

Brockton Redevelopment Authority
50 School Street, Brockton, MA 02301
Board of Directors Meeting
Wednesday, December 2, 2020 at 10:00 AM.
Meeting held via Zoom Conference Call
Minutes of Meeting

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

Staff: Robert Jenkins, Emily Hall, Patricia Jackson, Cindy Kong, Benvinda Oliveira, Jon Van Kuiken

Guests: Rob May

Mr. Griffin: 10:03: Call to order/Welcome.

Mr. Griffin Approving minutes. Mr. Marrow moved Ms. Fernandes Second, all in favor

Financial Report:

Robert: Adilia sent financial statements. Since I was on vacation, she was unable to get bank statements, so financials are not up to date. Should have Nov & Dec for January meeting
Robert will be meeting with Adilia to prepare said financials.

Robert: I will be taking time off - every Friday, and second week of December
We are meeting Marcum about Audit, would like to get Suzanne to meet with them too.

Mr. Griffin: Vote to approve draft Land Disposition Agreement with NeighborWorks Housing Solutions (NHS) regarding Hotel Grayson.

Robert: Draft LDA. We are required to prepare these for all properties we sell in the revitalization district. State has to approve. We need a vote to approve the draft so we can pass on to state.

Ms. Fernandes: is the second sentence correct?

Robert: Yes, special language for state. Requires vote on draft.

Ms. Fernandes: Move to accept draft. Mr. Marrow, second. All approve.

Robert: Mr. Marrow, I will need your Clerk signoff on vote.

Mr. Griffin: Vote to approve Robert to execute documents on Grayson Hotel.

Robert: this is to allow us to make sale to NHS

Ms. Fernandes: Move to accept, Mr. Johnson second, all in favor

Trout Brook URP

Mr. May: Robert and I went in front of Finance Committee. Things went well several councilors expressed concerns. Public Hearing was held open to allow us to update Assessors values. That should be completed in time to present at next Finance Committee meeting (December 21, 2020) to continue public hearing and then vote to approve.

Robert: We should be able to send that to the state in January.
I think the process went well, some opposition from council.
Will be submitted 1 year later than expected due to pandemic.

Mr. Marrow: what was objection?

Robert: Councilor Farwell felt we should be putting more effort into short term issues, such as COVID pandemic. But this is a 20-year plan, so it will position us nicely when the economy starts to recover. Several other City Councilors indicated that the City should be able to walk and chew gum at the same time (as an analogy).

Mr. Griffin: Update on 93 Centre St

Robert: Same things as last meeting. Was unable to talk to relocation agent due to vacation schedules. Will need to set up meeting with board and relocation agent for Zoom meeting to discuss what we will owe for relocation.

Mr. Griffin: How about incorporating into January Meeting. All in favor

Robert: I will set that up.

Mr. Marrow: what time is that meeting?

Ms. Fernandes: 10 am

Set for next meeting.

Mr. Griffin: Update on CDBG HOME

Emily: Had public meeting last week.
Drafted document listing just the changes. Will make sure you get that.
Added more funds into housing cost assistance, Business Assistance Program still same, only spent 150K, we are reevaluating how to make it work better.
Boys & Girls Club got funding for freight farm. Will be providing support through entitlement funds. Food will be used to supplement meals to kids and then extra to charity guild
Will be a great program. BHS also received funding for their freight farm.

Robert: When was comment period over?

Emily: Monday

Mr. Griffin: Can we get more funding over to BGC for that - sounds like a great program.

Emily: We gave them the funding they need to get it up and running. Rest is covered by state. We are also giving funding for their "Learning Pods" to provide a space for kids whose parents are unable to stay home with them to connect to classes so they can learn. They are also getting some funds to upgrade facilities to handle extra power & Internet needs for the LP.

Mr. Griffin: Great to hear. Any questions for Emily?

CDBG HOME: Emily regular programs are running smoothly.

LEAD: email from HUD to start negotiations. Current grant unit count is doing well. We should be able to negotiate changes in completion dates for

Mr. Griffin: where are we with unit numbers?

Cindy: by end of this month will be at 102 units. Supposed to be 143.

Mr. Griffin: great job getting the numbers up.

Robert: How many in pipeline?

Cindy: 31 units in pipeline

Robert: Do you anticipate completing all of them by the grant end?

Cindy: If we can continue at this pace, we should have them completed by end of February.

Robert: Worst case scenario?

Cindy: 110 - 115

Emily: We should be able to continue after then until we complete. Then will need to get going on new grant. Cindy was able to complete as many units in the last six months as were completed in the first 2 years of the program.

Ms. Fernandes: Great job getting our unit counts up.

Robert & Emily: from startup in February 2018, took till December 2018 to get started. The next 3 months we should be able to propose any changes for next grant (January 2021) and get it all in place for moving forward.

Emily: we should know when our start date is by next board meeting. Maybe January, possibly later

Mr. Griffin: Hiring and Employment Update:

Robert. Introduce Patricia Jackson

Patricia: Spent last four years working at FBMS. Currently pursuing Doctorate in Law and Policy at Northeastern.

Emily: actual title is Housing Development Manager; her focus will be housing development. Will especially work with low-income housing units and has experience getting them into placements

Robert: One important item on her to do list is “Impediments to Fair Housing Choice” in Brockton. She will be working with on Equity and Equality Statement.

Mr. Johnson: Working on inclusion draft. Had some changes and updates. I think I sent it to you Robert.

Ms. Fernandes: I made updates and sent them to you Richard. Will resend and send to everyone.

Mr. Johnson: We need to add something about requiring our grantee organizations to have similar inclusion language in their governing documents.

Ms. Fernandes: I started fresh. “We are proud to serve a diverse community and support the continuing fight against racism and inequality. At Brockton Redevelopment Authority it is our mission to ensure equal opportunity for all. BRA supports the movement against hate, racism, inequality, and systematic oppression. We are committed to advocating for equal rights for all hearing concerns and working towards correcting those concerns, ensuring that our work is addressing the needs of minorities in our community, guaranteeing equal access and opportunity to services.”

Previous document was more focused on how things did not work well before, I thought it should focus on the future and how we will proceed going forward.

Emily: HUD requires an equality statement. I will get that to you.

Ms. Fernandes: I will send it out after this.

Robert: if we complete before end of year, we can hopefully approve at next board meeting

Mr. Griffin: what about Charaliz Isaac?

Emily: Charaliz Isaac will start Monday. Unable to join meeting today. She will be working on all of the grant’s info. Fluent in Spanish will be a great addition to team.

Ms. Fernandes: Great work putting together a fantastic team!

Emily: Stuff...

Robert: This should allow us to get back to working on policy.

Emily: These roles and changes here will help us meet the goals of the new diversity document.

Mr. Griffin: New & Old Business

Robert: 11-15 Frederick Douglas. Joseph Goncalves is interested in the property. Has not yet put anything into writing. In last 30 days, received 2 more interested parties, Restaurant has submitted proposal for \$250K. 3rd Cape Cod Café has expressed interest. Doing tour on 29th for them. Now that there is other interest, Joseph will submit new proposal to try to meet proposed amount from restaurant.

This building is in tough shape. City said, "get whatever you can for it" Joseph is housing, other two proposals are for restaurants. So many other housing units in that area, but we should know better by January what it looks like. Mayor is not interested in more housing on Frederick Douglas Avenue.

Mr. Griffin: Is Joseph open to making his proposal more mixed?

Robert: Not sure, we'll see. We can just play it out and see what happens in January.

Mr. Griffin: Does the BRA have enough PPE?

Robert: Jon?


Jon: Yes, have what we need, and more is available to purchase now.


Mr. Griffin: what are you doing for holidays?

Robert: Closed 24th, probably open on 31st, maybe close early

Mr. Griffin: anything else?

Mr. Marrow: Move to adjourn, seconded all in favor.


Prepared by: Jon Van Kuiken


Approved, Chairman Phil Griffin