

Brockton Redevelopment Authority
50 School Street, Brockton, MA 02301
Board of Directors Meeting
Wednesday, November 4, 2020 at 10:00 AM.
Meeting held via Zoom Conference Call
Minutes of Meeting

Board: Phil Griffin, Richard Johnson, Eugene Marrow, Suzanne Fernandes
Staff: Robert Jenkins, Emily Hall, Cindy Kong, Benvinda Oliveira, Jon Van Kuiken
Guests: Rob May

Mr. Griffin: 10:07: Call to order/Welcome.

Mr. Griffin Approving minutes. Ms. Fernandes move, Mr. Johnson Second, all in favor

Financial Report:

Ms. Fernandes: received reports, shows a negative, but just because waiting for City check.

Emily: it is Program Income

Robert: we should not be carrying over from year to year

Ms. Fernandes: It is an adjustment from year to year

Robert: all of the other properties should be adjusted so they are no longer on balance sheet

We will give Adilia information to clear books.

Mr. Johnson: Motion to accept balance sheet & Fin Report, contingent on adjustments

MS. Fernandes 2nd, all in favor

Vote to approve and accept NeighborWorks Housing Solution (NHS) proposal for change of use for Hotel Grayson.

Robert: Our 2016 Downtown Urban Revitalization Plan designated the Hotel Grayson for retail, commercial and office space. NHS would like to change the use to residential above retail and commercial on the first floor. NHS recommends 22 studio units at market rate, and two (2) HOME units (low moderate income) with Affordable Housing Restrictions.

Robert: would like the first-floor commercial space to be incorporated with NHS's 121 Main St. development.

Mr. Marrow: motion, Ms. Fernandes second, all in favor

Robert will prepare "Clerk Certification" for Mr. Marrow's signature, to be submitted to Department of Housing and Community Development for approval of change in use at Hotel Grayson.

Mr. Griffin: vote to approve "Trout Brook Relocation Plan"

Robert: Last year the board approved the Trout Brook Urban Revitalization Plan. Today we require the board approval of the Trout Brockton Relocation Plan.

Robert: entertain motion?

Mr. Marrow moves, Ms. Fernandes seconds, in favor: Mr. Johnson, Ms. Fernandes, Mr. Marrow, Mr. Griffin

Approved

Mr. Griffin: 93 Centre St Relocation Status

Robert: Brockton Furniture moved out 2 weeks ago to 1193 Main St (Kmart plaza)

Submitted reimbursement for ½ million, will probably be closer to \$300K. Any questions on reimbursement spreadsheet?

No questions

Robert: I will need to review this with Mr. Griffin, then will need board vote on final amount. Do you want to talk to relocation consultants?

Ms. Fernandes: why don't we wait until request final, so we don't waste time

All agree

Robert: will have consultant review and finalize, then set up meeting with board to review. It is up to board what we pay.

Mr. Marrow: have a comment: when we get final estimate, is it possible to find safe place to meet with consultant so we can review in person?

Maybe look at prior and then meet in person if there are any serious questions.

Robert: that sounds good - we review first then decide to meet or not.

CDBG/HOME update:

Emily: We completed COVID funding applications, will need to review and get to Mayor to approve.

We are making adjustments to RAFT funding for NHS. Giving them additional 82k to carry over until new funding.

Would like to find way to use Plymouth County funding next to increase their capacity

Public Service Meeting was most productive we've had. Though one organization did not attend.

Good input from community organizations

Current funding all allocated and is proceeding with reimbursements

Mr. Johnson: I put in on behalf of non-profit. Want to be transparent. When will funds be disbursed?

Emily: prepared proposal but will need to review and get approval from Mayor and then submit to HUD before we are able disburse funds. Hopefully will happen by end of funds

Robert: Due to conflict-of-interest possibilities, we will vet Richard's proposal with board for vote.

Lead Update:

Emily: Cindy will review unit numbers

Update on new grant: we are looking to spend down current funds.

Oct 17 submitted required documents for new grant negotiations. Expect to hear within next month, then couple months negotiations.

Hope to put off start of new grant until current funds are spent down.

There will be press release and notice about new funds when available.

Cindy: Hope to complete 110 units by end of quarter if weather is good.
11 units in construction, contractor working to complete before weather

Emily: while this is technically final quarter, grant does not end until February and will hopefully be able to roll over to spend all funds
Remember that this grant did not complete first unit until 9 months after grant began

Robert: at 110, need 143. In best judgement Cindy, will be get all units completed?

Cindy: We should get at least 120 complete.

Emily: Difficult to do outside work during cold weather. Will work on interior jobs
Clients will not see difference between 2 grants as funding will be seamless

Emily: Cindy took over this March and has managed to complete as many units as Laura had in first 2 years of grant.

Hiring and Employment update

Robert: narrowed down to 2. Both candidates very well qualified. Will interview next week, hope to hire by 21/1

Emily: Started interviewing grants coordinator applicants this week. Many people to choose from. 2 stick out during app process. Should be able to meet with 2-3 top candidates for final interviews next week.

New Business?

Robert: met with mayor yesterday. About RAFT program. Mayor is concerned about social media. Seems to be related to focusing more on residential than business. But this is our focus/methodology we need more people with skills that work in this economy in Brockton. Need to review issues with mayor to help him understand

Ms. Fernandes: what is status of inclusion and equality statement?

Robert: Richard waiting on me for my updates to draft.

Mr. Johnson: I have a draft I can send out for rest of board to review.

Ms. Fernandes: I think it is overdue that document should be on website.

Robert: this is a board issue. Don't wait for me. This is about what our mission says.

Ms. Fernandes: this impacts on what we are doing with money's we receive to distribute. Not that this will impact social media comments, but at least we will have a statement out there.

Robert: Board will need to bring to mayor to get his approval and buy in

Ms. Fernandes: this should be a priority.

Richard I will get this out today

Robert: Rob and I are meeting with Win Farwell on 11/18.

Mr. May: meeting with mayor and councilor Thompson on 11/18, but council is holding public hearing on 16th.

Robert thinks on 23rd. I will check with Thompson to verify.

We are meeting with Thompson, Mayor, Farwell about Trout Brook to bring them up to speed.

We may want board members to attend. Can we get Planning Board members to attend

Mr. May: public hearing on 16th. Meeting to approve is 23rd.

Mr. May: we should reach out to mayor's office to reschedule to Thursday or Friday before.

Robert: we have final walk through next week on Garage for issues. Some water infiltration issues. Parking Authority should send out memo of all issues with garage. As this is final meeting to address them under warranty

Mr. Griffin: any old business>?

Next meeting 12/2/20


Works for all

That concludes.

Mr. Marrow: motion to adjourn, Ms. Fernandes second, all in favor.

Prepared by Jon Van Kuiken

Approved:


Phil Griffin, Chair