

Brockton Redevelopment Authority
50 School Street, Brockton, MA 02301
Board of Directors Meeting
Wednesday, October 7, 2020, at 3:30 p.m.
Meeting held via Zoom Conference Call
Minutes of Meeting

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

Staff: Robert Jenkins, Emily Hall, Cindy Kong, Jon Van Kuiken, Claudio Gomes,

Mr. Griffin: Open meeting: 10:02

Review minutes from July 22, 2020. September's meeting was unofficial due to posting of incorrect time.

No Discussion: Ms. Fernandes made motion to accept, Mr. Griffin seconded, Mr. Marrow provided proxy in favor. Approved

Financial report: Robert presented BRA's balance sheet and the profit and loss statements.

Robert informed the board that there needs to be several slight adjustments on Balance sheet. Any questions?

Mr.; Griffin: No, looks good. Suzanne?

Ms Fernandes: Met with Adilia. Everything looks good. She made some corrections, but there are some additional changes. Otherwise all is fine.

Mr. Griffin: Next item, 93 Centre St. This will call for a board vote. Robert will provide an update and status.

Robert: District Court ruled in 93 Centre St LLC's favor. Furniture company and its occupants owe 93 Centre LLC \$610,000. With a monthly rental/occupancy use of \$25,000. Occupancy rent began last month. Ted Carman is working on arrangement with John Monem to move out by end of this month (October). 93 Centre LLC will refund some of the \$610,000 if move is completed before end of month

National Nursing Pool submitted relocation claim expense record. Relocation Consultant verified that space is vacant and cleaned out. We will need a vote to authorize transfer of money from Line of Credit to our account, write out a check and present to National Nursing Pool after Relocation Consultant verifies return of keys, cleanout, and vacancy. Will also request signoff on receipt of check. We should try to have it ready by the end of the month. Request for a board vote to approve expense claim and to contact bank for advance of LOC to cover costs.

Mr. Griffin: 3 or 4 other businesses located there; were they legitimate?

Robert: They are all out, but if they can demonstrate that they were tenants, then they are able to submit request relocation claim for the moving expenses. Currently, the only remaining occupants are the furniture store and maybe Juan's Upholstery.

Mr. Griffin: are any of the remaining tenants able to cause difficulties for us?

Robert: According to our attorney, anyone who can demonstrate tenancy as of sale date is eligible for reimbursement of relocation costs. But that is about it.

Mr. Monem is in a hurry to move out by end of month, so he is not liable for additional rent. He is doing a self-move. However, he will only be able to put in a claim for actual moving and relocation expenses. As part of the agreement, they will drop the Superior Court suit to reverse the taking. They are still able to file suit to protest the price. We paid the highest appraised value of One Million Twenty Thousand Dollars (\$1,020,000) for the property.

Mr. Griffin: Does anyone have any questions on the motion for approving payment to National Nursing Pool Inc. and requesting funds from Line of Credit. Ms. Fernandes so moved, Mr. Johnson second, Mr. Griffin in favor, Mr. Marrow by proxy in favor.

Update & status of CDBG & HOME

Robert: We are advertising the position for the vacant position of Housing Development Manager. Would like to have someone hired in within a month.

NeighborWorks Housing Solutions submitted request for "Sycamore on Main" or 121 Main St for \$310,000. Emily and I will process that and pay out of Program Income.

The City received an additional \$937,000 in CARES act funding during 3rd round. We have scheduled the public hearing for Tuesday, October 13th at 6:00pm via ZOOM. Registration is required. Information is available on our website and the City of Brockton website.

Emily:

CDBG entitlement fund contracts are out. Working to get them signed and returned safely.

Received 1st round funding & are receiving 3rd round funding. Application is available online. Applications are due on Friday, October 16th, 2020 by midnight. Survey on application and public survey sent out separately to gather information on what are the biggest needs for CDBG funds. Working to figure out what will have the biggest long-term impact on community.

Contemplating several different ways to allocate funding to provide the most impact with the available funds. We will be reviewing applications to make recommendations to the Mayor on funds should be allocated.

Robert: City has never had capacity to do a Community Needs Assessment. These COVID funds may allow us to collect information and provide feedback to our stakeholders.

Mr. Johnson: Is application only on the website?

Emily: I sent out email to list of both existing grant applicants and any other people and organizations who requested to be on our list.

Also looking at other ways to get opportunity out as widely as possible.

Mr. Johnson: I did not receive

Robert: You can find it on our website, or we can send you the link.

Ms. Fernandes: are these funds available for fuel assistance?

Emily: we are funding organizations who do provide fuel assistance

Ms. Fernandes: my concern is that the programs often run out of money

Emily: we have not received application from Self Help Inc, but they have limited capacity for grant NeighborWorks Housing Solutions has already been allocated \$250,000 in RAFT funds under the City initial COVID funds, and we have new program for households up to 80% AMI.

Looking to make sure

Robert: Lead program announcement?

Emily: applied for renewal of Lead funding. Received full \$4,700,000 request. With larger amount of Healthy Homes funds.

Beginning grant negotiations with HUD

Cindy: We are in last quarter of current lead grant.

We completed 87 units, 7 units in construction, 7 waiting for pricing, still have units in pipeline that need additional paperwork.

Robert: We were supposed to complete 143 units for current grant. Looking to get extension since budget negotiations took so long at beginning

Emily: HUD discussing extending all grants due to COVID closures and slow downs

Robert: Housing Development Manager posting – hope to have filled by November

Grants Program Coordinator – looking to get filled as soon as possible

Emily: looks promising to get filled quickly. HOME position will be more difficult to fill

Mr. Griffin: New and Old business

Robert:

Existing contracts

New requests:

Equity and Equality Statement for BRA fell off Robert's plate.

Mr. Johnson: we drafted a few sentences but need to add more and finish. But it has really been sitting.

Robert: under title V we have requirements we must follow.

If City had Human Rights council (Equity and Inclusion Board) we would be out of compliance

Need to have it so it is easier to access

Logo:

Several different designs. Consensus is against curved versions.

Will need different versions for different

New business

Friday, Robert, Rob May, Troy Clarkson meeting with April Anderson?!? Funding is for downtown infrastructure only census tract 5109

Water/sewer improvement

Brockton City Council Real Estate committee: approved transfer 4 properties to BRA.

Article in the Brockton Enterprise: Councilors accused Mayor of sexism

Dept of Defense is getting rid of property near VA hospital. City is backing proposal from FBMS and NWS to transfer MainSpring house from downtown to this property

Not all board member was in favor of transferring current program location to new location.

Lengthy discussing on FBMS program operations and potential locations.

MS. FERNANDES: They need more wrap around services.

MR. JOHNSON: do they need BRA approval for new location?

Rob May: No, but will probably request HOME funds

MR. GRIFFIN: Downtown was supposed to be short term but became long term. Will happen the same way on west chestnut. I agree they need to be out of downtown, but disagree that they move to west chestnut

Emily: there are many reasons why homeless are downtown in most cities

MR. JOHNSON: remember, we don't have any input on transfer

Robert, but we do have input on how things work

Several questions arose on whether FBMS is will or able to provide adequate services to homeless. Robert ensure the board that if the BRA participates in fashion FBMS operation of a shelter will be closely vetted.

MR. GRIFFIN expressed his lack of faith that FBMS would do anything to improve their long-range operations of a shelter.

MR. GRIFFIN Next meeting: November 4th or 11th?

November 11th is Veterans Day (Holiday); board members agreed on Wednesday, November 4th at 10:00 AM.

MS. FERNANDES motion to adjourn, MR. JOHNSON second. All in favor

Prepared by Jon Van Kujken

Approved:


Phil Griffin, Chair