

FINANCE COMMITTEE MINUTES

The Standing Committee on Finance met on *Monday, November 29th, 2021 at 7:00 PM* in the *Council Chambers, Brockton City Hall, 45 School Street*, with Councilor Farwell presiding, Councilor Cardoso absent, to consider the following:

1. Re-appointment of Brian Madden of 15 Madrid Square #5 Brockton, MA 02301 to the Brockton Community Access Board for a three-year term, ending in November 2024.
Invited: Brian Madden

Having considered the same, motion by Councilor Asack to report FAVORABLE, 2nd by Councilor Rodrigues. Motion carried by a hand vote.

2. Re-appointment of Julie Castor-Deas of 13 N Byron Ave Brockton, MA 02301 to the Board of Assessors for a three-year term, ending in November 2024.
Invited: Julie Castor-Deas

* Councilor Asack congratulates Ms. Castor for being the first Haitian Woman here at City Hall.

Having considered the same, motion by Councilor Asack to report FAVORABLE, 2nd by Councilor Lally. Motion carried by a hand vote.

3. Appointment: Re-appointment of John O'Donnell of 30 Rock Meadow Dr. Brockton, MA 02301 to the Board of Assessors for a three-year term, ending in November 2024.
Invited: John O'Donnell

Having considered the same, motion by Councilor Asack to report FAVORABLE, 2nd by Councilor Thompson. Motion carried by a hand vote.

* Councilor Lally makes a motion to take item # 7 out of order, 2nd by Councilor Asack. Motion carried by a hand vote.

7. Ordered: That the following named sum be and the same is hereby appropriated as the same was submitted by the Mayor as follows:

Appropriation of: \$3,591,312.63	
From: Stabilization Fund	\$2,289,781.86
To: Police- FY20 Personal Services Other Than Overtime	
Retroactive Payment	\$265,904.67
Police-FY20 Overtime Retroactive Payment	\$28,585.09
Police- FY21 Personal Services Other Than Overtime	
Retroactive Payment	\$609,572.43
Police-FY21 Overtime Retroactive	
Payment	\$21,845.51
Police- FY22 Personal Services Other Than Overtime	\$1,333,359.52

Police-FY22 Overtime	\$30,514.62
and	
From: ARPA Fund	\$1,301,530.79
To: Police- FY20 Personal Services Other Than Overtime	
Retroactive Payment	\$16,212.80
Police- FY21 Personal Services Other Than Overtime	
Retroactive Payment	\$215,104.48
Police- FY22 Personal Services Other Than Overtime	\$641,213.51
Police- COVID Bonus	\$429,000

for purposes of funding the Brockton Police Patrolmen’s Association contract.
This appropriation provides funding for three (3) years (July 1, 2019-June 30, 2022), of a three (3) year contract.
Invited: Troy Clarkson, Chief Financial Officer

Having considered the same, motion by Councilor Asack to report FAVORABLE, 2nd by Councilor Thompson. Motion carried by a hand vote.

4. Ordered: That the common necessity and convenience of the inhabitants of the City of Brockton require the laying out and acceptance of Sheridan Street, extending from the end of the 1944 layout, northerly, a distance of about 1,355 feet, more or less, to Kathleen Road, and for that purpose it is necessary to take an easement for Highway purposes and lay out as a public street or way of said City of Brockton.
Invited: Patrick Hill, Interim DPW Commissioner

Having considered the same, motion by Councilor Thompson to report to POSTPONE to 1st meeting in December, 2nd by Councilor Asack. Motion carried by a hand vote.

5. Ordered: That the City Council of Brockton hereby authorizes the creation and operation of a municipal light plant, including a telecommunications system as allowed by Massachusetts General Law, Chapter 164, Sections 36 and 47E.
Invited: Troy Clarkson, Chief Financial Officer
Megan Bridges, City Solicitor

- * Mr. Clarkson stated this request is the first step in a long process for the city to be able to be a provider of broadband. Asking tonight to take a vote on this. Requires votes in 2 successive calendar years.
- * Solicitor Bridges stated that there is no legal or financial obligation with your vote tonight. It is to open the door for an opportunity.

Having considered the same, motion by Councilor Rodrigues to report FAVORABLE, 2nd by Councilor Asack. Motion carried by a hand vote.

6. Ordered: That the City of Brockton does hereby take in fee in accordance with M.G.L. ch.79 and/or other applicable law, he following described parcel of land, to wit:
99 Warren Avenue Parcel ID:053-014: for further reference see Plymouth County Registry of Deeds Book 55385, Page 81 and Book 27411, Page 97And (0)Highland

Street (not numbered) Parcel ID: 053-015: further reference see Plymouth County Registry of DEEDs Book 55385, Page 81 and Book 27411, Page 97 We have considered and estimated the damages sustained by all persons who have not waived damages in their several estates and hereby determine and award the same as follows, to be paid from the bond amounts previously authorized by the City Council for purchase or taking of property for public safety and general municipal purposes.

PROPERTY/OWNER	AMOUNT
99 Warren Avenue and (0) Highland Street Owner: E-Z Cashing LLC	\$2,447,080.00

Said taking shall include all trees, soil, or fixtures thereon.

Invited: Troy Clarkson, Chief Financial Officer
Megan Bridges, City Solicitor

- * Solicitor Bridges states this is 2 different parcels but owned by the same person. Final piece of the eminent domain portion for this part of the project. An appraisal was performed; the value represents what will be released in terms of damages by the owner. Asking for your vote of approval on the taking.
- * Councilor Nicastro asks about the tenants of the house.
- * Solicitor Bridges states there was a recent event at the property that caused displacement of the tenants; which is being handled through the Mayor's office and the housing court folks.
- * Councilor Eaniri asks about the parcels of land and the total acreage?
- * Solicitor Bridges states that parcels themselves are not that big, it is an income property that is partially what supports the value. It is a 40-room rooming house with 2 additional apartments. The land is not even a quarter of an acre on 99 Warren. On 0 Highland it would be 6,300 square feet.
- * Councilor Asack asks why so much money for what the property is. How did we get to this number?
- * Solicitor Bridges states this is the best deal for Brockton. We used a certified real estate appraiser; 125 % is the baseline of the taking price. The cost supports the taking.
- * Councilor Rodrigues asks Mr. O'Donnell the accessed value of the house?
- * Mr. O'Donnell states around 1.8 million.
- * Solicitor Bridges states that the price in front of you is \$159,000 over 125 % of the accessed value. What the city is getting from that is the management of a relocation plan for these tenants. It will cost more for the city. These folks who have lived in blight are going to get a second chance at wherever they're going to go.
- * Councilor Rodrigues states we just lost an apartment to a fire and 28 people have been displaced and the city is not sticking up for them and trying to find them a place to live.
- * Solicitor Bridges states that the city is not paying for the folks . The landlord is responsible; they are paying a per diem for their food and housing.
- * Councilor Rodrigues states he has a problem with that.
- * Councilor Nicastro states this company is out of state and not in the business of taking care of tenants. These tenants will fair better being relocated and we are complying with the law under eminent domain.
- * Councilor Rodrigues states he stands by his position.

* Councilor Monahan asks under the law we are responsible for any tenant we displace.

* Solicitor Bridges states that is correct.

Having considered the same, motion by Councilor Rodrigues to report FAVORABLE, 2nd by Councilor Asack. Motion carried by a hand vote. Councilor Rodrigues not in favor.

Meeting adjourned at 7:52 PM