



Brockton Redevelopment Authority

Brockton Redevelopment Authority  
Public Meeting Minutes  
60 School Street, Brockton, MA 02301  
First Floor Conference Room  
Wednesday, July 31<sup>st</sup>, 2019 from 6:00- 7:00 P.M.

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

Attendees: Moises Rodrigues, Mayor of Brockton, Francis Dacoste, Nicholas Giaquinto, Angelo Nuby, Janet Trask, Earl F, Rob May, Pierre Alexandre, Darren Badbett, Ralph Corsain, Anne Beauregard, Gana Lawton, Steve Laina, Cesor Mirana, Fred Fontain, Chris Correy, Mark Lawton

Welcome – Robert Jenkins, Executive Director.  
Meeting opened at 5:59PM and welcomed everyone.

The public meeting mainly discussed 3 activities:

1. Section 108 Application to U.S. Housing & Urban Development for “Kitchen Infrastructure Loan Program”
2. City of Brockton “Citizens Participation Plan” revisions/updates.
3. Review of the “Consolidated Annual Performance Evaluation Report” (CAPER)

Robert Jenkins presented on the Section 108 Application to U.S. Housing & Urban Development for “Kitchen Infrastructure Loan Program”. The Planning Department led by Rob May and the BRA has been working with a consultant to put together the loan fund program. The fund is basically funded through the CDBG Community Development Block Grant funds and along with the city’s general funds. This project works on Kitchen Infrastructure, in other words non-removable items such as black pipe, plumbing, electrical upgrades, walk in refrigerators and more. Information is defined in the application and guidelines and can be found on the BRA website.

Questions/Comments:

Mark Lawton said that he feels compelled to express that this was part of Mayor Bill Carpenters vision and how excited he was about it. He felt compelled to say “Bill we still hear you”, it’s part of what he believed Brockton could become and what it will become.

Rob May spoke on how he and Robert Jenkins have been working on this project for quite some time with Mass Development. Downtown Brockton lacks restaurants and quality places for people to go to. A big problem with is that the city lacks built-out, restaurant-ready space. The built-out is very expensive and makes it difficult to justify the economics of a new restaurant. This program will loan directly to the property owner to prepare the infrastructure for a restaurant tenant.

Robert mentions there are similar programs in Springfield, Worcester, and New Bedford.

Rob May asks, “How long will it take for HUD to review this application?”

Robert Jenkins responds saying that they hope to get this application to them in September which after that can take up to 6 weeks but because the Section 108 program is not fully staffed it might take long but we hope to get it done by the end of the year.

Mark from the Brockton Enterprise asks, “How do you decide where to do the infrastructure upgrades, which buildings, who decides that and what area of the city will they all be?”

Robert Jenkins responds “Good question, just to be clear this is going to happen in our Urban Revitalization District if you look at our URP plan it is clearly defined. There may be opportunities to waive that but that will probably be up to the board of directors of the BRA. These loans will probably range anywhere between 250,000 and 300,000 dollars. We are applying \$1.5 million for our program. We’re looking to have some lenders that understand the underwriting and businesses to participate in a loan committee.

Nick Giaquinto, Chief of Staff, creating a program like this, we’re trying to get more restaurants and eating establishments in downtown Brockton. Mayor Rodrigues has agreed and been on board with the program and we’re working together.

Francis Dacoste, I was just going through the loan information on your website. One thing I noticed, is this for eligible properties that has current ownership or is this something for an individual that wanted to buy a property?

Robert Jenkins responds “The way we see it and the Urban Revitalization District there are a lot of properties that just aren’t equipped for kitchen infrastructure.

Francis Dacoste, and how would that work if you had a conventional finance?

Robert Jenkins responds “It would have to work along with your conventional finance. This is not a grant, it’s a loan.”

Robert Jenkins calls Mayor Rodrigues to the front to say a few words about the Redevelopment Authority.

Mayor Rodrigues, Good evening, as its been said here, I believe this project is one that meant a lot to the late mayor. We talked to the community with some people who were actually looking to invest in the downtown. One of the things that was said loudly is that we’re pushing for restaurants and evening places in the downtown area. People can tell that

this is a program that is much needed in the sense because if you're moving into a place that has already had a restaurant in place it's easier to turn the old pipes into new pipes. But if we're building brand new buildings in the downtown area it's going to be pretty much impossible for these investors, people who are actually wanting to invest in the restaurant business to do this all by themselves. That's why this program is something we truly believe in and we're going to truly support it because we see it as bringing life back to our downtown. You can rest assured that for as long as I am in that office we're going to continue to support this. Don't be afraid of getting your hands dirty and help us bring this thing forward. This city has no owners, it doesn't belong to one ethnic group over another. The only way we can bring the city forward is by joining hands. Thank you.

Robert Jenkins turns the meeting over to Emily Hall to discuss the Citizens Participation Plan and the CAPER.

Emily Hall, Community Development and Compliance Director for the BRA.

Citizen Participation Plan:

Requirement of HUD funding. Includes procedure manual for communicating with and engaging the public. Provides timeline for public meetings.

Plan was revised this year to update reporting formats to make the information clearer and easier to understand. Changes were based on best practices from other cities.

Added Lead Based Paint Hazard Control Program to plan

Looking for comments on changes and other suggestions

Citizen Participation Plan is posted on website at [BrocktonRedevelopmentAuthority.com](http://BrocktonRedevelopmentAuthority.com)

Emily opens it up for questions or comments.

Robert Jenkins comments that this is all up on the BRA website for people to take a look because they affect everyone who comes to these public meetings.

Emily begins discussing the CAPER. The CAPER is our annual reporting to HUD that is just for CDBG block grant and for our home program. It's a 25 page document that is a first draft and is still missing information from the document and it isn't due until the end of August but we want to get it out now in the public meeting so we can have everyone start reviewing it. There are some good numbers, we spent two million four hundred thousand dollars. We supported 10 public services through CDBG that was funded at two hundred twenty five thousand dollars, we funded a public facility improvement, and a code enforcement. We served over five thousand residents between the public services, we did 12 homeowner rehab projects that is 12 houses with emergency repairs needed that endangered living conditions to make it unsafe and unhealthy. We were able to help 7 first time home buyers with the home program, we did 3 receivership properties which are abandoned vacant properties. We also had about 4 improvement projects with downtown businesses in Brockton to improve their store fronts. These are examples of the dollar spent to where they

actually went to and the rest of the report goes through talking points. There's a section on the homeless needs plans and actions that we're working with Father Bills to complete. The next section is public housing, it's a section that's in progress right now, it has plans for engagement with homeowners, and with public housing residents talking about home ownership and engaging them with that. It will also talk about the absence to meet the needs with public housing. There's another section called other actions so other things that we're doing in the city. It addresses public policies to stop barriers for affordable housing. There are actions for our lead-based paint hazard program. A way to reduce the number of poverty level families and we talked about several programs in Brockton to help with that. There's a section that talks about coordinating between public service, private and social service agencies. In the last two sections there's monitoring done by home and CDBG on all our different projects across the board. So, we select different public services and look at our first-time home buyer files and all of our different projects that we have, and we do monitoring to the sub recipients and internally. There's a section that talks about the method that we use to do monitoring and then the last section is the Citizen Participation Plan that talks about how we engage the community. CAPER goes over everything we did for the year, it's not a plan, we do an annual plan in May for the following year, but this is just a report out for what we do for the past fiscal year. Emily opens it up for questions or comments.

Robert Jenkins comments that the city of Brockton last year received a CDBG fund for 1.4 million and 420,000 dollars in home funds. Home funds are specifically for breaking order. Those are funds that pretty much have the discretion of the mayor, he or she is responsible for them. 15% goes to public services and then we have another 20% that goes to padmen and then the rest of the funds are pretty much flexible. We've used our funds for parks recreation, police which is also considered part of public services which are the largest recipient of our program, graffiti removal, Father Bills Work Express, and Commercial rehabilitation. The funds really go towards the activities in the city to help those who are low and moderate income. 80% of those funds must go to that endeavor. With that said, Robert calls Earl from Father Bills up to give information in regard to Father Bills and his activity.

Early Fay, the Work Express manager at Father Bills Main Spring. Father Bills has enjoyed a very strong relationship with the city, we're very pleased to open up on North Main St a new building with 23 supportive units of supportive housing which is terrific, that's what it's about we're going from home to supportive housing and 12 of those units are veteran preference. With Work Express for CDBG funds we have two different programs. Work Express is a training program for people with zero income and people who have not been working for many years. Approximately 50 folks have benefitted from Work Express in this past fiscal year through the funding. The city has sent many findings of graffiti and we're also out their trying to find them on our own. I have hundreds of before and after pictures of graffiti and everyone is logged and I am very pleased to send them to anyone who cares.

Robert Jenkins opens it up for comments or questions and calls Emily up to answer them.

Emily comments that starting now, the public comment period lasts 15 days. Please review and leave your comments on the documents.

Anne Beauregard: When does it start and when does it end?

EH: August 1-15

The meeting was adjourned at 6:38PM.

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Prepared by: Benvinda Oliveira

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Signed by: Robert Jenkins, Executive Director

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Date