

**BROCKTON REDEVELOPMENT AUTHORITY**

Brockton Redevelopment Authority  
50 School Street, Brockton, MA 02301  
Board of Directors Meeting  
Wednesday, September 1, 2021, at 10:00 a.m.  
Meeting will be held via Zoom Conference Call  
Agenda

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BROCKTON, MA.  
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- I. Welcome – Phil Griffin, Chairman
- II. Vote to approve BRA Board Meeting minutes from July 21, 2021, Meeting
- III. Financial Update
  - a. May and June 2021 yearend financial statements:
    - i. Budget, Balance Sheet, Profit & Loss Statement
  - b. Audit Presentation - Marcum
  - c. HUD Monitoring Update
- IV. Proposals for 11-15 Frederick Douglas Avenue (Updates)
  - a. BRA is soliciting bids for roof repair/replacement. Mandatory walk through is scheduled for Thursday, September 9<sup>th</sup> at 10:00 AM. Bid deadline is Tuesday, September 28<sup>th</sup> at 3:00 PM.
  - b. Innovative Community Development (ICD) has engaged RND Consultants who will work with ICD on ownership structure and development proforma (sources and uses budget).
  - c. Drafting of an “Exclusive Negotiating Agreement” (ENA) between ICD and BRA with the acquisition price of \$260,000.
- V. 93 Centre Street update and status
  - a. Discussion and vote to approve Brockton Furniture relocation claim
    - i. Legal opinion from Sherin and Lodgen pending
  - b. Vote to extend 93 Centre Street LLC Land Disposition Agreement until December 31, 2021
  - c. Construction anticipated to start October 1, 2021
- VI. 28 Petronelli Way update and status
  - a. Ten-foot easement on the westerly side of property is in process to be sold to 28 Petronelli LLC. Construction anticipated to start November 1, 2021

- VII. I3 and I4 New Vision Enterprise update and status
  - i. Drafting Exclusive Negotiating Agreement (ENA) between BRA and NVE with acquisition price between \$400-\$600K for both parcels.
  
- VIII. 19-31 Main Street Update and Status
  - a. Property is under construction, residential units to be completed by
  
- IX. Carpenter Garage update and status discussion
  - a. Working with City Engineer, DPW, Legal Department and development team resolve drainage design at the Carpenter Garage.
  
- X. Staff Program Updates
  
- XI. New and old business

Adjourn

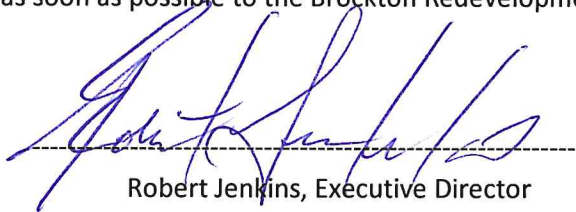
**NOTICE OF BOARD MEETING POSTED AT  
CITY CLERK'S OFFICE AT CITY HALL**

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**August 25, 2021**

**NOTICE OF BOARD OF DIRECTORS MEETING**

Notice is hereby given that a meeting of the Board of Directors of the Brockton Redevelopment Authority, 50 School Street, Brockton, MA 02301, will be held on **Wednesday, September 1<sup>st</sup>, 2021 at 10:00 AM.**, via ZOOM conference call in accordance with Governor Baker's Executive Orders related to the COVID-19 virus. The purpose of the meeting is to review and accept minutes, vote, discuss old and new business, and to receive staff and program reports. Please note that said meeting will be recorded and posted as soon as possible to the Brockton Redevelopment Authority's website.



Robert Jenkins, Executive Director

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