



Brockton Redevelopment Authority
50 School Street, Brockton, MA 02301
Board of Directors Meeting
Wednesday, January 6, 2021 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, Patricia Jackson, Benvinda Oliveira, Jon Van Kuiken

Guests: Rob May, April Anderson

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

Mr. Griffin Approving minutes. Ms. Fernandes moves to accept, Mr. Johnson: second. All in favor.

93 Centre St discussion put off until February meeting.

Introduction of April Anderson, of Anderson Strategic Advisors, LLC.

Ms. Anderson: Bio and background:

Economic Development Consultant, worked in ED for 25 years. More info available:
<https://www.govbizstrategy.com/>

Started on contract in November, but working unofficially since August.

Currently working on state grants focused on COVID recovery.

Assisting Mr. May on grant applications for Local Rapid Recovery grant; An infrastructure grant for Shared Streets; Downtown shared space proposals for community gathering;

Supporting Rob May on grant proposal to Federal economic development for two-way streets. My focus is on figuring out how to lay fiber optic cables for city owned network while streets are torn up for construction.

Arcteris, a venture fund investing in Opportunity Zones. Arcteris is looking to invest \$20 mill in opportunity zones across country. Brockton is on list. Will require \$5 mill match from City.

Robert and Rob submitted application in Fall. Funds could be used for fiber network, etc.

During 6-month engagement, will be looking at ways to help small businesses, especially downtown, and looking at ways to bring other businesses downtown

Mr. May: we did not receive grant from EDA for fiber project.

Submitted budget proposal for \$5.1 million for 25% design for 2-way travel on downtown streets. Will include 100% design for fiber network.

Robert: Arcteris is Opportunity Zone venture fund
Section 108 possible so have some available resources for \$5 mil match

Anderson: I am also available for any economic development project as part of my contract

Mr. Griffin: Financial Statements

Robert: Just received statements on Monday
Some new items: P&L versus Actual. Please review for next meeting. Good way to see how close to budget.

Auditor starts end of Jan, early Feb. Will need to meet with Suzanne and maybe others. Will have update at February or March meeting.

: Update status of Trout Brook development:

Mr. May: City Council had final meeting on 12/28, but meeting minutes not yet posted. Difficult two hour discussion between councilors. Now that it has passed City Council, we need to start focusing on moving project forward. Must be approved by state (DHCD, MEP). Work with April to rework the RFQ for current conditions and get it out.

Also received very nice compliment from State Housing, Government Affairs staff said that we are the ONLY community doing a systematic process for redevelopment in the state.

Mr. Griffin: Will the Fiber project run to Trout Brook?

Mr. May: Yes

Mr. Griffin: Logo Approval

Jon: do not have information easily available so will get that out later today to move to February Agenda

Robert: Board originally voted to cover 70% of dental cost with employees paying other 30%. It was very cumbersome. BRA too small to qualify for plan, so each employee paid full premium and BRA would reimburse. Since we now have five employees, we qualify for a group plan. Previously individuals were required to pay separate bills. We received a good plan from Delta Dental. The new plan will cost BRA an additional \$1600 per year to pay full premium.

Mr. Griffin: Any question?

Ms. Fernandes: only issue is running risk of losing employees and then dropping out of group plan, but ~\$300 per person, per year is small amount and is worth it for savings

Mr. Marrow: Do city employees receive dental benefits?

Robert: Yes, through union. Not sure of premium.

Mr. Griffin: I agree, makes sense as a benefit. State pays 100% of dental premiums, but we do have to pay some copays for family plans.

Ms. Fernandes: I move to pay 100% of dental coverage.

Mr. Johnson: Second

Mr. Griffin: Role call: Mr. Marrow: Approve, Ms. Fernandes: Approve, Mr. Johnson: Approve, Mr. Griffin: Approve. All in favor, motion carries.

Mr. Griffin: CDBG Update

Robert: Since Emily is out, Charaliz will report on that.

Charliz Isaac: Sent out 17 contracts and received five signed contract back as of today. Working on CARES Covid 3 grants and will coordinate the public service grants with Emily.

Robert: Brockton Partnership reached out to me to offered to help with business assistance program. Emily and Danielle in the Mayor's office are gathering data and putting together a plan Business needs run the gamut, so looking at creating data and information to determine highest impact so we can develop scope of work.

Mayor is committed to 1 year, but this should become institutionalized for the city. There are many resources out there, but we really need to get the information together and get it out there.

Ms. Fernandes: I had a call from a small business who was looking for help. It is great that you are working on it already. Helping small business that is listed as High Risk and pushing them to contact BRA as soon as program is available again.

Robert: Meeting with Bob Rivers on Monday.

Robert: Lead Grant: We start new contract in February. While we are still behind in old contract, there is a strong pipeline.

Jon: Cindy's update from earlier this week. Q12: 11 completed, 4 in progress, 1 additional unit out to contractor on December 12.

Mr. Griffin: New/old business:

Robert: Old Business. Unable to vote approve Trout Brook because we did not have Council approval in December.

Would like vote to approve.

Ms. Fernandes: Move to approve based on Council Approval

Mr. Griffin: Roll Call:

Ms. Fernandes: aye, Mr. Johnson: approve, Mr. Marrow approve, Mr. Griffin approve
Motion passed unanimously.

Ms. Fernandes: anything on 11-15 Frederick Douglass Ave?

Robert: No new information from any of the developers. Have not heard back from Cesaria. However, if Joseph Goncalves proceeds, we will need second amendment to update Downtown Revitalization Plan as his plan is all residential. Demoulas's is unable to make space work.

Ms. Fernandes: We have annual meeting coming up first Wednesday of March

Working with Claudio to create Annual Reports.

Ms. Fernandes: concerned that our February meeting will be very busy and March is Annual Meeting. Will we need a special meeting for audit?

Annual Meeting will take more effort as it will be virtual.

Suggestions for Speakers?

Mr. Griffin: Leave it up to Mayor?

Ms. Fernandes: Maybe someone who is doing business downtown? Especially someone who is working with us.

April: Maybe Secretary Keneally? Or someone from economic development? DHCD?

Robert: Someone from MassDevelopment, like Dan Rivera, new director. We will probably recruit you for annual meeting.

New Business:

Robert: Mayor has proposed Tiffany Ellis-Niles as new board member. Attorney

Mr. Johnson: Has equity statement been approved?

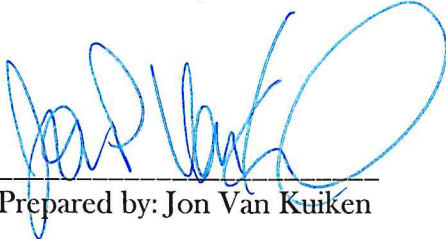
Ms. Fernandes: Emily sent it out. I think it looks good.

Patricia: I worked with Emily to write statement

Robert: I will put it on agenda for February.

Mr. Griffin: entertain motion to adjourn.

SF motion to adjourn, RJ second, all in favor



Prepared by: Jon Van Kuiken



Approved: Chairman Phil Griffin