



BROCKTON
REDEVELOPMENT AUTHORITY

ANNUAL REPORT 2018

Dear Fellow Brocktonians:

Brockton is moving forward with positive change. The Brockton Redevelopment Authority has been working with our partners and stakeholders to make Downtown better place to work, live and enjoy through our urban revitalization efforts. It's taken some time, but we feel strongly that we are headed in the right direction on the path to success.

We have engaged in several lynch-pin projects for Downtown that are close to breaking ground, such as the municipal parking garage this coming fall of 2018. 47 West Elm Street will be moving ahead next year. The Brockton Revitalization plan is an important tool. With the leadership of Mayor Bill Carpenter and the Baker/ Polito Administration, the Brockton Redevelopment Authority is committed to improving our image of Downtown Brockton.

We have an exceptional leadership team in place with our Executive Director Robert Jenkins, Rob May, heading up the City's Planning & Economic Development Department and George Duarte of MassDevelopment. I want to thank my fellow BRA board members for their hard work, as well. I'm really optimistic about Downtown.

I invite you to learn more in our annual report.

Best regards,

Philip Griffin, Chairman,
Brockton Redevelopment
Authority

Brockton Redevelopment Authority
City of Brockton, MA
www.BrocktonRedevelopmentAuthority.com



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The Brockton Redevelopment Authority in partnership with the City's Department of Planning and Economic Development (BPED) have made significant strides towards implementing the urban renewal plan, Downtown Brockton Revitalization Plan. In 2017, the BRA and BPED have worked with numerous public and private partners and brought about tangible changes to downtown Brockton, which are highlighted here.

Policy Framework for Downtown Revitalization

The urban renewal plan identified policy changes to facilitate revitalization. The Brockton Redevelopment Authority and BPED completed the requisite staff work on the policy framework. Amendments to the C-3 Downtown zoning are awaiting review and adoption by City Council.

Expansion of 40 R Zoning Districts in Downtown

The expanded 40 R Smart Growth Zoning was completed, adopted by City Council and approved by DHCD. These zoning changes enable projects adhering to the guidelines to get to construction faster and provide a bonus payment once housing units receive their occupancy certificate.

Housing Development Incentive Program

A combination of State tax credits and local property tax exemptions to targeted Gateway Cities for production of market rate housing. This new state program is available for developers in downtown Brockton.

"I think what really makes our Downtown Action Strategy different from previous revitalization efforts is the Urban Renewal Plan. Too many plans sit on office shelves collecting dust. Urban Renewal gives us the authority to execute on our Strategy; it gives it a back bone."

Creation of the Urban Renewal District is already showing results as more and more projects are entering the review process. Property owners and developers know they have active partners in the City and BRA. We're done with speculators taking passive tax losses or land banking prime sites. Brockton is moving forward, it's time to get on this train."

Bill Carpenter, Mayor



INITIATIVES

Developers Tour



Brockton hosted a developers reception in spring 2017 of downtown Brockton, which created buzz and interest within the real estate development community. 85 people attended the developers tour. The BRA, BPED and the Transformational Development Initiative Fellow (TDI) are following-up on the many contacts formed during the developers' tour.

Converting Downtown to 2-way Traffic



BPED is working with MassDOT to obtain technical services contract to develop the two-way conversion plan for Downtown streets.

Street and Road Paving



MassWorks funding is being used to reconstruct 805 feet length of Centre Street. Centre and Montello will be getting a new signal. ADA improvements are being integrated in upgrades along Centre and Main Streets. A \$2 million bond issue is being used to streetscape Petronelli Way and to construct a new road between Petronelli and Court Street as part of the Garage project.

Utility Upgrade



National Grid has replaced some of the transforms and wiring in Downtown, although more needs to be undertaken.

Fiber Optic Network



New fiber conduit has been laid along Centre Street. This is part of the continuing incremental initiative to enhance telecommunications connectivity and speed in downtown Brockton to support new business development and growth.

New Municipal Parking Garage

Significant progress towards building a new parking garage has been made. A \$10 million MassWorks grant was secured which is supporting the second phase of the city's Enterprise Block development. The new 414-space municipal garage, built by the BRA will create new capacity for additional private investment in downtown Brockton. The City is providing a \$2 million bond. The purchase and sale agreement to acquire the property has been executed by BRA and Trinity Financial. An Owner's Project Manager has been hired who will be providing the BRA and City with design and construction oversight. Since Trinity's Phase II is not ready to break ground at this time, a temporary surface parking lot has been eliminated.

Enterprise Block, Phase 2

The second phase of the Enterprise Block project will create 102 units of new housing in downtown Brockton. The project has received its 40R zoning approval and is currently seeking financing.

93 Centre

Rehabilitation of the 8-story yellow-brick building at Centre and Montello has received planning permission to move forward. The 40R zoning permit has been secured. The project has undergone 3 rounds of state tax credits, HDIP (Housing Development Incentive Program) review, and Mass Historic Commission review and tax credit rounds. Finalizing financing with sufficient tax credits will enable this project creating 50 apartments with ground-floor commercial to move forward.

121 Main Street

Demolition and clearance of the former Kresge building have been completed. Neighborhood Works of Southeastern Massachusetts announced plans for a \$20 million mixed-use project featuring 48 units of housing with ground floor commercial at this key corner. The Brockton Transformational Development Initiative (TDI) prepared interim use plans for this corner as a multi-cultural food and entertainment space.

48 Warren Avenue

The vacant, abandoned, tax delinquent single-family home was placed under BRA receivership by Housing Court. The BRA secured and made modest repairs. After unsuccessful efforts to work with the banks, the BRA auctioned the receiver lien. The bank, which once held the mortgage, purchased the property. The property has been partially rehabilitated and is now on the tax roll. The BRA continues to monitor this property.

90 Main Street

BPED and the BRA are working with the Fuller Craft Museum to explore interim and permanent reuses of this 36,000 SF building on Main Street.

28 Petronelli Way

A structural assessment of the 28 Petronelli Way property was completed indicating that it cannot be economically rehabilitated. The City, which acquired the building through tax foreclosure, still owns the derelict property.

Montello Street Acquisitions

An ALTA (American Land Title Association) survey of the property was finished for 8 Montello, 48 Montello, 56 Montello, 59 Montello and 95 Montello. Brokerage opinions on property value have been obtained.

47 West Elm Street

The BRA has secured a purchase and sale agreement for development of 38 units at 47 Elm St. The P&S culminates many procedural and redevelopment steps, including a structural assessment of the five-story brick structure; the City funded demolition of the existing building for \$338,000 after foreclosure on the building for tax delinquency; and transfer of property to the BRA.

19 Main, First Parish Building

The structural assessment of 19 Main Street has been completed and property has been transferred to the BRA. Limited work to stabilize the building is complete. The BRA continues to market 19 Main Street. Interest in the property has increased due to building stabilization. Marketability of property is enhanced with parking availability.

11-15 Frederick Douglass

A structural assessment of the building at 11-15 High St was completed. The feasibility study for the restaurant incubator found this building ill-suited and not viable.

28 Frederick Douglass

A structural assessment of the building at 28 Frederick Douglass, better known as Hotel Grason, was completed.

47 Pleasant Street

The Standard Modern building is being rehabilitated into 24 higher-end, market-rate housing units with a \$3.3 million loan by MassDevelopment. Construction is underway.



BROCKTON
REDEVELOPMENT AUTHORITY

2018

REDEVELOPMENT

ACTIVITIES & PROJECTS

DOWNTOWN BROCKTON REDEVELOPMENT PROJECTS

DOWNTOWN
BROCKTON
REDEVELOPMENT
PROJECTS

	STAGES OF REDEVELOPMENT & REAL ESTATE DEVELOPMENT														
	Stage I					Stage II					Stage III				
	Identify Target Parcels	Contact Owners; Negotiate	Determine Method of Acquisition	Pursue Acquisition	Closing & Land Transfer	Secure & Access	Remediate & Repair	Demolition & Site/ Bldg Preparation	Interim Use	Prepare for L-T Permanent Use	Developer Designation	Engineering & Design; Permits	Secure Financing	Construction	Marketing/ Leasing & Occupancy
Enterprise Block, Phase 2															
New Municipal Parking Garage															
93 Centre Street															
121 Main Street															
48 Warren Avenue															
28 Petronelli Way															
Montello Street Acquisitions															
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90 Main Street															

Public Engagement

As part of the continuing outreach effort to keep the public, businesses and property owners informed about the Downtown Brockton Revitalization Plan and urban renewal implementation, the BRA and City's Planning and Economic Development Department have outreached and participated in program sponsored by the Downtown Business Association, Eastern Bank and MassDevelopment. In addition, the BRA and BPED have regularly briefed the Brockton City Council. In addition, numerous articles on the implementation activities and work of the BRA and BPED have appeared in both print and online editions of the Brockton Enterprise and online at Wicked Local.

Funding

Urban renewal plan approval does not come with a funding source or pool of grant funds. The BRA and BPED have cobbled together resources to make the activities mentioned here a reality. The City has created a District Improvement Financing plan that covers a large area that includes downtown. Funding is allocated annually from Certified New Growth to BPED to fund Urban Renewal Work. Additional funding comes from grants and loans.



Brockton Redevelopment Authority Board: (left to right) Richard Johnson, Chairman Phil Griffin, former board member Joseph Goncalves, Treasurer Suzanne Fernandes, and Vice-Chairman Gerald Smith. (Not pictured: Eugene Marrow, Clerk)

For further information please contact:

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