



Brockton Redevelopment Authority
50 School Street, Brockton, MA 02301
Board of Directors Meeting Using Zoom Platform
Wednesday, May 6, 2020, at 3:30 p.m.
Minutes

In Attendance:

Board: Phil Griffin, Suzanne Fernandes, Richard Johnson, Eugene Marrow

Staff: Robert Jenkins, Emily Hall, Cindy Kong, Zaias Andrade, Benvidina Oliveira, Jon Van Kuiken

Guests: Rob May, Joseph Goncalves

Meeting called to order 3:40 pm: Mr. Griffin

1st Item Approval of minutes April 1st meeting

Discussion: No discussion

Ms. Fernandes: motion to accept

Mr. Johnson: Second

Roll Call: Ms. Fernandes, Mr. Johnson, Mr. Marrow

All in favor

Mr. Griffin to Robert

Draft P&L statements

2 companies, created new company in QuickBooks to deal with changes to codes, etc.

Reports are in separate systems, so 2 reports

Robert meeting with Suzanne next week to review financial statements and discuss hiring procedures for new bookkeeper

Any questions?

No questions

Mr. Griffin: Lets skip to 4th item

Received approval from DHCD for 93 Centre St relocation plan

Can't just ask for money have to submit claim.

Consultants will Create a plan and timetable for move

They have requested over half million dollars, our lowest quote was significantly less

Only appeal process is to come to BRA Board for moving funds

They are able to go to court for challenges to taking price

Official claim must be submitted after the move.

Joseph Goncalves entered meeting

Some changes to project of 19-31 Main St by Mayor & Finance Chief

Mayor requested reduction in TIE agreement,

Mayor requested sales price reduction to \$200,000 from \$275,000 to accommodate loss of tax exemption and development financing

Mr. Goncalves: I think I can still make it work with the new changes, but it will be tight

Mr. May: Have you spoken to Mayor Sullivan?

Mr. Goncalves: Troy said this was coming from Mayor Sullivan

Robert: Board will have to vote to reduce sales price, then will have to contact DHCD to get them to accept reduction

Mr. Griffin: may I have a motion?

Ms. Fernandes: move to accept price reduction

Mr. Johnson: second

All in favor

Mr. May: Developer Acceptance Contract with RND

They sent out invitations to present proposals to selection committee for a June meeting.

7 firms, including Trinity, Ted Carman, Joseph Goncalves, Geoffrey and 3 others

Robert: putting together Selection Committee. Would like Phil or designee, Ward 2 & 5 councilors, at large councilor, and mayor's office representative

Emily: CDBG & HOME COVID CARES act funding

\$216k Mini application process for public services grants for increased needs in community

\$550,000 for business assistance - MassHire of Greater Brockton will be contact. Will focus on employment retention

\$250,000 for NeighborWorks to provide housing assistance - income qualified for local residents up to \$4,000 per family to pay rent/mortgage based on need

Approximately \$100,000 to Charity Guild for food bank. Proposal for 98k to reorganize how they store and prepare foods for distribution.

HOME

No additional funding yet

Waiver to CHODO funds to allow us to do other things. Program to provide rental assistance to families. Other option is to give support to other HOME units to see if they have needs

Maybe another program

Mr. Johnson: \$500k come from new funds?

Emily: yes, and then \$50k in existing funds for admin so full 500K can be allocated to businesses

RJ: how will you determine which businesses will receive funds

Emily: preparing process with MassHire of Greater Brockton to Determine

Robert: we don't have expertise, so working with MassHire of Greater Brockton to set up process.

Emily: MassHire of Greater Brockton is creating training and education programs for businesses about how to use funds effectively

CDBG & HOME IPEF

Emily: Received grant application from about 12 orgs. Still planning 215k for public services, 100k for public facilities

Working to get funding agreements together and signed before July 1
Will get budgets out to you soon - about \$4 mil

Personnel & Hiring.

Zaias is resigning effective Friday May 15. Position will be posted

Cindy is now Lead program manager Contract is being reviewed now

Need to hire program coordinator. Hopefully one of the applicants for PM will apply for PC position

Over 300 applications for bookkeeper, Jon has reviewed about 50, will continue reviewing other 250

New Business:

Rob: Belmont Stop and Shop is becoming new peapod warehouse for picking.

Long term solution to S&S

Mr. Griffin: if no other business

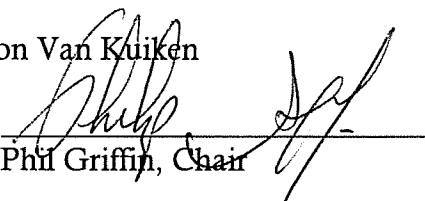
Mr. Marrow: move to adjourn

Mr. Johnson second

All in favor

Prepared by Jon Van Kuiken

Approved by:



Phil Griffin, Chair