



Brockton Redevelopment Authority
50 School Street, Brockton, MA 02301
Board of Directors Meeting
Wednesday, January 8th 2020, at 3:30 p.m.
Meeting Minutes

Board of Directors in attendance: Philip Griffin and Richard Johnson

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

Guests: Michael Nunes

Welcome – Phil Griffin, Chairman

Meeting opened at 3:30 PM and welcomed everyone.

Vote and approval of BRA Board Meeting minutes from December 4th, 2019; No quorum, Phil tabled to February 5th board meeting.

Vote to fund Lincoln School development (39 units/3 HOME Assisted) in the amount of \$100,000.00 in HOME Investment Partnership funds and authorize Robert Jenkins to execute closing documents for the Senior Rental Housing Development. No quorum for a vote, Zaias provided summary: Senior Rental Housing Development which 3 of the 39 units will be HOME assisted, 3 units will be SROs (394 sq ft), and 36 1 BR units (606 sq ft). 16 units will be designated to ELI individuals at or below 30% and 23 units for individuals at 60% AMI. Total development costs is \$12,561,000. Tax credit equity of \$9,911,000, AHP \$500,000, City HOME funds \$100,000, DHCD HOME \$550,000, HSF \$650,000, HIF:\$500,000. Acquisition amount is \$150K; \$10,898,105 for direct construction, budget, construction contingency, and general development costs; and remaining balance goes towards capitalized reserves, developer's fee and overhead. Robert Jenkins mentioned that the school was once owned by the City, they are buying from the City. Construction likely to begin Spring of this year. At some point a vote will be need to sign off on documents.

Mayoral Appointment to BRA's board of Directors (2)

Phil has been reappointed, Robert Jenkins informed Mayor Sullivan and his Chief of Staff.

Discussion to authorize Executive Director to enter agreement with Triple M Movers in the amount of \$181,000 for the relocation of Brockton Furniture from 93 Centre Street to storage location. Robert Jenkins provided summary, there were 3 amounts one was for \$450k, \$350k and \$181k. \$181k does not include 12 month storage, if they find a final location they have to pay for that as well. It's really about 224k, lowest price. We don't have authority to pick and choose. We are selling 19 Main St, no PNS agreement yet, 11 Frederick Douglas was under appraised of value, we need approval from state. We can use those funds to relocate 93 Centre. Joseph Goncalves looking to buy, no conflict of interest as Joseph has been off the BRA board for more than 6 months. Joseph will do a presentation in February's meeting.

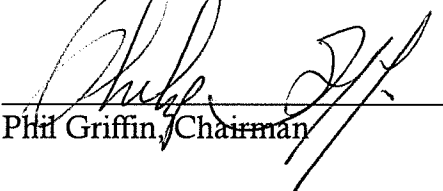
Annual Board Meeting Update (schedule March 4th at 3:30 PM)

Cindy, Laura and Robert to have further discussion on logistics of meeting. Board meeting to be held upstairs, annual meeting downstairs. Distinguish Service Award to Gerald Smith (former Chair and Vice Chair).

The next Board Meeting will be on Wednesday, February 5th, 2020 at 3:30PM.

Phil made a motion to adjourn, Rich seconded. All in favor. Regular Meeting Adjourned at 3:45PM.

Prepared by: Laura Chau



Phil Griffin, Chairman