



Brockton Redevelopment Authority

Brockton Redevelopment Authority
50 School Street, Brockton, MA 02301
Board of Directors Meeting
Wednesday, September 11th, 2019 at 3:30PM

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

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

Guests: Rob May

Welcome – Phil Griffin, Chairman.

Meeting opened at 3:35PM and welcomed everyone.

Minutes for June 5, 2019 meeting presented.

Motion to Approve: Mr. Marrow

Seconded: Ms. Fernandes

In Favor: Mr. Griffin, Ms. Fernandes, Mr. Marrow, Mr. Johnson

Opposed: None

Vote to Authorize Robert Jenkins to sign and execute Purchase and Sales Agreement with Father Bill's and MainSpring (FBMS) for 48 Warren Ave Property.

Discussion: 48 Warren Ave is a property between Pleasant St and Green St. Acquired from Wells Fargo. BRA paid \$77,900 using HOME funds to acquire property. Appraised at \$100,000 - \$110,000. Negotiated price of \$90,000 to FBMS, pending approval from state. FBMS proposes a six-bedroom facility for chronically homeless individuals, male & female. Supportive services will be provided. Property has been run down for previous 10-20 years on a very small lot. Abuts FBMS owned property on Green St. Per Zaias, Construction total \$811,117. High cost due to installation of sprinkler system. Mr. Johnson asked if city was taking over. Robert responded that we are selling it to FBMS.

Continued discussion about FBMS's supportive services in which Emily expressed that there are variety of services being provided and the type of services differ from those that are in the shelter, living in housing, coming from the streets, and the individual him/herself. There was no other interest in this property and the former Mayor, Bill Carpenter, wanted

to do a Pilot Program for the chronic homeless. Thus, it was concluded that FBMS would be the ideal entity to undertake this project.

Suzanne Fernandes made a motion to authorize Robert Jenkins to sign and execute the Purchase and Sales Agreement with Father Bills and Main Street for 48 Warren Ave, Brockton. Eugene Marrow seconded: Vote in favor to sell 48 Warren Avenue to FBMS 4-1.

Vote to approve Zaias Andrade's out of state travel to attend NCDA HOME Advance Underwriting Training in Fort Worth, TX, September 18th – 20th, 2019. The NCDA is hosting a two-day conference for HOME practitioner wit 2+ years of HOME experience focusing on underwriting HOME projects/activities. Emily will also be attending a HOME and CDBG underwriting training while Zaias focuses more on the HOME Underwriting, with the long-term goal of hosting a NCDA Region I underwriting training in Brockton. Suzanne Fernandes makes a motion to approve Zaias Andrade's out of state travel to attend NCDA HOME Advance Underwriting Training in Fort Worth, TX, September 18th – 20th, 2019. Eugene Marrow seconded: Vote all in favor.

Vote to approve BRA's operating budget. Robert mentioned that there are approximately \$60K of HOME admin from program income (PI); \$500K of HOME PI in which 10% (\$50K) is also for admin; thus, having an equity of over \$100K in HOME admin funds. Regarding admin funds for the Lead Program, it works different from CDBG, and \$80K was budgeted for the Lead admin. The way HUD does their admin, it does not count as an eligible CDBG activity put they approved it in the budget. We are currently modifying the LBPHC program budget to a more realistic admin amount that needs to be approved by HUD. There a was short discussion about the quality of the computers, the BRA will be getting 3 new computers and will also speak to comcast about internet speed. Eugene Marrow made a motion to approve BRA's operating budget. Richard Johnson seconded it. All in favor.

Vote to approve Doug Desmarais Rehabilitation Contract. This contract is only for CDBG and the amount is up to \$30,000. Doug has been working with the BRA for a long time and he works with other communities along with attending HUD's trainings. Suzanne Fernandes made a motion to approve Doug Desmarais Rehabilitation Contract. Richard Johnson seconded it. All in favor.

Vote to approve Cree, Alessandri, Strauss (Auditors) contract for FY's 2019, 2020 and 2021. An RFP was put out and they were the only one that responded. The BRA will do an engagement letter (as of October 4th) as opposed to a contract in which their services will be \$18K as an estimate, lesser if all records are in order. Richard Johnson made a motion to approve Cree, Alessandri, Strauss (Auditors) contract for FY's 2019, 2020 and 2021. Eugene Marrow seconded it. All in favor.

Vote to approve BRA's Dental Plan. Cindy informed that the BRA currently does not have a dental plan since the coverage were cut as of July. The BRA previously had dental coverage through the Health Connector, and one must have health insurance with them in order to get dental insurance as well. It was chosen to select MetLife for dental coverage

since the coverage will be \$2,000 annually (\$47 monthly for individual, \$94 for family) as opposed to Delta Dental's annual coverage of \$1,500 (\$58 monthly for individual, \$148 for family). Suzanne Fernandes made a motion to approve BRA's Dental Plan. Richard Johnson seconded it. All in favor.

Program Updates. For the Lead Program, a benchmark modification request was submitted to HUD at the end of May to shift the quarterly units' goals. For Q6, 34 units have been completed thus far and 33 units were expected to be completed by June. For September, there's a possibility to being short in completing the unit's goals, but it's anticipated to meet the goal for the month of September due to many applications in the pipeline. Cindy is currently full-time as the marketing specialist and will be working with the DMV, Health Center, and the Brockton School Department in promoting the program. For the HOME Program, there are three developments going on: 121 Main Street, with on-going construction for mixed-used development of commercial space and 48 affordable housing units by NeighborWorks Housing Solutions (NHS). NHS is also undertaking the Lincoln School project of 39 senior rental housing units. Last, FBMS will develop 48 Warren Ave into two three-bedrooms units for 6 chronic homeless individuals.

Zaias Andrade proposed to increase the down payment assistance amount from \$12,500 to \$15,000 (\$12K from BRA and \$3K from NHS). It was also proposed to increase the assets limits of \$25,000 to \$30,000 excluding college savings and to remove the front end and back end ratios in order to provide more opportunities of applications being accepted/qualified. Last, it was proposed to have rolling applications for the façade program instead of just April 1st and October 1st. Benvinda Oliveira informed that 22 applications were received for the homeowner rehab program and 15 houses will be rehabbed with a budget of \$290,000.

New Business. Robert had expressed that the relocation efforts of 93 Center is still moving forward currently waiting on the Judge. The BRA is still trying to determine what exactly will be moving through the relocation agent. A list of properties was provided to the relocation agent and businesses owners at 93 Center of where they can go. The BRA will probably work with HUD to get a waiver to use CDBG funds to relocate them. Regarding 19-31 Main Street, the developers have walked away. The BRA's RFQ for developers and investors was due on September 13th and have been out since July 31st. There are at least 5 developers whom reached out for assistance and most likely will submit their proposal. In addition, there is an offer of \$450K from Ted Carman for 19 Main in which he can start within 6-9 months as opposed to 2 years from his previous offer. Regarding the Frederick Douglass properties, the BRA is currently under contract with New Vision Enterprise to clean up the building. Robert mentioned he was contacted to name the Parking Garage after late Mayor Bill Carpenter and Councilor Monahan wants to sponsor it. The naming will be discussed with the Parking Authority and if the board votes to name it (in November/December), the garage will be turned over to the City and the City Council will adopt it.

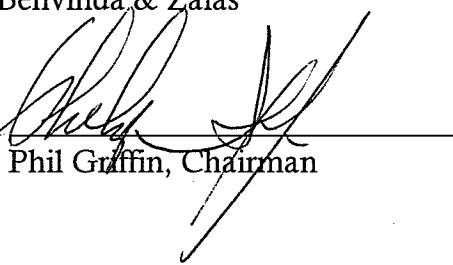
Rob May had expressed working closely with Zaias to set up a meeting with the CAC, Citizens Advisory Committee, to create a URP for the CSX site. A master plan has been

created for the area with investments for new jobs, new housing/parks, and with the authority vested in the BRA to implement this vision will be very helpful. The CAC will review the material presented to them and will decide if it should proceed to the board for a vote. There have been constant communications with Mass Development and CSX about the disposition in the property. Last, Mass Housing has a million dollars and are looking to create a small grant program to communities to build technical capacity. The program being proposed by Rob would create a 121A Urban Renewal Corporation which is different from the BRA's 121B, Urban Renewal Program.

Open meeting was adjourned at 4:45PM. Suzanne Fernandes made a motion, Eugene Marrow seconded it. All in favor. The next meeting of the BRA Board of Directors is scheduled for Wednesday, October 2nd, 2019.

Prepared by: Benvinda & Zaias

Approved by:


Phil Griffin, Chairman