

Brockton Redevelopment Authority  
50 School Street, Brockton, MA 02301  
Board of Directors Meeting  
Wednesday, July 21, 2021, at 10:00 a.m.  
Meeting held via Zoom Conference Call  
Minutes

Attendees:

Board: Phil Griffin, Suzanne Fernandes, Richard Johnson, Tiffanie Ellis-Niles, Eugene Marrow

Staff: Robert Jenkins, Emily Hall, Patricia Jackson, Charaliz Isaac, Jon Van Kuiken

Guests: Rob May, Mayor Robert F. Sullivan

- I. Welcome – Phil Griffin, Chairman  
Call to order: 10:03
- II. Vote to approve BRA Board Meeting minutes from June 2, 2021, Meeting  
Motion to approve as : Ms. Fernandes, second Mr. Marrow, vote yes: Ms. Fernandes, Mr. Marrow, Ms. Ellis-Niles, Mr. Johnson, Mr. Griffin
- III. Vote to approve BRA's financial reports from May and June 2021 financial statements: Budget, Balance Sheet, Profit & Loss Statement  
Emily: Financial statements did not come back from auditor. Will have by September meeting
- IV. Vote to approve Neighborhood Housing Services of the South Shore dba NeighborWorks Housing Solutions Section 108 Downtown Restaurant Infrastructure Loan request for \$300,000.00  
Suzanne: Loan committee met on 6/26/21 (Councilor-at-large, Win Farwell; Ward 2 Councilor, Tom Monahan; Associate Auditor, Annmarie Raymond; Nelson Fernandes; Matt Osborne, Senior Commercial Lender, Eastern Bank; Kevin Brower, VP Small Business Lending, HarborOne; and Suzanne Fernandes. Guests: Troy Clarkson, Brockton CFO; Michael Cucchiarra, BRA Section 108 Loan Committee Consultant) We were tasked with determining eligibility and confirming that proposed budget conforming with HUD regulations. We had to adjust as HUD did not originally allow non-profits to receive funds. We were able to request the change so that NeighborWorks Housing Solutions (NHS) would comply. We had to determine creditworthiness of NHS. Application for \$300,000 loan to build out space

for Brockton Beer Company. NHS is guarantor. NHS financials are strong and creditworthy. Rate is based on 10-year US Treasury Note. HUD requires 20 basis points. We decided on 3.5 basis points for BRA as a competitive rate. Final rate will be US Treasury rate plus 55 basis points.

Repayment Schedule: First 6 months no payments, second 6 months double payments and then revert to regular payment schedule.

NHS asked for contingencies. We agreed to require all licenses, inspections and signed contracts with Brockton Beer Company before release of any loan funds. In addition, the Section 108 Loan Funds are last to be released – all other financing must be in place first. We were required to determine if their projected project costs were reasonable, that their project funds were committed, the return on owner's equity investment will not be unreasonably high and to the extent it is feasible, the Kitchen Infrastructure funds will be released on a pro rata basis.

Committee voted to approve. Mr. Brower was absent, Mr. Osborne abstained due to a conflict of interest, Ms. Fernandes, Councilors Farwell and Monahan, Ms.

Raymond and Mr. Fernandes all voted to approve application. Mr. Clarkson was satisfied with conversation and vote.

Next step is referral to BRA Board for a vote.

After a board vote to approve, the application will be sent to Boston HUD office, they will review and refer to Washington HUD office.

Question was raised about responsibility for loan if Brockton Beer goes under. Loan is to NHS as building owner, and NHS will be responsible for repayment. Does BBC have a signed lease?

Emily: Lease has attorney approvals and will need one final review by NHS before it is executed.

Mr. Griffin: I'm in favor as it will be good for Brockton but will not put a financial burden on the city.

Ms. Fernandes: I would like to request a motion to accept the recommendation of the loan committee, however I will abstain because I am on the committee.

Motion to accept: Mr. Johnson, second: Mr. Marrow. Ms. Fernandes: abstain, Ms. Ellis-Niles approve. Mr. Marrow: approve: Mr. Johnson approve, Mr. Griffin approve

- V. Recommendation discussion on 11-15 Frederick Douglas Avenue:
- Brockton Market (Tanetta Williams) presentation (attached)
  - Restaurante Cesaria presentation (attached)

Robert: sent out presentations. We held this property for almost 10 years. Decided that should be a commercial development

Proposals from both Cesaria & Williams

Pat: Tanetta gave a very good presentation. Frederick Douglass Ave Market: restaurant, fresh market, etc. upstairs: KodeConnect and Brockton Conservatory of Music

Ms. Williams sent letters of support this morning.

Robert: we received financials this morning but have not yet had chance to review. She had discussions with Restaurante Cesaria to partner – RC sent letter of interest

in partnering. With that it looks like a combined proposal is doable. Very excited about the different partners involved and with the type of development proposed.

Robert: Would help activate downtown and especially FD Ave

Rob May: Have ongoing projects on FD Ave – 121 Main (Sycamore on Main), Robert has an agreement in the works with NHS to take over the Greyson Hotel. working with MassDevelopment on site readiness/project feasibility study for the property bounded by Frederick Douglass and Warren Aves and L St. Potential for new municipal parking garage about 120 new residential units and a 40,000 sq ft vertical greenhouse. Also new public safety campus for Fire, Police, BEMA and IT on Warren Ave at end of Frederick Douglass Ave.

Ms. Fernandes: My concern is that Ms. Williams is not a developer and does not have the background for this type of development.

Robert: Recommended that she work with a development consultant

Mayor Sullivan: Thank you for your service to Brockton. Public Safety campus going in. Met with billionaire developer from Nashville who is interested in Brockton I see Adelsa is on call, she is doing great things as well

Robert: We will continue reviewing and bring information to you as needed

VI. Review and approval of employment contracts for Emily Hall and Cindy Kong

Robert: Emily's new title is Chief Operating Officer. Emily is taking on much more responsibilities for all the other programs.

Cindy's new title is Housing Rehabilitation Program Manager.

Both contracts reviewed by our attorney.

Trying to get contracts all on July 1 Schedule

Ms. Fernandes: if no one has questions, I make motion to accept both contracts as is.

Mr. Johnson: I second – The work they have both done is exemplary.

Robert: I want to make sure we keep these people for a while

Ms. Fernandes: if you want to keep them, you have to be nice to them

Mr. Johnson Second

Roll Call: Ms. Fernandes Yes, Ms. Ellis-Niles yes, Mr. Marrow yes, Mr. Johnson yes, Mr. Griffin yes

Suzanne: When is your contract up Robert?

Robert: next year. We will start to discuss.

VII. New and old business

Mr. May: working with MD on site readiness grant – 70K grant when we receive approval from City Council.

Robert: 93 Centre St. did not receive anything from attorney so will postpone to September. Pat, please recirculate the analysis you did.

Pat: Asking for 360k and we recommend 220K

New Business

Robert: Merion Properties. Proposing 80 units residential and first floor retail.

Arctaris Impact Fund is very interested in working with Mr. Cavanaugh. Also talking with local and a Boston bank for financing

Also working with Joseph Goncalves on I3 & I4. They have an easement for Mr. Carman's property. Will make it a little difficult, but will make it work

I3 under 40 units, I4 under 30 units

Mr. Griffin; entertain motion to adjourn

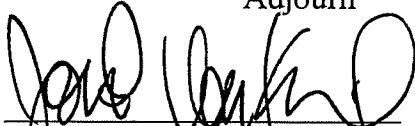
Mr. Johnson: motion, Ms. Fernandes: Yes, Ms. Ellis-Niles yes, Mr. Marrow  
approve, Mr. Johnson yes, Mr. Griffin yes


Plan for September 1<sup>st</sup> in person, but consider Zoom if things get worse?

Is everyone ok with meeting in person at 10 AM?

All: yes

Adjourn

  
Prepared by: Jon Van Kuiken

  
Approved by: Phil Griffin, Chair