



Brockton Redevelopment Authority
50 School Street, Brockton, MA 02301
Board of Directors Meeting
Wednesday, December 4, 2019, at 3:30 p.m.
Meeting Minutes

Board of Directors in attendance: Philip Griffin and Richard Johnson

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

Guests in attendance: Rob May, Donald Alexis

Welcome – Phil Griffin, Chairman

Meeting opened at 3:30 PM and welcomed everyone.

Vote and Approval of minutes from Board Meeting on November 6, 2019; no quorum, vote to be tabled for next meeting on January 8th, 2019.

Program Updates

Laura provided update on Lead Hazard Control Program, anticipated to be short units for quarter due to snow, program continues to have challenges obtaining documentation during verification process from families. Program taking on new educational approach for Quarter 9 (Jan-March 2020). Program manager will be meeting with organizations that work with families and young children, educating them on lead awareness/grant available. Phil suggested collaboration with DTA agency, Laura informed board program has met with DTA two weeks prior at DTA inter collab agency event, and has made better connections to move forward in Q9. Goal is to seek ways to get trusted people to recommend participation in the program.

Benivnda provided update on Homeower Rehab; three (3) properties will be sent out to BID week ending December 6, 2019 which will be received the following week. Few properties currently going through lead and rehab inspection process. For the remaining properties, the program is waiting for completed documentation in order to income verify applicants. Total of 30 applications currently in the pipeline. Goal by June 30th is to complete fifteen (15) properties. Emily Hall included that once the 15 projects have been completed, the program will be able to better assess budget. BIDS are being sent via email to BRA list of contractors and not advertised in the newspaper due to cost.

Working on putting information on social media as well. Rob May suggested reaching out to Builders of Color Coalition to send out bidding information.

Presentation to Board on development of 26-32 Fredrick Douglas Way (Greyson Hotel) by Caribben Integration Community Development, Inc.

Donald Alexis provided background on CICD, a non-profit organization out of Boston whose mission is to serve the Caribbean community and Brockton is an area of interest due to the demographics. Plan is to have 32 Douglas Ave be used as offices due to the limited parking space. All three floors will be office space, 1st floor is a group that wants to start a pre-k school in Brockton. French immersion school to fit the community, top floors do not have tenants yet, seeking to speak to more businesses. Back stairs to be used as a patio. Plan is to have one occupant on the first floor, the other floors are to be determined. Potentially can be separated to smaller office to customize tenants needs. 2nd floor can be a conference room in which the 3rd floor does not have. Although currently no perspective tenants, CICD has to be mindful of what business goes upstairs if the first floor will be a preschool. Discussion on financing; Donald explained that rehab may cost roughly about \$4-5 million dollars. Will qualify for historic tax credits. Will be looking for state and federal tax credits, new market tax credits, city contribution, and a permanent loan. Phil questioned City's role in contribution. Donald explained by "a good faith" to assist with non profit building, this is an ongoing conversation, still needs to discuss with planning department and BRA on what package they can potentially receive from city once project becomes more physical. Numbers they were looking at from city would be roughly \$600k. State also has a store front abandoned program. If they can get a permanent loan it would be roughly \$2.8 million, historic tax credit of \$550k total, and city funds \$600k. Phil said financing is based on a lot of speculation, tax credits, not concrete, financing is a little unsure. Phil concerned if it could possible to use building as mix use housing. Rob May implied that the 2nd and 3rd floor rooms were much smaller, each rooms have a washstand, if converted you would have to gut interior to make it work. Smaller hotel rooms lines up better for office space. Phil questioned why not retail space. Rob May responded not unless you have a heavy retail district, or activity would it be successful and suggested 1st floor to be called "anchor space". Richard Johnson suggested renting each office space, however management may be difficult. Looking for something more long term.

New Business

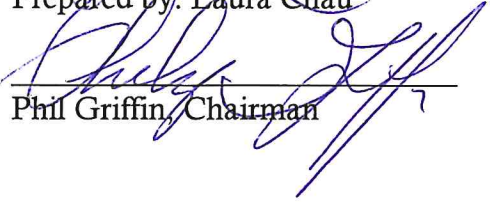
- A. Thursday, December 5th 2019 at 2:00PM dedication of Mayor Bill Carpenter Parking Garage. Parking Authority will provide plaque.
- B. Brockton Redevelopment Authority's Annual Meeting in February 2020; Phil Griffin tabled for next meeting January 8, 2018 due to attendance of board. Robert Jenkins included that meeting should be held no later than March, last year's meeting was in March also. Phil then suggested meeting to be held on March 4, with BRA meeting held prior at 3pm. Annual meeting to be held at 3:30pm downstairs.
- C. Discussion on BRA Office Expansion to across the hall, former B21, no vote needed for today's meeting. Robert Jenkins has mentioned expansion to board previously and needs to sign contract with Chamber prior to leaving on vacation. Phil Griffin gave approval to sign contract, no vote needed. Increase in rent is \$1,495 which will be covered under lead.
- D. Discussion on Holiday schedule; BRA staff suggested that the office be closed on Christmas Eve the 24th, and 25th, with the 23rd being a skeletal day. Office to be opened the 26th and 27th. Phil agreed to schedule.

The next Board Meeting will be on Wednesday, January 8, 2020 at 3:30PM.

Phil made a motion to adjourn, Richard seconded. All in favor. Regular Meeting Adjourned at 4:27PM



Prepared by: Laura Chau



Phil Griffin, Chairman