



Brockton Redevelopment Authority
50 School Street, Brockton, MA 02301
Board of Directors Meeting
Wednesday, February 5th 2020, at 3:30 p.m.
Meeting Minutes

Board of Directors present: Phil Griffin, Eugene Marrow Richard Johnson
Staff: Robert Jenkins, Emily Hall, Laura Chau, Benvinda Oliveira, Jon Van Kuiken
Guests: Joseph Goncalves, Rob May, Ben Berke, Tom Monahan

3:30 pm: call to order Phil Griffin, Chair

Unofficial minutes from previous meeting distributed. Since there was no quorum the board did not need to vote.

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.

Robert: 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 estimated development cost \$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 set aside towards capitalized reserves, developer's fee and overhead

Mr. Marrow made a motion to authorize Executive Director to execute documents, Mr. Johnson seconded. Vote: All in favor

Vote to authorize Executive Director, Robert Jenkins, to execute proposal from RND Consultants, Inc. to provide developer selection assistance for Downtown Brockton.

Robert: We received 20 responses to the Request for Qualifications for Developers in Downtown Brockton Catalytic Development Sites. The BRA does not have the capacity to review the proposals and vet potential developers in a timely process. RND consultants has a good track record with reviewing and vetting proposals. We would like to use them to vet the proposals for us.

Mr. May: The Dept of Planning is using RND for CSX property to develop proposals and vetting. I shared my experience of RND with Robert to assist him. RND will vet proposals and qualified developers will be introduced to property owners to see if they can make a deal

Robert: We are doing so much work in URP, we need assistance to make sure this gets done

Board Questions: What is the budget? The total contract is \$24,638. How do we pay for it?
Looking for help from planning department

Mr. May: If you approve this proposal, we will create MOU with BRA to provide DIF funds to cover this as it is an appropriate use of DIF funding

Mr. Marrow: Made a motion to authorize. Mr. Johnson seconded.
Vote: All in favor

One Nine LLC, Joseph Goncalves: Presented a proposal for the redevelopment of 19 Main St. The proposal is for 20 luxury market rate residential units, 12 1-bedroom, 4 2-bedroom units and 4 2-story mezzanine style units. There are also three retail/commercial units: 1 Bistro Café and two high-visibility store fronts. Parking will be provided through a long-term lease with Brockton Parking Authority for 22 spaces in the Mayor Bill Carpenter Parking garage. The project will also include upgrades to façade: energy efficient windows, good lighting, security upgrades, etc. Potential conference/co-work space in one of retail spaces. Keep historic staircase, skylight, etc. also have original Brockton Times billboard on brick wall in end units

Mr. May: This is a step up in size, an opportunity to bring a local Brockton developer to the next level. This project looks fantastic.

Mr. Griffin: what about security for materials? Mr. Goncalves: We have a warehouse to accept deliveries and then bring out as needed

Financing: Lenders are eager to fund, though we will need TIE on residential, but retail will be full tax rate

Mr. Griffin requested motion to accept plan of One Nine LLC for development: Mr. Johnson so moved, Mr. Marrow seconded. Vote: All in favor

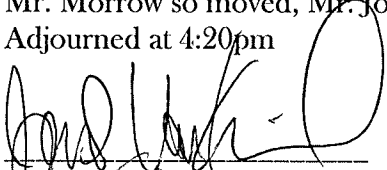
Robert: Update on 93 Centre St: received decision in June, only docketed in December
Dismissed counts 1 & 2. Allowed 3 & 4
Basically taking was done properly. He has 2 more years to sue for additional money and to obtain more relocation funds.
We received 4 moving quotes, from \$288k - \$480k, will authorize funds to cover lowest bid.
We will pay any funds directly to mover. Funds will come out of proceeds of taking.

Robert: Update on BRA annual audit. We will discuss at a special meeting in late February:
potential dates: 2/18, 2/20, or 2/25
Agreed 2/18 or 2/25 at 3:30

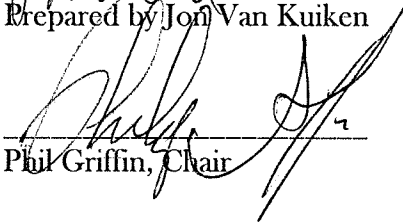
Annual meeting: discussion of where to hold meeting
Mr. Griffin wants to hold brief board meeting upstairs, then move downstairs for public presentation segments.
Start upstairs at 3:30 for two votes, then move downstairs for rest of it
Change back to BRA program updates

Mr. Griffin: Anyone have any new business?
Working on Annual Report
Need statement from Chair
Group shot? No
Required for state

Next board meeting is Annual Meeting
Mr. Griffin asked for motion to adjourn?
Mr. Morrow so moved, Mr. Johnson 2nd all in favor
Adjourned at 4:20pm



Prepared by Jon Van Kuiken



Phil Griffin, Chair