

BROCKTON REDEVELOPMENT AUTHORITY

Brockton Redevelopment Authority
50 School Street, Brockton, MA 02301
Board of Directors Meeting
Wednesday, October 6, 2021, at 10:00 a.m.
Meeting held via Zoom Conference Call
Minutes

Attendees:

Board: Richard Johnson, Suzanne Fernandes, Tiffanie Ellis-Niles

Staff: Robert Jenkins, Emily Hall, Patricia Johnson, Jon Van Kuiken, Cindy Kong, Daniela Andrade, Charaliz Isaac

Guests: Brady Winsten, Sydné Marrow

I. Welcome – Richard Johnson, Chairman

Call to order 10:02

II. Vote to approve BRA Board Meeting minutes from September 1, 2021, Meeting
Ms. Fernandes: Motion to accept as is, Ms. Ellis-Niles second. Role Call Ms. Ellis-Niles yes
Ms. Fernandes yes RJ yes

III. Financial Update

a. July, August and September 2021 financial statements:

i. Budget, Balance Sheet, Profit & Loss Statement

Emily: Adilia says she will deliver today. Working to get annual plan approved. Public Service grant payments not started in earnest yet. HOR & Lead going well.

Admin cost accounting is much more stringent. Any expense must be divided by funding percentages across 3 programs Lead 50%, CDBG 40% HOME 10%

Robert: Still looking for a finance person

Ms. Fernandes: this is 3rd year of not having correct, updated financial statements.

Attempted to update position last year, but we are still not receiving timely reports. Need to do more with position to ensure we get them updated in a timely fashion.

Emily: this is my 4th fiscal year and this will be 4th accountant. We are shifting to an accounting firm to ensure things are set up properly and then may be able to be in better shape for reporting. Looking at having firm on board by December.

Ms. Fernandes: Are we at risk of losing any grant funds do to lack of financial reporting?

Emily: No, all of our grant funds roll over so we will not lose anything.

IV. Update on 11-15 Frederick Douglas Avenue

- a. BRA is soliciting bids for roof repair/replacement. Mandatory walk through was rescheduled for Thursday, September 27th at 10:00 AM. Bid deadline has been moved to Tuesday, October 8th at 3:00 PM.
- b. "Exclusive Negotiating Agreement" (ENA) between ICD and BRA is pending with the acquisition price of \$260,000.

a. Patricia: Meeting with contractor for walk through before contractor submits bid. Bids due FRIDAY October 8 at 3:00pm

b. Robert: Integrated Community Development (ICD) signed the ENA and gave a deposit. Working with consultant to finalize project

We should hear soon from MassDevelopment about the Pre-development proposal we sent them.

Emily MassDevelopment said we should hear about the One-Stop grants by October 15

Robert: We applied for funds for asbestos remediation, selective demolition, and roof repair.

Ms. Fernandes: Aside from walk through today, do we have any other bids for Roof?

Robert: Bids due Friday. Only 2 contractors expressed interest

V. 93 Centre Street update and status

- a. Brockton Furniture relocation claim had to be increased by \$15,000 due to interpretation of relocation regulation. Amount reviewed by DHCD Bureau of Relocation is \$220,533. Attorney for BF will appeal that they are entitled to total amount of \$360,767.89.

- b. Construction anticipated to start October 1, 2021

a. Patricia: we submitted partial denial of claim at beginning of month. BF attorney submitted an appeal . We are preparing document in response to their appeal to send to our attorney for approval

Robert: Using \$209,000 from Line of Credit, \$10,000 from Fee Account, Loan from CDBG funds for remaining \$1,533. Hopefully Richard has signature authority so we can get check over to BF by Friday.

For appeal: sent letter requesting full amount. BF will need to appeal before the board

Possibly in December? Up to board. If board denies appeal, he has option to appeal to State Board of Relocation.

b. Construction has started at 93 Centre St.

VI. Site visit to 19-31 Main Street (New Vision Enterprise) is tentatively scheduled for the afternoon of Thursday, October 28th at 4:30 PM. All board members are invited.

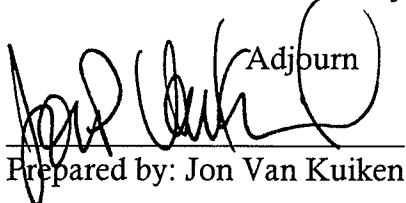
Robert: site visit tentatively scheduled for October 28 at 4:30. Invited members of NAACP Housing committee. Would like to get some board members and Sydné from Mayor's office if possible.

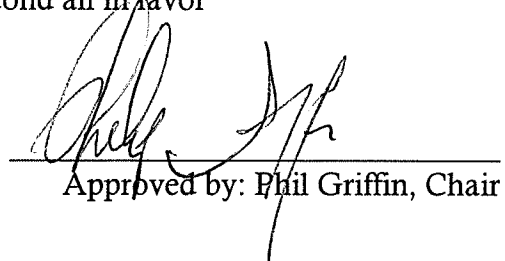
VII. New and old business

RJ: Any new business?

Ms. Fernandes: we can work on adding Richard as signatory for BRA accounts.

Ms. Fernandes Motion to adjourn Ms. Ellis-Niles second all in favor

 Adjourn
Prepared by: Jon Van Kuiken


Approved by: Phil Griffin, Chair