



BROCKTON REDEVELOPMENT AUTHORITY

Brockton Redevelopment Authority
50 School Street, Brockton, MA 02301
Board of Directors Meeting
Wednesday, November 3, 2021, at 10:00 a.m.
Meeting will be held via Zoom Conference Call
Minutes

Board Members: Phil Griffin, Richard Johnson, Suzanne Fernandes, Tiffanie Ellis-Niles
Staff: Robert Jenkins, Emily Hall, Patricia Jackson, Daniela Andrade, Cindy Kong, Jon Van Kuiken
Guests: Rob May, John Fay, Emily Innes, Brady Winsten, Megan Bridges, Amanda Gregoire

- I. Welcome – Phil Griffin, Chairman
10:00 call to order
- II. Vote to approve BRA Board Meeting minutes from October 6, 2021, Meeting
Ms. Fernandes Move to accept, Ms. Ellis-Niles second
Ms. Fernandes, Ms. Ellis-Niles, and Phil Griffin all yes
- III. Financial Update
 - a. July, August, and September 2021 financial statements:
 - b. Budget, Balance Sheet, Profit & Loss Statement
 - c. Hiring of accountant status and deadline

Emily: Numbers were pulled from QuickBooks, then I edited them into correct format, so they are not official numbers ready for a vote, but this will give you idea of where we are for the fiscal year.

I am working with auditing firm to hire new accountant – have call scheduled for this afternoon. Accounting engagement fee is significantly below threshold for requiring RFP, so will be straightforward process.

Plan is for new firm to rework Quickbooks reports to more accurately reflect how we are required to report to HUD and to City.

Robert: Suzanne, any questions?

Ms. Fernandes: Understand process, need someone in place, no questions

- IV. Update on 11-15 Frederick Douglas Avenue
 - i. Roof update

ii. Stabilization and weatherization

Robert: Delayed installation of rubber roof until spring due to weather.
Received grant award from MassDevelopment for \$140,000 pay for stabilization and weatherization.

V. 93 Centre Street update and status

a. Brockton Furniture given a check for \$220,533. Attorney for BF will appeal that they are entitled to total amount of \$360,767.89.

Robert: Board members attended groundbreaking for new construction. What are your thoughts?

Ms. Ellis-Niles: chilly but good turnout,
See agenda items for rest

VI. Lovett Brook Life Science Center Master Plan

Rob May: Introduction of John Fay, new senior planner in development, working on economic development projects.

Amanda Gregoire from MassDevelopment is here. She is the contact for the Site Readiness Grant from MassDevelopment to look at area around Good Samaritan Medical Center, "Lovett Brook" as a place for new commercial development with a focus on Life Sciences.

Emily Innes: Made presentation on Lovett Brook Land Use Study for proposed redevelopment, see presentation. Next step is to take presentation to the Planning Board, currently scheduled for December 7th meeting.

Rob May: Have a meeting scheduled for Citizen Advisory Committee so they can review and make recommendation to board.

Robert: CAC will make presentation to Board either December or January with recommendations

Mr. Griffin: Good presentation and looks like it would be great for Brockton.

Mr. May: to create Urban Renewal Plan, needs directive from board to engage CAC to create recommendation. Then will present URP to board to

Mr. Griffin: Request for Motion to accept recommendation to bring to CAC,

Mr. Johnson: move, Ms. Ellis-Niles second.

Mr. Johnson Yes, Ms. Ellis-Niles yes Mr. Griffin yes

VII. 99 Warren Avenue relocation

MB: City is proposing taking 99 Warren Ave by eminent domain. City is required to relocate tenants of building. City would like to formally ask for BRA's assistance in relocation.

City is formally asking for BRA to contract with relocation consultant to relocate
Motion to accept proposal by Ms. Fernandes, Mr. Johnson second

Mr. Johnson Yes, Ms. Ellis-Niles yes Mr. Griffin yes

VIII. Feasibility Study for Coworking/Entrepreneurial HUB in Brockton

Emily: just awarded grant from MassDevelopment to perform "co-work" study.

Consultant will work on two options: coworking site and shared kitchen incubator site.

Report will look at possible locations and how they should be managed.

Robert: when will study be completed?

Emily: Probably in January since public meetings will be interrupted by holidays

Robert: To Mr. May are we looking for expression of interest?

Mr. May: consultant is working on restaurant incubator project and will add on business incubator. 2 things: 1. Use study as support for Economic Development Administration for funds; 2. Apply to MassDevelopment for grants. 3. Funds may be available from new appropriation from Beacon Hill

IX. Brockton Neighborhood HUB Initiative with NHS

Robert: working with NHS to create organization to take blighted and distressed "zombie" properties by eminent domain to redevelop these abandoned properties in city

Mr. May: Complement to Receivership program. Not looking at putting people out on street, list from QOL committee of properties that are causing issues in neighborhoods and renovate to get to First Time Home Buyers

X. Hotel Grayson Update and status

Pat: NHS looking to go to ZBA to rezone so they can move forward with redevelopment.

XI. New and old business

Robert: Mr. Marrow verbally resigned from Board. Just released from hospital.

Mr. Johnson: when are we doing walkthrough at 19 Main?

Robert: needed to reschedule for when windows arrive (order was significantly delayed.)

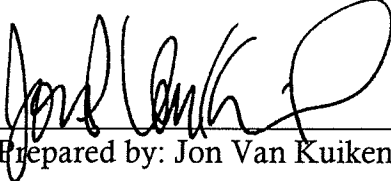
Introduce Daniela Andrade, new staff member with Lead and Homeowner rehab Programs

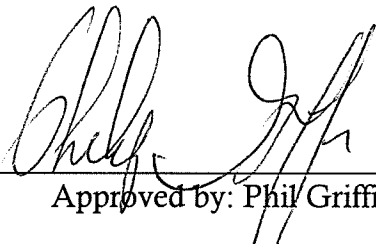
Next meeting 12/1

Motion to adjourn Mr. Johnson, second Ms. Ellis-Niles

All in favor

Adjourn


Prepared by: Jon Van Kuiken


Approved by: Phil Griffin, Chair