for rehabilitation. Other properties identified on the plan (some on Franklin Street) are proposed for demolition and the lot can be used for development. The cross-hatched in orange or tan proposed for demolition which coincides with properties identified for proposed new construction. Frank advised all to present any question and/or comments.

Robert Jenkins: Frank, how many additional properties are added?
Frank Gurley: 42 properties...
Robert Jenkins: there are 32 properties added to the amendment. Some are vacant and/or in need of repair. BRA's key for adding these properties is b/c of the opportunity zones. Brockton is fortunate to have 2 opportunity zones (downtown) whereas the state is struggling to find one.

Robert Jenkins then advised that this public meeting is the first phase as comments are being solicited. By the show of hands, Robert Jenkins asked how many people lived and worked in the boundaries (downtown). Robert Jenkins expressed the need of public participation especially from those who live within the boundaries because as we go through these redevelopments and having developments going in the city it will be crucial to get the public's input. This is just the first meeting, The CAC will have to make a presentation of this meeting to the BRA's Board of Directors next Wednesday (May 22nd). Once the Board approves the recommendations, it will then go to the City-Council for their approval. Robert Jenkins asked how many councilors are present (councilors Beauregard and Monahan). The City-Council will host their public hearing and for us it's a public meeting to get comments and recommendations, and the Planning Dept. will also hold a public meeting. Since most present work in downtown, your comments are needed (some have been working downtown for a long time and have seen some changes). Robert Jenkins asked, by the show of hands, how many residents of Brockton are present. As downtown changes it will affect the city which is why the public's input. Comments are needed for the 32 identified parcels/properties some mentioned by Frank that are currently under construction like 19 Main Street. There are some developers interested in the purple building (11-15 Frederick Douglas) and the Hotel Greyson. A lot of activities will surface because of the opportunity zones and because the market has changed. Robert Jenkins advise all to address their comments and notes are being taken. The CAC members were asked to introduce themselves (Frank Gurley, Janet Trask, Nelson Fernandes, Angela Goncalves, and Eunice Depina-not present, works for HarborOne).

Tom Monahan: Can you explain the Federal Opportunity Zone & how it works?
Rob May: Federal opportunity zone are programs created from the tax cut and jobs bill. Basically, if one has a capital gain in an asset and if that asset is sold, tax must be paid as part of the capital gain tax. This new program allows to rollover that gain over to the

new investment in the opportunity zone which 4,000 have been identified nationally (e.g. if there's a \$100 gain and is invested in the opportunity zone, taxes won't have to be paid on that \$100 gain for 7 years. Also, if the investment is held in the opportunity zone for 5 years, there will be a 10-point reduction in the basis. Instead of paying taxes on the \$100, taxes will only be paid on \$90. If it held for two more years (7 total), there's another 5% points dropped. Thus, tax will be paid only in the \$85. The investment must be an asset (company or real estate) that the federal government will allow. The project/property will generate profits that will come back to the owner and when the property/investment is sold, capital gains tax must be paid. With the investment of the \$100, at the 10th year in the opportunity zone, if property is sold capital gain tax shall be paid only on \$80.

- Cindy Ethier-Kostka: With the Hotel Greyson and the building across from it being looked by current developers, are they going to be torn down or rehabbed?
- Robert Jenkins: It is not up to us if it shall be torn down. The BRA is just a facilitator of having them developed. Currently, both are entertained for rehabilitation.
- Rob May: As part of our Downtown Action Strategy we have identified several properties that should be added on the National Historic List of Preservation. Applications have been submitted for 2 new historic districts that would be downtown. All 3 of those buildings are within the district boundaries and are contributing properties to the historic district. We have and want to keep these historical buildings and we're willing to work with the property owners to have these buildings developed up to national historic standards.
- Janet Trask: Where is the porter building?
- Rob May: The Porter block are in the corner of Court and Montello Street. It is a two-story across from Avon Auto.

Cindy Ethier-Kostka: How about 36 main Street? The state will eventually move to their new building (Ganley). What will the property be available for?

Rob May: For rehabilitation. We're willing to work with the property owner on what used to be a retail façade in the 1st Floor. They attempted to modernize it into an office type space and we're willing to go back to it same for the petronella building in which will be rehabbed to national historical standards.

Frank Gurley: Is this part of the 7-layer dip?

Rob May: An incentive program was instituted in the downtown to attract investment and work with existing property owners to make rehabilitation happens. The historical district is one of the 7-layer dip as the Urban Renewal, 40R Smart Growth, Housing Development Incentive Program (tax credits for market rate development), opportunity zones.

Frank Gurley: It is important for the business owners and new ones to know about these incentives that can be triggered by their investment in the downtown.

Janet Trask: Could you please name the 7-layer dip again?

Rob May: Urban Renewal District, DIF District (allows to capture incremental growth and reinvest growth into growth), 40R Smart Growth (allows for more dense developments in both residential and commercial developments), H-TIP (Mass 40V – state tax credit for market rate housing in gateway cities), Historic District (allows to access both state and federal historic tax credits), Opportunity Zones and New Market tax Credits (federal tax credits for commercial development).

[Robert Jenkins took the opportunity and introduced the Vice-Chair of the BRA's Board of Directors, Gerry Smith.]

Cindy Pendergast: I have a question about the parking lot for acquisition on Frederick Douglas Ave next to the old security federal station. As you know on that parking lot there is a liberty tree and it's growing...

Rob May: In regard to that, we'd like to acquire that parcel and convert it into a city municipal public parking lot. We would like to preserve and officially own the liberty tree currently owned by a private owner. The owner may choose to do anything with it and has a history of working well with civic leaders. The parcel would allow surface parking and preservation of the liberty tree.

Cindy Pendergast: Do you think it is possible to expand that little park?

Rob May: It could be.

Cindy Pendergast: Maybe a statue...

Janet Trask: Plants too.

Robert Jenkins: In a private land?

Cindy Pendergast: Steps will be taken to see what can be done.

Robert Jenkins: That should be a comment/recommendation. What is it Cindy?

Cindy Pendergast: To not only acquire the lot but to expand the land and preserve the liberty tree. I'd say create a historical monument and protect it for the future.

Marlon Green: Are there any plans to put green spaces in the downtown area?

Rob May: Yes. There are couple different activities going on right now. We just finished a conceptual plan for the Sycamore grove (old bat terminal, currently city parking lot located behind Jo Angelo's, Tamboo and Cristal). The master plan created is just outside of the district. City Hall plaza connects to Maple Ave and we want to extend streetscaping into Maple Ave. There's a bridge that goes through Salisbury Brook park, the current parking lot is proposed for green spaces and we're willing to work with existing restaurants facing Main Street and allow them to open in the back. Like PROVA, we would like to have a stage for festivals that can be hosted there or future home for PROVA. That is one area proposed for green space. Another area to expand green space is near school street. Some property near School Street is proposed for acquisition, there's a parking lot there and as parking spaces become available downtown, we're hoping that surface lot won't be as necessary, and more space will be

available. We'd like to have another arm (going west) and one (going north) near City Hall plaza. When Main Street becomes two-way, it (the lot) preserves the view corridor and as people drive south on Main Street (in 5+ yrs.) they'll be able to see City Hall plaza. Some improvements are proposed for Legion Parkway (central of Legion), instead of all concrete expand it, add trees and dining opportunities at the edges of Legion Parkway.

Cindy Ethier-Kostka: I heard for over a decade Main Street will be a two-way, when will it happen?

Rob May: A downtown traffic study is in the process of completion, should be done by end of June and when approved by the City, Federal funds will be applied for to start implementing the strategy.

Cindy Ethier-Kostka: I recall that 5 yrs. Ago, Senator Brady (State rep.) said that \$10Mil have been appropriated for main Street to be two-way.

Rob May: There's money that has been identified in a bond bill (\$ identified in a bond bill as a potential investment & actually getting the \$10Mil are 2 different things). Will continue to work with the State to get that. Changing Main to two-way will be more than \$10Mil and a cost will be ready shortly. The \$10Mil could match the federal funds we're trying to pull down, could be used to pick up pieces of the project. Switching one-way to two-way can't be done gradually but all at once.

Cindy Ethier-Kostka: How about Warren Ave? Any plans to make it two-way?

Rob May: Yes, the downtown strategy traffic study goes from Commercial Street to Warren Ave. They all interconnects with each other. All traffic signals will talk to each other, they'll have emergency vehicles signals interrupt, and improvements to pedestrian environment.

Cindy Ethier-Kostka: What about Belmont Street between Main and Warren? Will it also become two-way?

Rob May: Yes, this could become two-way.

Jonah Wein: While we talk about Belmont St, way outside the district with exception of Belmont and Pearl, a few years ago I

spoke with the traffic commissioner and said the state invested a grant to fix that-to take a left on pearl from Belmont without risking your life, a signal would be placed and haven't happened...

Anne Beauregard: I think the Old Colony Planning Dept. (OCPD) would have more information.

Frank Gurley: We should stick with what we are here today, talk about the 32 properties though there are many issues.

Jeanne Holmes: What is your plan to solicit the most comments/responses from majority of the people directly/currently impacted by this area (people who work and live here)? It is great that people are here but there are more (not here) that work and live downtown. How are you going to solicit the most amount of comments to address those people that were not able to come to the meeting and express their comments?

Frank Gurley: We advertised this meeting and sent flyers to bring as many people possible to get comments. As far as going to venues and solicit comments, there were no plans of it for the moment being and word were put out that we'd be here tonight soliciting comments.

Joanne Holmes: It didn't look like it really worked though tried. My comment would be some people don't want to come out at night, others don't want to speak in public, and others could not come in the evening. I recommend another process be put in place.

Robert Jenkins: Do you have a recommendation?

Joanne Holmes: I'd recommend submitting and making sure all living downtown should be given a paper to submit their comments. Even if can't be physically present, their comments should be requested. It's doable, there's the Bixby building, 50 Centre, W.B. Mason. Contact the HR people and advise we'd like to hear from everyone in the building. Though they can't come does not mean their voices shouldn't be heard. A passive approach can't be taken but an active approach should be taken by going to them and get their comments.

Robert Jenkins: Comments can be emailed to Zaias and/or Robert. Going to those that work and live in downtown doesn't take much, drop them(questionnaire) off and pick them up.

Anne Beauregard: Also, Farmers market people can fill out...postcards, surveys, at MassHire and other venues, at unemployment office, Brockton Neighborhood Health Center, Chamber of Commerce events, Crescent Credit Union, and local churches...place them (surveys/questionnaire) at different locations to fill out.

Robert Jenkins: Going to HR and placing them at venues is a good idea. Today's video will be available of YouTube and social media. Link will be available on the website for public comments.

Janet Trask: How many community meetings?

Robert Jenkins: One community meeting and two public hearings by law (Planning dept. & City-Council).

Janet Trask: When did the opportunity zone started?

Rob Jenkins: Awhile back.

Janet Trask: Rob mentioned PROVA, plans?

Robert Jenkins: They must go to license commission and there were issues with present location. It was smart for an early start of planning and some building are not adequate for the event, some have been neglected.

Marlon Green: How are opportunity zones being advertised to communities?

Rob May: We're working with our partners at MassDevelopment. We have prepared an investors Perspective (draft form_ aimed at people interested in bringing investment to Brockton. Talks about geographic advantages and activities going on in the City. It will go into the investment communities, money managers, and available on our webpage once it's available. We're working with the BRA on a Request for Qualifications (RFQ) looking for developers in the area and throughout New England (small & medium scale developers).

Marlon Green: Any plans on attracting minority investors?

Robert Jenkins: We're looking throughout New England for minority and women owned investors/developers not just throughout Brockton. As Rob May mentioned the Investor

Perspectice will be sent to money managers, head fund managers, and those going to and willing to invest in Brockton. As rob pointed out, you can contact Zaias at zandrade@brocktonredevelopmentauthority.com and if you have to contact me at rjenkins@brocktonredevelopmentauthority.com (for comments). The maps will be added to the website. Tell your friends, we'll get out a questionnaire and work with the CAC to form some questions. Thanks to Councilor we did this few years ago. We'll do the same, mail cards to get comments and do our outreach. It is a good idea to go through the HR.

Janet Trask: Another comment, people in audience (watching TV may be interested). Tell us about the 32 properties some of the unknown.

Robert Jenkins: Frederick Douglas are looking for easements, there are plans for 11-15 Frederick Douglas; there's the garage and Trinity property (placed on the plan b/c at the time we were not sure if they would finish); Stelment Block we would like to do the whole block. When doing Urban Revitalization, it makes sense to do large scale which is easier than picking one by one. It's the City's best interests to develop the whole block. The most valuable asset of real estate in Brockton is surface parking. It's not usual to go in a City with 3 commuter stops and many surface parking around it. In Westwood, there are approximately over 3,500 units being built near the train stop. That's what people are doing, it's convenient and we should look at it.

Janet Trask: And the Corcoran Building?... Building near Police station?

Anne Beauregard: Those are not in this situation.

Robert Jenkins: They are outside of the District.

Rob May: At the end of Legion Parkway, the City had blocked off the road because part of a façade building was falling apart. Two floors above it is completely vacant, and we need to work with the outside town landlord to do something about it and we have identified it as an acquisition parcel. An identified acquisition property does

not necessarily mean that Robert Jenkins will buy it and do something about it. Also, next to the Alamo there was a fire in the building (4 years ago) and nothing has happened.

Robert Jenkins: These are some of the 32 properties and if you need the list, we can get them to you.

Rob May: It may seem a lot and in the Stelment Block there are 15 parcels identified, mostly surface parking, not all building.

Frank Gurley: Thank you all for coming, great suggestions about going out and getting to other people. We'll follow up on that. Please let your friends, families, neighbors know (we're soliciting comments). This is an exciting time in Brockton. Back in the late 60s, 70s, and 80s buildings were going up and we are coming back to that.

The public meeting was adjourned at 7:03pm. Nelson Fernandes made a motion, Angela Goncalves seconded. All in favor.



Brockton Redevelopment Authority's Citizen Advisory Committee (CAC)
50 School Street, Brockton, MA 02301
Monday, April 29th, 2019 at 12:00 PM
Conference Call Minutes

Members in attendance: Frank Gurley, Angela Goncalves, Janet Trask, Eunice Depina, and Nelson Fernandes.

BRA Staff: Zaias Andrade

The meeting was called to order by Chairman, Frank Gurley at 12:13PM.

Nelson Fernandes made a motion to approve minutes from April 4th Conference Call, Janet Trask seconded. All in favor.

Chairman Frank advised all members of the CAC scheduled public meeting on Thursday, May 16th, 2019 from 6-7PM on the 1st floor conference room at the Chamber of Commerce. A meeting prior to the public meeting was scheduled for Tuesday, May 14th, 2019 from 6-7PM at the Chamber of Commerce 2nd Floor conference room. Rob May, Executive Director of the Dept. of Planning & Economic Development will be present to guide the CAC on the public meeting presentation. In addition, a meeting was scheduled after the CAC public meeting on Monday, May 20th, 2019 from 6-7PM at the Chamber of Commerce 2nd Floor conference room to review public comments and prepare CAC's written recommendations to the 2016 URP Amendment to be presented at the BRA Board of Directors May meeting.

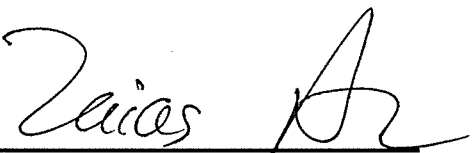
Chairman Frank advised all members of the upcoming BRA Board of Directors meeting that is scheduled for Wednesday, May 22nd, 2019 3:30PM on the 2nd Floor conference room at the Chambers of Commerce.

There are a few on-going projects currently under development in the downtown area. 19 Main Street, owned by the BRA, is currently under rehabilitation for masonry repair, framing, and roof replacement. Brian Droukas is currently

marketing this property on behalf of the BRA. The proposed plan for this property will be a mixed use of commercial space and residential units. The proposed project at 121 Main Street will be developed by NeighborWorks of Southern Mass (NWSOMA). This project will entail a mixed-use development of a commercial space on the ground floor and 48 affordable housing units above. NWSOMA requested \$450,000.00 from the City of Brockton HOME Funds to fund this project and in return Brockton will receive 11 HOME-assisted units which will benefit low and mod-income persons/families. The Petronelli Municipal Garage is currently under construction and will include 415 parking spaces. The Petronelli Gym was purchased by Ted Carman and the proposed project will consist of a mixed-use development. The BRA took the property located at 93 Center Street by eminent domain and was sold to Ted Carman. This proposed plan for this property will also be a mixed-use development of a commercial space and approximately 50 residential units. 47 West Elm, a development by Geoffrey Anatole is currently under construction and will entail 44 market rate residential units. NWSOMA and Housing Solutions of Southeastern MA (HSSEM) are merging and they are proposing to convert the Lincoln School located on 70 Highland Street into 39 senior rental housing units. NWSOMA & HSSEM requested \$100,000 of HOME funds and the City of Brockton will receive 3 HOME-assisted units.

No new business and the next meeting will be on Tuesday, May 14th, 2019 at 6:00PM to go over the presentation of the public meeting on May 16th.

The meeting was adjourned at 12:37PM. Nelson Fernandes made a motion. Janet Trask seconded. All in favor.

X 

Prepared by: Zaias Andrade

X 

Approved by: Frank Gurley
Chairman