12.02 (1) Executive Summary

Section 1.1 Introduction

The Downtown Brockton Urban Revitalization Plan, dated July 25, 2016 ("2016 URP" or "2016 Plan") is hereby amended by means of this Amendment 2, dated May 2022. This Amendment applies to the Urban Revitalization Area (URA), described in the 2016 URP and modified herein, to facilitate the development and redevelopment of land in the URA consistent with the URP and Amendment. Should there be any inconsistencies between this Amendment, Amendment 1 (and the provisions of the original URP, the provisions of this Amendment shall take precedence. Except as amended hereby, the 2016 URP shall remain unmodified and in full force and effect.

Section 1.2 Format of Amendment 2

Since the completion of the 2016 URP, the Department of Housing and Community Development (DHCD) has updated MGL Chapter 121B Urban Renewal Plan Preparation Guide (the Preparation Guide) to reflect regulatory changes. Due to the nature of this Amendment, DHDC has requested that this and future Amendments to the 2016 URP follow the format outlined in the revised Preparation Guide. As a result, the material in this Amendment is presented in a different order than the original 2016 URP.

Section 1.3 Urban Revitalization Plan Revision – Amendment 2

As the Brockton Redevelopment Authority (BRA), City, and other partners have worked to implement the 2016 Plan, projects advanced at different rates and new opportunities came to light. It became necessary to amend the original plan to reflect the current status, progress, and priorities. In part, this Amendment is designed to help position the Brockton Redevelopment Authority (BRA) and City to take advantage of the new investment opportunities associated with the Federal Opportunity Zone designation. Site control and "time to market" is critical to leveraging Opportunity Zone funding, so this Amendment is designed to ensure that the BRA and City are able to fully utilize these incentives.

This Amendment does not change the boundaries of the URA, it simply identifies new priorities and projects while highlighting notable achievements of the 2016 URP. One parcel (109-043) is being removed from the 2016 Plan. The City, BRA, and private developers have made significant investment in Downtown Brockton. These projects have contributed to a significant change in the character and activity in Downtown Brockton. This Amendment builds upon this work, identifying additional projects and development priorities, to give the BRA tools to unlock additional opportunities in Downtown Brockton. The revised vision for Downtown Brockton includes additional private development and significant infrastructure improvements, including a new roadway, new streetscaping treatment, and new park/plaza space. The projects included in the 2016 URP and the new projects identified in this amendment will result in more than $17.5 million in disposition revenue and bring nearly 750 new housing units to Downtown Brockton.

The amendment process began in summer 2018 with a coordinated effort by the City's Department of Planning and Economic Development and BRA. A meeting for Downtown property and business owners was held in July 2018 to update stakeholders on the current projects and progress implementing the original URP. These initial meetings were an opportunity for the BRA and City to ensure that the vision for Downtown Brockton was still consistent with what downtown property and business owners envisioned. Feedback received at these meetings eventually served as the foundation for this amendment.

On XXX, a draft of the proposed amendment was circulated to the BRA for review and comment. Following the BRA's review and approval, the draft amendment was presented to the Brockton Planning Board before being presented to the Brockton City Council on XXX. A public hearing was duly advertised and held on XXX. On XXX, the Planning Board voted to approve the amendment. The BRA unanimously approved the plan amendment on XXX. The Amendment was subsequently approved by the Brockton City Council on XXX and submitted to DHCD for final approval on XXX.

Notable Activities and Achievements since the 2016 Plan

The BRA, working closely with the City's Department of Planning and Economic Development and MassDevelopment's Transformative Development Initiative Fellow, has been actively implementing the 2016 URP and remains fully committed to the vision outlined in the 2016 URP and now-complete City-wide comprehensive master plan, A Blueprint for Brockton. The City has brought tax-delinquent properties into public ownership through tax foreclosure. The BRA has actively worked with private property owners to negotiate the acquisition of properties identified in the 2016 URP. When necessary, the BRA has undertaken eminent domain activities on decadent properties to facilitate the redevelopment and rehabilitation of these properties. Some notable achievements since the 2016 URP are:

- The Anglim Building Rehabilitation (commonly known as The Furniture Building) – 93 Centre St
  Though the BRA made significant effort to avoid the use of eminent domain, it had to exercise eminent domain to acquire the Furniture Building located at 93 Centre St after multiple failed attempts to negotiate its transfer. The Furniture Building is Brockton's tallest building and occupies a prime location in Downtown Brockton and within the URA. This building will be rehabilitated into 50 housing units above first floor commercial space. Concord Square Development, the new owner, having secured sufficient State Historic Tax Credits, began interior demolition in November of 2021.
- Kresge Building – 121 Main Street
  The City was forced to undertake an emergency demolition of the former Kresge Building due to continued deterioration and potential continued collapse into the public way. Using the threat of tax taking, the City encouraged the owner to find a new buyer. The property has since been sold and the new owner received a 40R Smart Growth permit from the Brockton Planning Board to construct a new mixed-use building with ground floor commercial space and residential units. The project, dubbed Sycamore on Main has completed construction and is now fully leased.
- 19 Main Street
  This historic First Parish building, a three-story building, is currently being renovated into first floor retail and upper floor residential or office space to enhance the commercial vitality of Main Street.
- 47 West Elm
  The City was forced to undertake an emergency demolition of this former commercial building. The City acquired the property through tax foreclosure in 2017. The property was then transferred to the BRA which sold the property to a new owner. The nearly 50 market rate residential units constructed as part of the XLVII West Elm development were completed in August 2021.

Section 1.4 Statement of Need and Urban Revitalization Area Description

While the Brockton Redevelopment Authority and City, working in partnership with MassDevelopment, nonprofit organizations, and private property owners, have made progress improving the decadent and blighted conditions described in the 2016 Plan, these conditions still exist within the Downtown area. To address these needs, the Brockton Redevelopment Authority proposes the following changes to the projects identified in the 2016 Plan. Refer to Chapter 12.02 (2) Area Eligibility of the 2016 Plan for further information.

Section 1.5 Project Vision and Objectives

The Project Vision and Objectives identified in Chapter 12.02 (3) Project Objectives sections 1-3 (Vision Statement, Housing as a Basis of Economic Development and Downtown Revitalization, and Plan Objectives) remain unchanged by this Amendment.

Section 1.6 Consistency with the Commonwealth's Sustainable Development Principles

The 2016 Plan reviewed the plan's consistency with the Commonwealth's Sustainable Development Principles. Since the activities associated with this Amendment do not change the finding that this URP and Amendment are consistent with the Sustainable Development Principles, this section provides a reference back to the original assessment, which can be found in Chapter 12.02 (5) Local Approvals of the 2016 Plan. New projects included in this Amendment are consistent with the Sustainable Development Principles that promote sustainable development and smart growth.

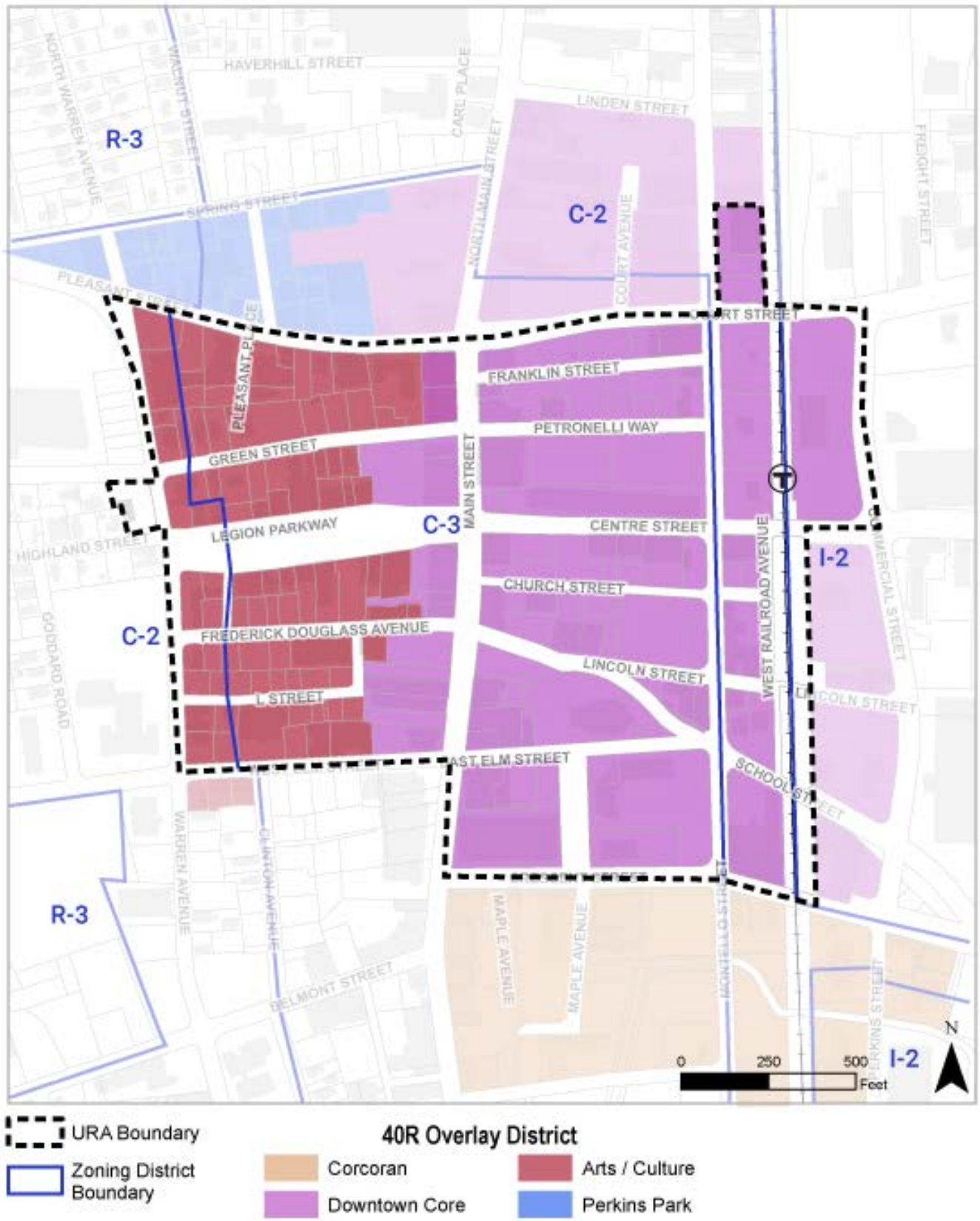
12.02 (2) Characteristics

Many of the maps and figures presented in the 2016 Plan remain unchanged. This section provides revised maps that identify new projects for the Plan. For consistency's sake, the new maps included in this Amendment have not been re-numbered. For reference, all maps are included in this list; the revised maps are **bolded** and can be found on the following pages. All other maps can be found in the original 2016 Plan.

Section 2.1 Amendment 2 Figures

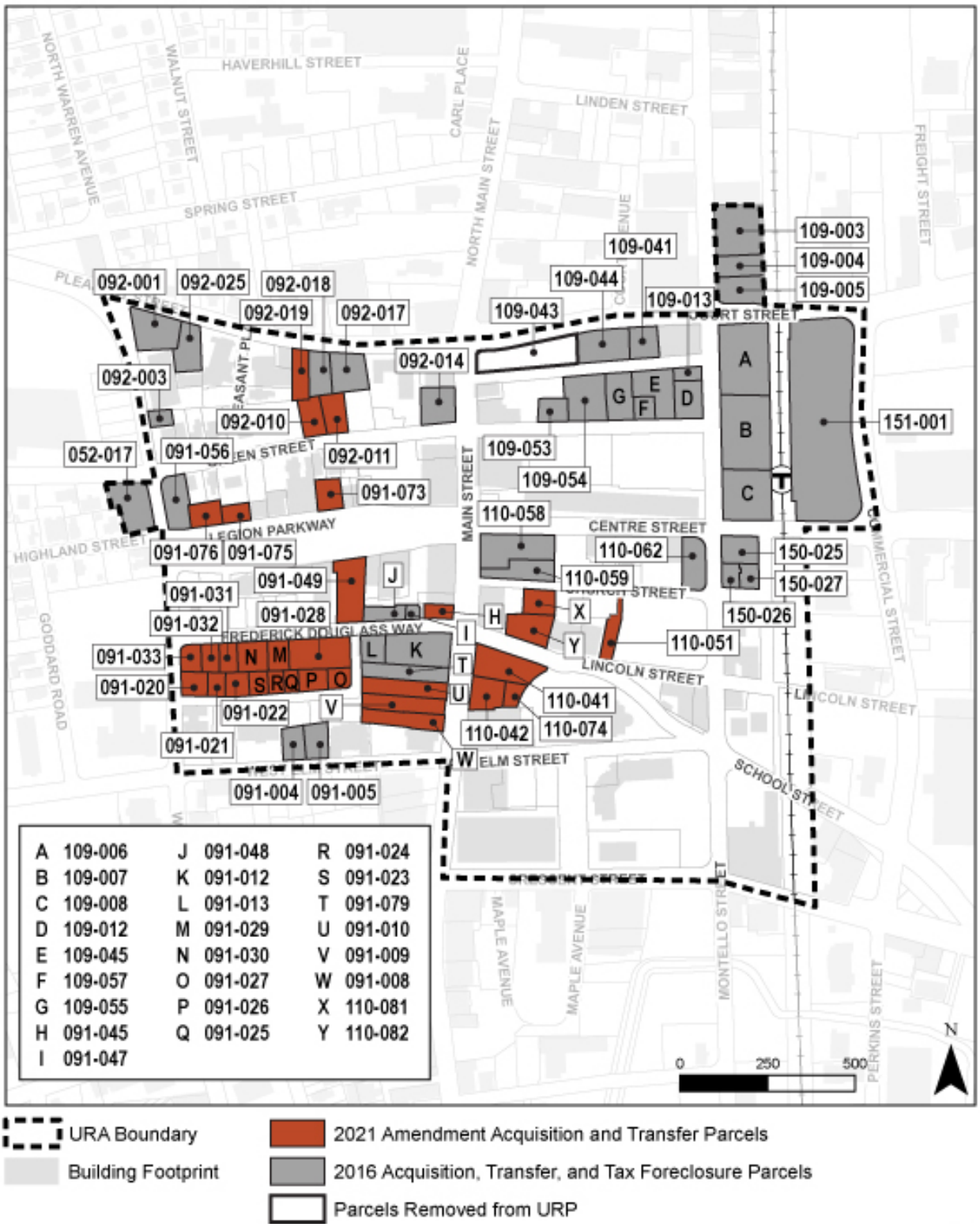
Map 1	Overview of Project Area
Map 1-A	Boundaries and Topography Including Thoroughfares and Public Rights-of-Way
Map 2-B	Index of All Parcels
Figure 12.02(1)	Assessment of Building Conditions
Map 1-C	Property Lines – Building Footprints and Off-Street Parking Areas
Map 1-D	Existing Land Use
Map 1-D1	**Current Zoning**
Map 1-E	Proposed Zoning
Map 1-G	**Acquisition and Transfer Parcels**
Map 1-H	**Disposition Parcels**
Map 1-B	Parcels Proposed for Clearance
Map 1-I	**Demolition and Rehabilitation Properties**
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Map 3-A	**Index of Revitalization Parcels**
Map 3-A1	Index of Revitalization Parcels, Phase I (superseded by revised Map 3-A)
Map 3-A2	Index of Revitalization Parcels, Phase II (superseded by revised Map 3-A)
Map 3-A3	Index of Revitalization Parcels, Phase III (superseded by revised Map 3-A)
Map 7-A	**Proposed Public and Infrastructure Improvements**
Map 1-A-1	Proposed Thoroughfares and Public Rights of Way (superseded by revised Map 7-A)

Map 1-D1 Current Zoning



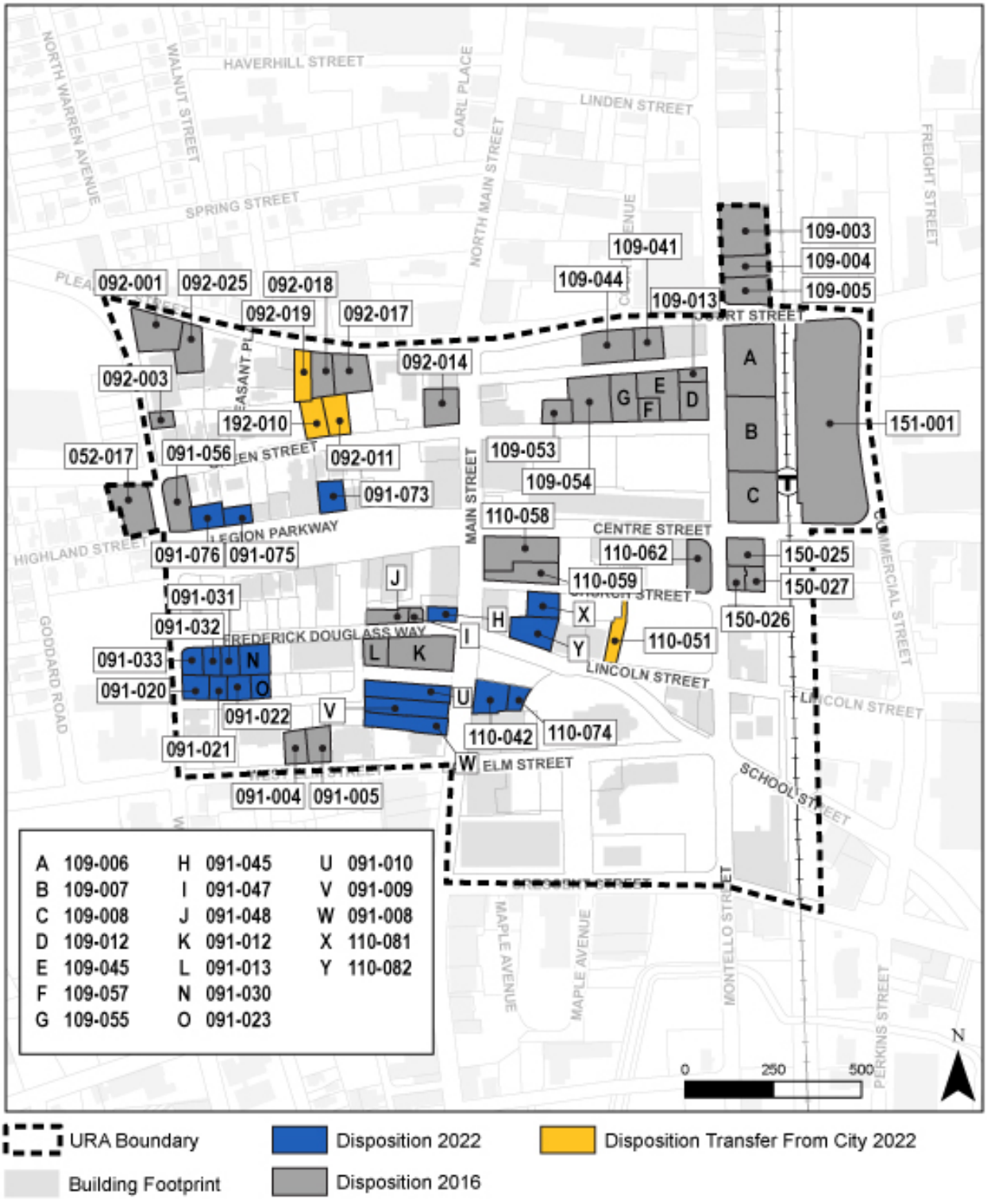
Map 1-G Acquisition and Transfer Parcels

Note: Parcel labeling DOES NOT correspond to the project labeling included on later maps/in the text.



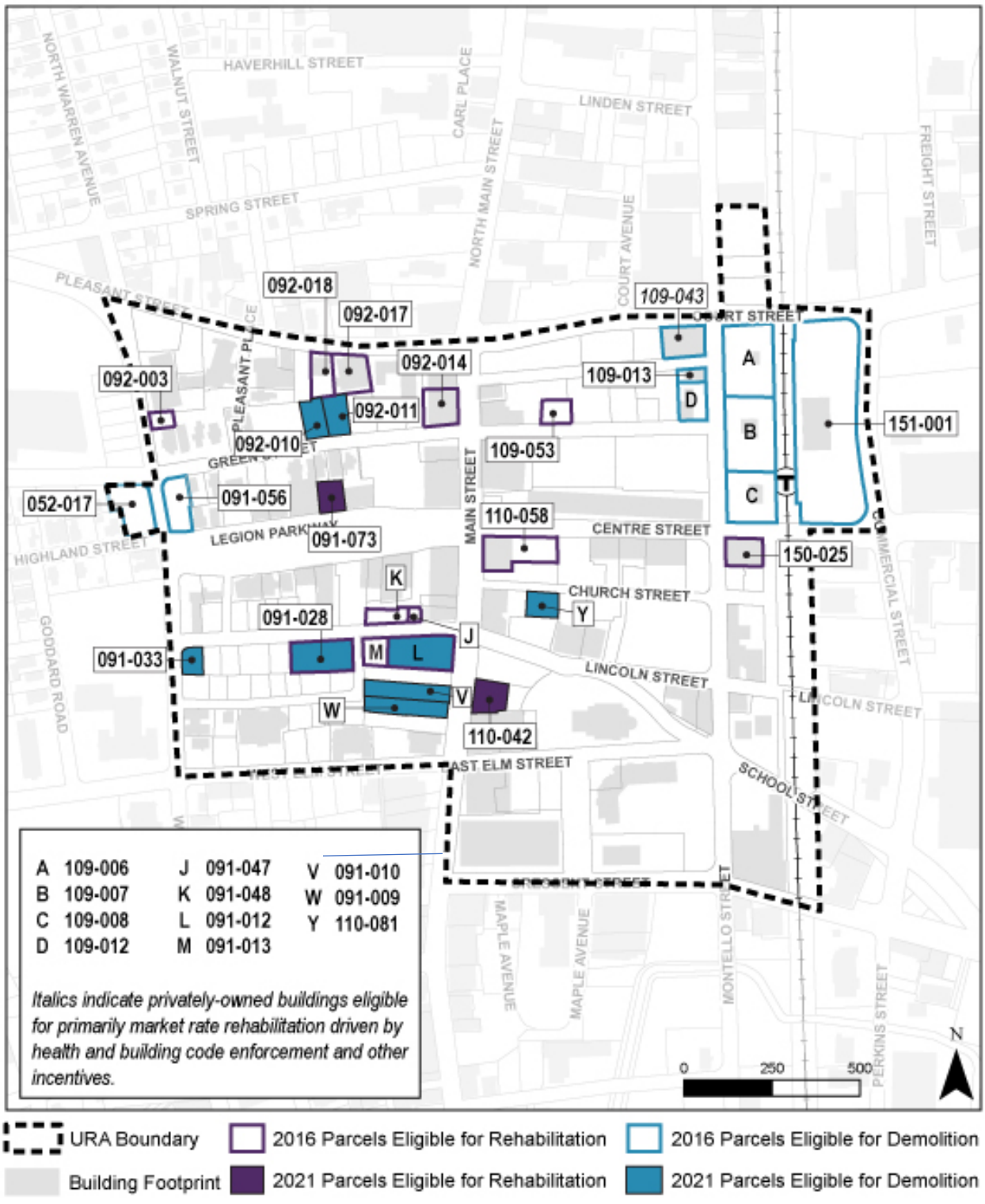
Map 1-H Disposition Parcels

Note: Parcel labeling DOES NOT correspond to the project labeling included on later maps/in the text.



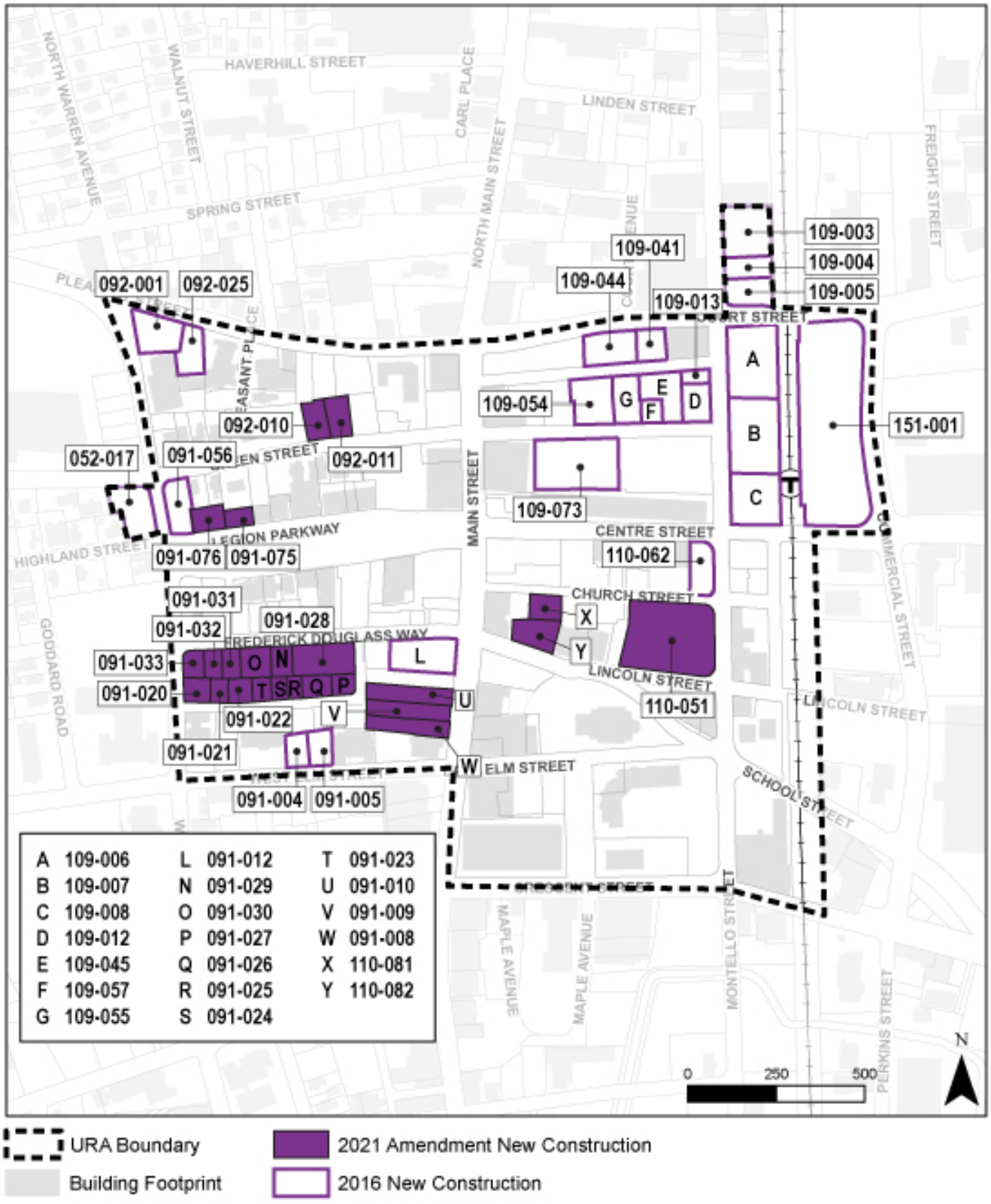
Map 1-I Demolition and Rehabilitation Properties

Note: Parcel labeling DOES NOT correspond to the project labeling included on later maps/in the text.



Map 1-K Proposed New Construction

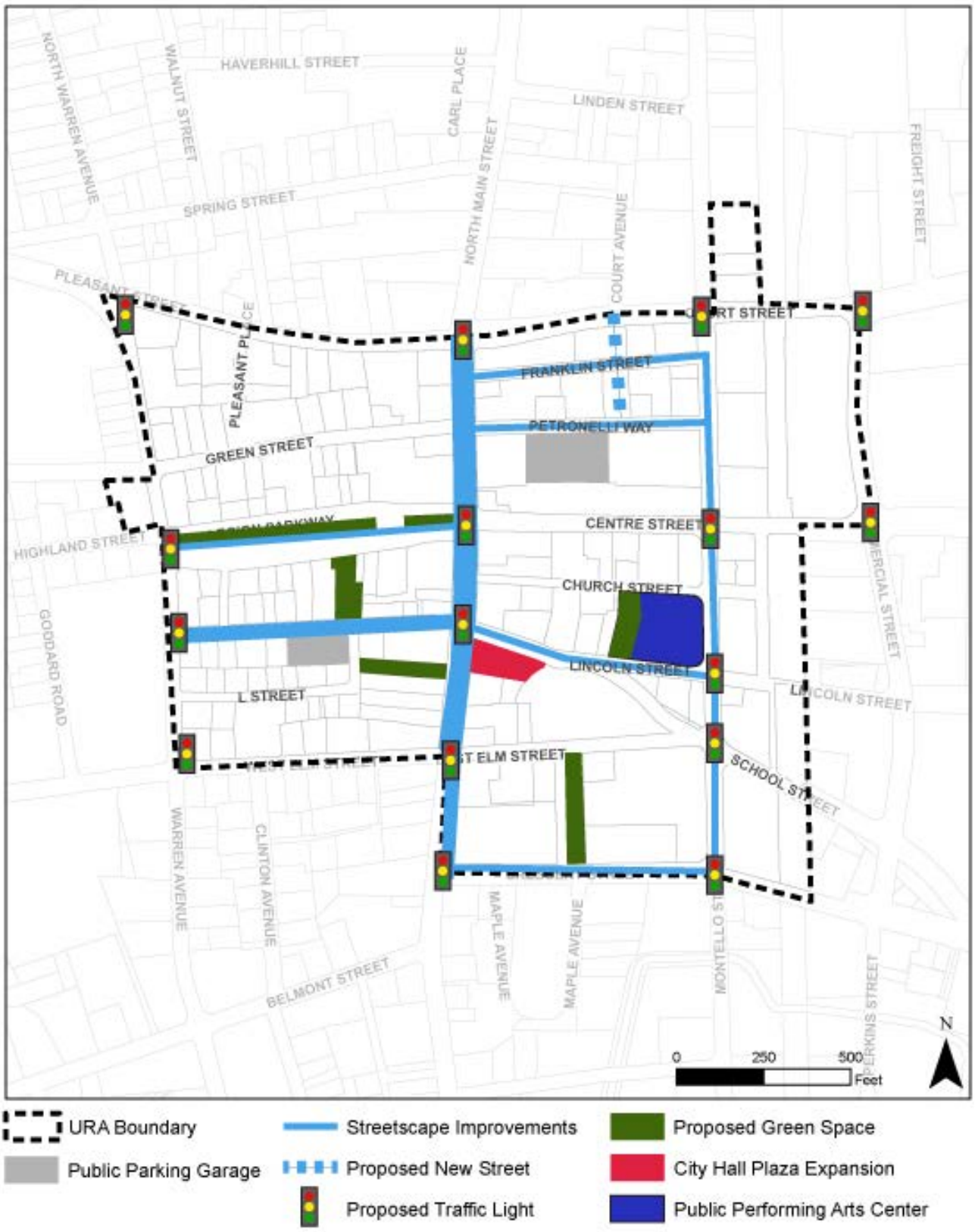
Note: Parcel labeling DOES NOT correspond to the project labeling included on later maps/in the text.



Map 3-A Index of Revitalization Parcels



Map 7-A Proposed Public and Infrastructure Improvements



Section 2.2 URP Amendment Map Narratives

The narratives presented throughout this section provide additional context for the Amendment figures.

1-D1 Current Zoning

Map 1-D1 shows the current zoning in Brockton's Downtown URA. Since the 2016 Plan, the City has expanded its 40R Smart Growth Zoning overlay district. This expansion was a key recommendation of the 2016 Plan, allowing reduced parking requirements and higher residential densities to encourage redevelopment consistent with smart growth principles and the City's vision for the Downtown URA. The goals of this district remain an important tool for this Amendment.

1-H Acquisition and Transfer Parcels

Map 1-H identifies the parcels to be acquired by the BRA. See Chapter 12.02(5) Property Acquisitions for a complete overview of proposed property acquisitions.

1-H Disposition Parcels

Map 1-H identifies the parcels to be disposed of by the BRA. See Chapter 12.02(9) Dispositions for a complete overview of proposed property dispositions.

1-I Demolition and Rehabilitation Properties

Map 1-I identifies the buildings proposed for rehabilitation and demolition.

1-K Proposed New Construction

Map 1-K Identifies new buildings to be constructed as activities of this URP. The buildings added during this amendment process are conceptual in nature and developer(s) have not been selected. Some of the projects identified in the original 2016 Plan are underway - the private property owners and/or the BRA have selected developer(s) and begun the permitting process.

3-A Index of Revitalization Parcels

Map 3-A provides a comprehensive overview of the projects proposed as part of the 2016 URP and this Amendment. All projects are anticipated to be completed over the 20-year URP horizon.

7-A Proposed Public and Infrastructure Improvements

Map 7A identifies the proposed infrastructure improvements associated with the URP, including proposed thoroughfares, public rights of way, and new green spaces associated with URP implementation.

12.02 (3) Eligibility

The 2016 Plan's Chapters 12.02 (2) Area Eligibility and 12.02 (3) Project Objectives remain consistent for this Amendment. As mentioned previously, the 2022 Amendment follows a different format and structure than the 2016 URP so this Chapter includes information from multiple 2016 chapters. Unless specifically identified herein, these chapters remain relevant and valid.

Section 3.1 Demolition, Rehabilitation, Clearance and Spot Clearance

This section begins with a listing of the properties identified for demolition and rehabilitation and then confirms the finding of spot clearance outlined in the 2016 Plan.

Buildings to be Demolished

This Amendment identifies six additional buildings for demolition. Many of the buildings identified for demolition are obsolete and in disrepair so rehabilitation and/or reuse will be prohibitively expensive. Additional buildings are identified for demolition to facilitate parcel assemblage and provide flexibility for redevelopment projects. These buildings are listed in Table 3-1 on the following page. This amendment removes 4 Main Street (Parcel 109-043) from the URP so it is no longer identified as a building to be demolished.

Table 3-1: Buildings to be Demolished

Parcel ID	Address	Lot Size (acres)	Owner(s)	Current Use	Proposed Use
2016 URP	Buildings to be Demolished				
109-006	8 Montello Street	0.65	Nessen Dana A TR 8 Montello Rlty Trust	Auto Sales – Used	Mixed Use Residential / Commercial
109-007	46 Montello Street	0.70	McLaughlin Brian J	Vacant Retail	Mixed Use Residential / Commercial
109-008	66 Montello Street	0.48	Cobb Corner Limited Partnership	Fast Food Restaurant	Mixed Use Residential / Commercial
109-012	33 Montello Street	0.20	Zeoli Anthony J & Barbara A Zeoli	Warehouse Auto Repair	Multifamily Residential
109-013	23 Montello Street	0.08	Cardoso Antonia V	Tavern Restaurant	Multifamily Residential
109-043*	4 Main Street	*Parcel (future ROW)*	Rockland Trust Comm Dvlpment LLC	Out Building	Right-of-Way
151-001	7 Commercial Street	2.37	City of Brockton	Police Station	Commercial/Office/Lab

Parcel ID	Address	Lot Size (acres)	Owner(s)	Current Use	Proposed Use
091-056	76 Warren Avenue	0.24	Brass David M	Autmotive Repair	Mixed Use Residential / Commercial
052-017	81 Warren Avenue	0.32	NEK Realty Corporation	Gas Station	Mixed Use Residential / Commercial
2022 Amendment Buildings to be Demolished					
110-081	26 School Street	0.15	26 School Building LLC	Private Parking	Multifamily Residential
091-028	44 Frederick Douglas Way (Formerly High Street)	0.34	Stadelmann Joseph	Private Parking Garage	Mixed Use Residential / Commercial/Public Parking Garage
092-010	59 Green Street	0.16	City of Brockton	Accessory Garage	Multifamily Residential
091-033	136 Warren Avenue	0.10	Nasios Realty LLC	Office Building	Mixed Use Residential / Commercial
091-010	137 Main Street	0.25	Merian John & Alyce R. Merian Trustees	Commercial Building/Retail	Mixed Use Residential / Commercial
091-009	141 Main Street	0.25	Merian John	Commercial Building/Retail	Mixed Use Residential / Commercial
091-076	111 Legion Parkway	0.14	Woldentense Azeb & Sami Herbawi Trustees	Commercial Building/Retail	Mixed Use Residential / Commercial

* This amendment removes this parcel from the plan, but it remains listed for consistency with the 2016 Plan.

Buildings to be Rehabilitated

Table 3-2 updates the list of buildings identified for rehabilitation in the 2016 URP.

Table 3-2: Buildings to be Rehabilitated

Parcel ID	Address	Lot Size (acres)	Owner(s)	Current Use	Proposed Use
2016 URP Buildings to be Rehabilitated					
092-003	48 Warren Avenue	0.07	Goncalves Euclides Maria Goncalves	Vacant Residential	Residential
110-058	90 Main Street	0.40	Safe Properties Inc	Office Building	Office Building

Parcel ID	Address	Lot Size (acres)	Owner(s)	Current Use	Proposed Use
150-025	93 Centre Street	0.19	Abdelmonem Yehia TR Youmar Realty Trust	Commercial Building	Mixed Use Residential / Commercial
091-013	28 Frederick Douglas Way (Formerly High Street)	0.13	City of Brockton	Vacant Commercial	Mixed Use Residential / Commercial *(Per URP Amendment 1 Approved November 2020)*
091-047	11 Frederick Douglas Way (Formerly High Street)	0.04	City of Brockton	Vacant Commercial	Residential Mixed Use
091-048	15 Frederick Douglas Way (Formerly High Street)	0.12	City of Brockton	Vacant Commercial	Residential Mixed Use
092-014	19 Main Street	0.24	City of Brockton	Vacant Commercial	Residential Mixed Use
092-017	42 Pleasant Street	0.26	City of Brockton	Fire Station	Mixed Use Residential / Commercial
092-018	52 Pleasant Street	0.19	City of Brockton	Fire Dispatch	Mixed Use Residential / Commercial
109-053	28 Petronelli Way	0.13	28 Petronelli LLC	Vacant Commercial	Multifamily Residential
2022 Amendment Buildings to be Rehabilitated					
110-042	132 Main Street	0.20	142 Main Street LLC	Commercial Building/Retail	Commercial Building/Retail
091-073	63 Legion Parkway	0.15	Stamatos Family Properties LLC	Vacant Building	Retail

Clearance and Spot Clearance

The Department of Housing and Community Development (DHCD) requires urban renewal plans to identify areas of "clearance" and "spot clearance." A building is eligible for clearance if more than 50% of its floor area is functionally obsolete, structurally substandard, or cannot reasonably be rehabilitated for productive use. Even if a building does not meet the standards for clearance, spot clearance may be used to remove substandard buildings and buildings contributing to blight. Buildings in good condition may be eligible for spot clearance if their demolition is necessary to achieve the URP vision. As noted in Table 3-3, some of the buildings slated for demolition are categorized as spot clearance because they do not appear to meet the criteria for clearance. As information about the interior conditions of these buildings becomes available, this table may be revised.

This amendment removes 4 Main Street (Parcel 109-043) from the URP so it is no longer identified as spot clearance.

Table 3-3: Clearance and Spot Clearance

Parcel ID	Address	Lot Size (acres)	Owner(s)	Type of Clearance
2016 URP Clearance and Spot Clearance				
091-056	76 Warren Avenue	0.24	Brass David M	Spot Clearance
109-003	21 N Montello Street	0.46	Chen Jianjun	Spot Clearance
109-006	8 Montello Street	0.65	Nessen Dana A TR 8 Montello Rlty Trust	Clearance
109-007	46 Montello Street	0.70	McLaughlin Brian J	Clearance
109-008	66 Montello Street	0.48	Cobb Corner Limited Partnership	Clearance
109-012	33 Montello Street	0.20	Zeoli Anthony J & Barbara A Zeoli	Clearance
109-013	23 Montello Street	0.08	Cardoso Antonia V	Clearance
109-043*	4 Main Street	*Parcel (future ROW)*	Rockland Trust Comm Dvlpment LLC	Spot Clearance
052-017	81 Warren Avenue	0.33	NEK Realty Corporation	Spot Clearance
109-041	65 Court Street	0.18	Porter 65 Court St LLC	Spot Clearance
110-062	95 Montello Street	0.23	Marino Guy J	Spot Clearance
151-001	7 Commercial Street	2.37	City of Brockton	Clearance
2022 Amendment Clearance and Spot Clearance				
091-012	121 Main Street	0.039	City of Brockton	Spot Clearance
110-081	26 School Street	0.15	26 School Building LLC	Spot Clearance
091-028	44 Frederick Douglas Way (Formerly High Street)	034	Stadelmann Joseph	Spot Clearance
092-010	59 Green Street	0.16	City of Brockton	Spot Clearance
091-033	136 Warren Avenue	0.10	Nasios Realty LLC	Spot Clearance
091-010	137 Main Street	0.25	Merian John & Alyce R. Merian Trustees	Spot Clearance
091-009	141 Main Street	0.25	Merian John	Spot Clearance

* This amendment removes this parcel from the plan, but it remains listed for consistency with the 2016 Plan.

Section 3.2 URP Conformity with Local Comprehensive Plan

In 2017, the City of Brockton finalized its first comprehensive master plan in more than two decades. A Blueprint for Brockton outlines a vision for Brockton's future that reflects the goals, objectives, and vision of the 2016 URP. In fact, the 2016 URP influenced the development of A Blueprint for Brockton so the 2016 URP and this Amendment are very consistent with the City's comprehensive plan.

12.02 (4) Project Objectives

The 2016 URP presented Project Objectives in section 12.02 (3) Project Objectives. The objectives included in the 2016 URP are consistent with this URP Amendment. Generally, the BRA and City are working to reduce blighting influences and use housing as a basis for economic development and downtown revitalization. A 2011 Vision Statement has been consistently reaffirmed by the City, residents, business owners, and other stakeholders and remains the ultimate goal of this URP Amendment.

Downtown Brockton shall be a lively, walkable multi-cultural center that celebrates the arts, history, innovation, and the Salisbury Brook, capitalizing on its role as a regional governmental, service, and transit center. Downtown Brockton will feature new housing and mixed-use development strengthening the Downtown and renewing it as the heart of the City (McCabe pg. 2, 2011).

In addition to the state goals of the 2016 URP, one of the key goals of this Amendment is preparing the City to take advantage of new incentives associated with the federal Opportunity Zones designation. To use Opportunity Zones incentives, the City or BRA must have site control and be able to meet certain "time to market" timelines. Setting the stage, through adoption of this amendment, will prepare the City and BRA to best leverage these funds.

The economic benefits associated with implementation of the original URP will be significantly enhanced by completing the activities proposed in this Amendment. In addition to providing for significant redevelopment and revitalization within the URA, these activities will support local and regional economic growth and return currently underutilized properties to productive use. This will both increase commerce and productivity and provide much-needed residential units. The creation of additional retail and commercial space in Downtown Brockton will also increase employment opportunities for Brockton residents as well as attract employees and customers from the region. In addition to permanent jobs created by new businesses, the redevelopment activities outlined in the original URP and this Amendment will create temporary employment opportunities during construction.

12.02 (5) Acquisitions

This section discusses the parcels identified for acquisition or transfer, including those parcels which may be transferred or otherwise conveyed from the City of Brockton to the Brockton Redevelopment Authority (BRA). Since the plan format has changed since the 2016 URP was developed, this section includes all of the parcels identified for acquisition either in the 2016 URP or this amendment. Please refer to Map 1-H for a summary of acquisition and transfer parcels. The ability to acquire these parcels is necessary to further the URP vision. Acquiring parcels provides the BRA not only with site control and the ability to efficiently dispose of properties, it enables the BRA and City to assemble irregular lots or lots with inadequate dimensions into developable lots and to complete necessary public projects. Similarly, transferring City-owned parcels to the BRA enables the BRA to act as developer or sell the parcels for private development.

This amendment removes 4 Main Street (Parcel 109-043) from the URP. The BRA no longer intends to acquire this property.

Table 5-1: Acquisitions

Parcel ID	Address	Lot Size (acres)	Owner(s)	Current Use	Proposed Use
2016 URP	Parcels to be Acquired				
052-017	81 Warren Avenue	0.32	NEK Realty Corporation	Auto Sales – Used	Mixed Use Residential / Commercial
091-056	76 Warren Avenue	0.24	Brass David M	Automotive Repair	Mixed Use Residential / Commercial
092-001	108 Pleasant Street	0.32	Goranitis Irene	Vacant Lot	Mixed Use Residential / Commercial
092-025	102 Pleasant Street	0.23	NE Conf Corp 7th Day Adventists	Vacant Lot	Mixed Use Residential / Commercial
092-003	48 Warren Avenue	0.07	Goncalves Euclides Maria Goncalves	Vacant Residential	Residential
109-003	21 N Montello Street	0.46	Chen JianJun	Commercial Warehouse	Retail or Mixed Use
109-004	0 N Montello Street	0.20	Chen JianJun	Vacant Lot	Retail or Mixed Use
109-005	5 N Montello Street	0.25	Chen JianJun	Vacant Lot	Retail or Mixed Use
109-006	8 Montello Street	0.65	Nessen Dana A TR 8 Montello Rlty Trust	Auto Sales – Used	Mixed Use Residential / Commercial

Parcel ID	Address	Lot Size (acres)	Owner(s)	Current Use	Proposed Use
109-007	46 Montello Street	0.70	McLaughlin Brian J	Vacant Retail	Mixed Use Residential / Commercial
109-008	66 Montello Street	0.48	Cobb Corner Limited Partnership	Fast Food Restaurant	Mixed Use Residential / Commercial
109-012	33 Montello Street	0.20	Zeoli Anthony J & Barbara A Zeoli	Warehouse / Auto Repair	Multifamily Residential
109-013	23 Montello Street	0.08	Cardoso Antonia V	Tavern Restaurant	Multifamily Residential
109-045	0 Montello Street	0.30	OConnor John M Trustee	Parking	Multifamily Residential
109-057	0 Petronelli Way	0.10	Trinity Brockton Limited Partnership	Parking	Multifamily Residential
109-043*	4 Main Street	*Parcel (future ROW)*	Rockland Trust Comm Dvlpment LLC	Out Building	Multifamily Residential
110-058	90 Main Street	0.40	Safe Properties Inc	Office Building	Office Building
110-059	0 Main Street	0.23	Safe Properties Inc	Parking Lot	Parking Lot
110-062	95 Montello Street	0.23	Marino Guy J Joseph Marino III Trs	Retail / Restaurant	Commercial Mixed Use
150-025	93 Centre Street	0.19	Abdelmonem Yehia TR Youmar Realty Trust	Commercial	Mixed Use Residential / Commercial
150-026	100 Montello Street	0.08	Abdelmonem Yehia	Vacant Lot	Parking
150-027	0 Montello Street	0.08	Abdelmonem Yehia Tr Youmar Realty Trust	Vacant Lot	Parking
109-041	65 Court Street	0.18	Porter 65 Court St LLC	Auto Repair Shop	Multifamily Residential
109-053	28 Petronelli Way	0.13	28 Petronelli LLC	Vacant Commercial	Multifamily Residential
2022 Amendment Parcels to be Acquired					
091-008	147 Main Street	0.24	Marland Realty LLC	Vacant lot	Mixed Use Residential / Commercial
091-009	141 Main Street	0.25	Merian John	Commercial Building/Retail	Mixed Use Residential / Commercial
091-010	137 Main Street	0.25	Merian John & Alyce R. Merian Trustees	Commercial Building/Retail	Mixed Use Residential / Commercial

Parcel ID	Address	Lot Size (acres)	Owner(s)	Current Use	Proposed Use
091-022	0 L Street	0.11	Stadelmann Joseph	Vacant Lot	Mixed Use Residential / Commercial
091-023	0 L Street	0.09	Stadelmann Joseph	Commercial Building/Retail	Mixed Use Residential / Commercial
091-024	0 L Street	0.07	Stadelmann Joseph	Private Parking Lot	Mixed Use Residential / Commercial/Public Parking Garage
091-025	0 Street U#25	0.07	Stadelmann Joseph	Private Parking Lot	Mixed Use Residential / Commercial/Public Parking Garage
091-026	0 L Street	0.13	Stadelmann Joseph	Private Parking Lot	Mixed Use Residential / Commercial/Public Parking Garage
091-027	0 L Street	0.10	Stadelmann Joseph	Private Parking Lot	Mixed Use Residential / Commercial/Public Parking Garage
091-028	44 Frederick Douglas Way (Formerly High Street)	0.34	Stadelmann Joseph	Private Parking Garage	Mixed Use Residential / Commercial/Public Parking Garage
091-030	0 Frederick Douglas Way (Formerly High Street)	0.17	Stadelmann Joseph	Parking Lot	Mixed Use Residential / Commercial
091-031	0 Frederick Douglas Way (Formerly High Street)	0.10	Stadelmann Joseph	Parking Lot	Mixed Use Residential / Commercial
091-033	136 Warren Avenue	0.10	Nasios Realty LLC	Office Building	Mixed Use Residential / Commercial
091-045	105 Main Street	0.08	Mathe Vronsky	Commercial Building/Retail	Commercial Building/Retail
091-049	0 Frederick Douglas Way (Formerly High Street)	0.36	W & H Managment LLC	Private Parking Lot	Park/Green Link

Parcel ID	Address	Lot Size (acres)	Owner(s)	Current Use	Proposed Use
091-073	63 Legion Parkway	0.15	Stamatos Family Properties LLC	Vacant Building	Retail
091-075	0 Legion Parkway	0.10	Woldentense Azeb & Sami Herbawi Trustees	Private Parking Lot	Mixed Use Residential / Commercial
091-076	111 Legion Parkway	0.14	Woldentense Azeb & Sami Herbawi Trustees	Commercial Building/Retail	Mixed Use Residential / Commercial
110-041	0 Main Street	0.33	Brockton Main Street LLC	Parking Lot	Park (City Hall Plaza Expansion)
110-042	132 Main Street	0.20	142 Main Street LLC	Commercial Building/Retail	Commercial Building/Retail
110-074	0 Main Street	0.09	Nessralla Joseph J Trustee	Commercial Building/Retail	Commercial Building/Retail
110-081	26 School Street	0.15	26 School Building LLC	Private Parking	Multifamily Residential
110-082	0 School Street	0.24	Berkshire Investments LLC	Private Parking	Multifamily Residential

* This amendment removes this parcel from the plan, but it remains listed for consistency with the 2016 Plan.

Table 5-2: Transfers

Parcel ID	Address	Lot Size (acres)	Owner(s)	Current Use	Proposed Use
2016 URP	Parcels to be Transferred				
109-054	0 Petronelli Way	0.35	City of Brockton	Public Parking Lot	Multifamily Residential/Public Park
109-055	0 Petronelli Way	0.24	City of Brockton	Public Parking Lot	Multifamily Residential
091-047	11 Frederick Douglas Way (Formerly High Street)	0.04	City of Brockton	Vacant Commercial	Residential Mixed Use
091-048	15 Frederick Douglas Way (Formerly High Street)	0.12	City of Brockton	Vacant Commercial	Residential Mixed Use
091-079	0 Main Street	0.25	City of Brockton	Public Parking	Park
092-014	19 Main Street	0.24	City of Brockton	Vacant Commercial	Residential Mixed Use
092-017	42 Pleasant Street	0.26	City of Brockton	Fire Station	Mixed Use Residential / Commercial
092-018	52 Pleasant Street	0.19	City of Brockton	Fire Dispatch	Mixed Use Residential / Commercial
151-001	7 Commercial Street	2.37	City of Brockton	Police Station	Mixed Use Residential / Commercial
109-044	0 Franklin Street	0.31	City of Brockton	Public Parking Lot	Multifamily Residential
091-013	28 Frederick Douglas Way (Formerly High Street)	0.13	City of Brockton	Vacant Commercial	Mixed Use Residential / Commercial (Per URP Amendment 1 Approved November 2020)
091-004*	0 W Elm Street	0.14	City of Brockton	Vacant Lot	Multifamily Residential
091-005*	47 W Elm Street	0.17	City of Brockton	Vacant Lot	Multifamily Residential
091-012*	121 Main Street	0.39	City of Brockton	Vacant Lot	Mixed Use Residential / Commercial
092-003*	48 Warren Avenue	0.07	City of Brockton	Vacant Residential	Residential

Parcel ID	Address	Lot Size (acres)	Owner(s)	Current Use	Proposed Use
109-044	0 Franklin Street	0.31	City of Brockton	Surface Parking	Multifamily Residential
109-054	0 Petronelli Way	0.35	City of Brockton	Surface Parking	Multifamily Residential or Public Park
2022 URP	Parcels to be Transferred				
092-011	0 Green Street	0.17	City of Brockton	Parking lot	Mixed Use Residential / Commercial
091-020	0 Warren Avenue	0.12	City of Brockton	Parking lot	Mixed Use Residential / Commercial
091-021	0 L Street	0.08	City of Brockton	Parking lot	Mixed Use Residential / Commercial
091-029	0 Frederick Douglas Way (Formerly High Street)	0.12	City of Brockton	Parking lot	Mixed Use Residential / Commercial
091-032	0 Frederick Douglas Way (Formerly High Street)	0.09	City of Brockton	Parking lot	Mixed Use Residential / Commercial
092-019	0 Pleasant Street	0.17	City of Brockton	Parking lot	Mixed Use Residential / Commercial
092-010	59 Green Street	0.16	City of Brockton	Parking Lot	Mixed Use Residential / Commercial
110-051	Lincoln Street	0.14	City of Brockton	Surface Parking	Performing Arts Center + Green Link

* Parcels identified for tax foreclosure or acquisition in 2016 URP. Some parcels are now held by the City and others have already been transferred to BRA and the BRA has sold them. They are included here for consistency.

12.02 (6) Relocation

The Relocation Plan included in the 2016 URP, Chapter 12.02 (8) Relocation (Commitment Statement), is incorporated by reference into this Amendment. The proposed actions of the 2016 URP and 2022 Amendment will require the acquisition of 42 privately-owned parcels totaling just under 12 acres out of an urban redevelopment area consisting of 65.8 total acres (42.8 acres of taxable parcels). It remains true that the implementation of the 2016 URP and 2022 Amendment will not result in the relocation of any residential households. Though many of the properties identified for acquisition are vacant, approximately thirty-five (35) existing businesses would need to be relocated (see Table 6-1). As redevelopment moves forward, it is anticipated that the new development will provide opportunities for displaced businesses. The BRA and City of Brockton will make every effort to work with displaced businesses to accommodate their relocation within redevelopment projects.

The BRA will prepare a detailed relocation strategy for any property which involves public acquisition of property for redevelopment. The cost of relocation will be estimated based on tenancy, use, and market conditions at the time of acquisition.

All businesses and residents displaced by public action are entitled to receive relocation assistance and payment under Chapter 79A of the Massachusetts General Laws. A Relocation Advisory Agent will be designated pursuant to applicable regulations prior to displacement of any entity. In accordance with the Code of Massachusetts Regulations (CMR) 27.02 and 27.03, which spell out the terms and procedures for assistance and payments, the BRA will provide fair and equitable treatment to all parties displaced due to the public actions documented in the URP and Amendment. No acquisition of real property or other covered activity which involves the displacement of legal occupants shall occur until a relocation advisory agency has been qualified by the Bureau of Relocation to provide relocation assistance.

The relocation plan will be refined and updated as the various project phases are finalized. No displacement will occur until a relocation plan has been finalized and approved by the Bureau of Relocation. Pursuant to 760 CMR 27.03(1), a relocation plan shall be filed with the Bureau for a covered activity involving the displacement of the occupants of more than five dwelling units or business units.

The City and the BRA anticipate designating a point person on staff to serve as the relocation office to assist with finding alternative sites, review moving cost estimates, and information regarding relevant zoning issues (or will use a relocation consultant). The City and BRA acknowledge that each occupant in legal occupancy at the time of the acquisition are entitled to remain at the said property for not less than four months from the date of its receipt of notice to vacate. The City will consult with the Bureau of Relocation in advance of property acquisition to ensure that 760 CMR, Massachusetts General Laws Chapter 79A, and 49 CFR Part 24 are met.

All affected occupants will be directly notified by the BRA prior to commencement of acquisition. However, in the interim, any inquires can be directed to the Brockton Redevelopment Authority by mail at 50 School Street, Unit #2, Brockton, MA 02301 or by phone at 508-586-3887.

Table 6-1: Business Relocations

Parcel ID	Address	Property Owner / Business Name	Business Type	Number of Tenants
2016 URP	Businesses to be Relocated			
109-012	33 Montello Street	Anthony Zeoli /Paolino Auto Repair	Office Space & Auto Repair	1
109-013	23 Montello Street	Antonia V. Cardoso/Malu's Lounge	Restaurant & Bar	1
109-008	66 Montello Street	Cobb Corner Limited Partnership/Dunkin Donuts	Coffee / Donut Shop	1
110-062	95 Montello Street	Guy Marino /Boston Fried Chicken	Fast Food Restaurant	1
109-003	21 N. Montello Street	Jianjun Chen/ Lofty Homes	Building Accessories and Finishes	1
109-041	65 Court Street	Porter 65 Court Street LLC /Auto Body Service, LLC	Auto Repair	1
091-056	76 Warren Avenue	David M. Brass/Brass Auto Sales	Auto Service	1
052-017	81 Warren Avenue	NEK Realty Corporation/ Stop and Gas	Gas Station	1
2021 URP	Businesses to be Relocated			
091-009	141 Main Street	John Merian & Alyce R. Merian Trustees/Merian Tuxedo	Tuxedo Shop	1
091-010	137 Main Street	John Merian & Alyce R. Merian Trustees/Merian Tuxedo	Tuxedo Shop	1
091-022	0 L Street	Stadelmann, Joseph P. II Tr./Brockton Parking Authority	Private Parking Lot	1
091-023	0 L Street	Stadelmann, Joseph P. II Tr./Brockton Parking Authority	Private Parking Lot	1
091-024	0 L Street	Stadelmann, Joseph P. II Tr./Brockton Parking Authority	Private Parking Lot	1
091-025	0 L Street, Unit 25	Stadelmann, Joseph P. II Tr./Brockton Parking Authority	Private Parking Lot	1

Parcel ID	Address	Property Owner / Business Name	Business Type	Number of Tenants
091-028	44 Frederick Douglass Avenue (High Street)	Stadelmann, Joseph P. II Tr./Stadelmann Electric/Willie Stadelmann/ Verizon/ T-Mobile	Contractor's Garage and Telecommunications tower	5
091-030	High Street	Stadelmann, Joseph P. II Tr./Brockton Parking Authority	Private Parking Lot	1
091-031	0 High Street	Stadelmann, Joseph P. II Tr./Brockton Parking Authority	Private Parking Lot	1
091-033	136 Warren Avenue	Nasios Realth LLC/Nasios & Galloway	Law Office	1
091-075	0 Legion Parkway	Woldentense Azeb/	Private Parking Lot	0
091-076	117 Legion Parkway	Chez Elle Boutique	Retail	1

12.02 (7) Site Preparation

Chapter 12.02 (6) Site Preparation is included by reference in this Amendment.

The Downtown Brockton URP project boundary comprises approximately 65.8 acres in a developed area located in the downtown center of Brockton. As shown in [2016 URP] Map A-2 of [2016 URP] Section 12.02 (2), the Downtown Brockton URP site has very mild topographic changes and no significant topographical features in the densely-developed area.

The specific urban redevelopment activities to be conducted within the Downtown Brockton URP include property acquisition, commercial relocation, spot clearance, disposition of existing public sites and buildings for rehabilitation or redevelopment, and disposition of land to support the development of significant mixed use development in this transit-oriented location.

The BRA will undertake more extensive site preparation activities that will be necessary to create and market the disposition parcels for the proposed redevelopment projects. Site preparation activities will include the demolition and removal of buildings, the removal of any asbestos and/or lead as required for building demolition activities, and site grading and compaction, as necessary. Site grades may be altered slightly to facilitate drainage.

There are four (4) sites within the URA that appear in MassDEP records as "Tier Classified oil and/or hazardous material disposal sites" or "Tier Classified Chapter 21E" sites (See Table 7-1). Not all of these parcels are listed as Chapter 21E sites, but the City has Phase I and II data.

Table 7-1: Hazardous Materials Sites

RTN	Property	Proposed for Public Action?
4-0000300	5 North Montello Street – Former Gas Station (capped with use restriction)	Yes *(remediation as part of redevelopment)*
4-0013501	61 Legion Parkway	No
4-0013870	42 Pleasant Street – Current Fire Station	Yes *(remediation as part of redevelopment)*
4-0023595	57/59 Legion Parkway – Former Angelo's Cleaner	No

The privately-owned parcels proposed for acquisition will be investigated prior to or immediately upon acquisition. Hazardous conditions will be addressed in accordance with applicable state and federal regulations. Should these investigations identify any environmental contamination, the funding for any necessary remediation will be provided through adjustments to the market value of affected properties, and offsets to the disposition proceeds will be made to reflect the diminution in value caused by the presence of such contamination.

It is known that the MBTA holds easements on both vehicular ramps at the Police Station site, allowing access to the commuter rail platform from street level. It is understood that any redevelopment of this parcel will require negotiation

with the MBTA to ensure that their access to the platform is maintained both during and subsequent to redevelopment.

Negotiated acquisition or, where necessary, eminent domain activities will be undertaken, as proposed, within locations that have been determined to be decadent, in order to facilitate the redevelopment and rehabilitation of properties in accordance with the objectives of this URP and Amendment.

Section 7.1 Building and Structure Demolition

Refer to Table 3-1: Buildings to be Demolished for a complete list of structures identified for demolition. These structures are also shown on Map 1-I .

Where demolition is proposed, all utility services will be cut and capped within ten (10) feet of the existing building foundations. All building materials, including floor slabs and foundations, will be removed and disposed of off-site, as appropriate and required by law. Whenever feasible, the contractors will recycle debris from demolition. Demolished foundations will be backfilled and graded, either with soils found onsite or with clean fill. Consistent with construction best practices, public access to demolition sites will be restricted. Erosion and sedimentation controls will be utilized, as necessary, to control potential stormwater impacts.

12.02 (8) Public Improvements

Chapter 12.02 (7), Public Improvements, in the 2016 URP is included in this Amendment by reference. In addition to the Public Improvements outlined in the original URP, this Amendment includes:

- Extending City Hall Plaza to provide additional public space. Since City Hall Plaza was renovated in 2016, it has become a popular destination for local events and activities. In addition to a summer concert series, the City hosts movies on City Hall Plaza, and the Brockton Farmers' Market uses the Plaza each Friday. Expanding the plaza would allow additional flexibility for event organizers, increasing the number of people that can be at a single event, and could potentially allow multiple events to run simultaneously. Beyond improving event capacity, an expanded City Hall Plaza creates an important public amenity that can help attract additional activity and investment. This project is proposed for Parcel 110-041 as shown on Map 7-A and described in greater detail in Section 12.02(11), Project AE.
- The creation of a New Street between Petronelli Way and Court Street.
- The creation of a Green Link connecting Legion Parkway to the second parking garage. This project is proposed for Parcel 091-049 as shown on Map 7-A and described in greater detail in Section 12.02(11), Project W.
- The creation of a Green Link connecting Main Street to the second parking garage. This project is proposed for Parcel 091-079 as shown on Map 7-A and described in greater detail in Section 12.01(11), Project V.
- The creation of a Public Performing Arts Center and Green Link connecting the headquarters of W.B. Mason to Lincoln Street. This project is proposed for Parcel 110-051 as shown on Map 7-A and described in greater detail in Section 12.02(11), Project AF.
- The construction of a new Public Parking Garage on Frederick Douglass Avenue, Project AC.

12.02 (9) Disposition

This section identifies the parcels identified for disposition and supplements Map 1-H.

Table 9-1: Parcels for Disposition

Parcel ID	Address	Lot Size (acres)	Owner(s)	Current Use	Proposed Use
2016 URP	Disposition Parcels				
052-017	81 Warren Avenue	0.33	NEK Realty Corporation	Auto Sales – Used	Mixed Use Residential / Commercial
091-056	76 Warren Avenue	0.24	Brass David M	Automotive Repair	Mixed Use
092-001	108 Pleasant Street	0.32	Goranitis Irene	Vacant Lot	Mixed Use
092-025	102 Pleasant Street	0.23	NE Conf Corp 7th Day Adventists	Vacant Lot	Mixed Use Residential / Commercial
092-003	48 Warren Avenue	0.07	Goncalves Euclides Maria Goncalves	Vacant Residential	Residential
109-003	21 N Montello Street	0.46	Chen JianJun	Commercial Warehouse	Retail or Mixed Use
109-004	0 N Montello Street	0.20	Chen JianJun	Vacant Lot	Retail or Mixed Use
109-005	5 N Montello Street	0.25	Chen JianJun	Vacant Lot	Retail or Mixed Use
109-006	8 Montello Street	0.65	Nessen Dana A TR 8 Montello Rlty Trust	Auto Sales – Used	Mixed Use Residential / Commercial
109-007	46 Montello Street	0.70	McLaughlin Brian J	Vacant Retail	Mixed Use Residential / Commercial
109-008	66 Montello Street	0.48	Cobb Corner Limited Partnership	Fast Food Restaurant	Mixed Use Residential / Commercial
109-012	33 Montello Street	0.20	Zeoli Anthony J & Barbara A Zeoli	Warehouse / Auto Repair	Multifamily Residential
109-013	23 Montello Street	0.08	Cardoso Antonia V	Tavern Restaurant	Multifamily Residential
109-045	0 Montello Street	0.30	OConnor John M Trustee	Parking	Multifamily Residential
109-057	0 Petronelli Way	0.10	Trinity Brockton Limited Partnership	Parking	Multifamily Residential

Parcel ID	Address	Lot Size (acres)	Owner(s)	Current Use	Proposed Use
109-054	0 Petronelli Way	0.35	City of Brockton	Parking	Multifamily Residential or Public Park
109-055	0 Petronelli Way	0.24	City of Brockton	Parking	Multifamily Residential
110-058	90 Main Street	0.40	Safe Properties Inc	Office Building	Office Building
110-059	0 Main Street	0.23	Safe Properties Inc	Private Parking	Parking Lot
110-062	95 Montello Street	0.23	Marino Guy J Joseph Marino III Trs	Retail / Restaurant	Commercial Mixed Use
150-025	93 Centre Street	0.19	Abdelmonem Yehia TR Youmar Realty Trust	Commercial Building	Mixed Use Residential / Commercial
150-026	100 Montello Street	0.08	Abdelmonem Yehia	Vacant Lot	Private Parking
150-027	0 Montello Street	0.08	Abdelmonem Yehia Tr Youmar Realty Trust	Vacant Lot	Private Parking
091-004	0 W Elm Street	0.14	City of Brockton	Vacant Lot	Multifamily Residential
091-005	47 W Elm Street	0.17	City of Brockton	Vacant Lot	Multifamily Residential
091-012	121 Main Street	0.39	City of Brockton	Vacant Lot	Mixed Use Residential / Commercial
109-053	28 Petronelli Way	0.13	28 Petronelli LLC	Vacant Commercial	Multifamily Residential
091-047	11 Frederick Douglas Way (Formerly High Street)	0.04	City of Brockton	Vacant Commercial	Residential Mixed Use
091-048	15 Frederick Douglas Way (Formerly High Street)	0.12	City of Brockton	Vacant Commercial	Residential Mixed Use
092-014	19 Main Street	0.24	City of Brockton	Vacant Commercial	Residential Mixed Use
092-017	42 Pleasant Street	0.26	City of Brockton	Fire Station	Mixed Use Residential / Commercial
092-018	52 Pleasant Street	0.19	City of Brockton	Fire Dispatch	Mixed Use Residential / Commercial
109-044	0 Franklin Street	0.31	City of Brockton	Public Parking	Multifamily Residential
109-041	65 Court Street	0.18	Porter 65 Court St LLC	Repair Garage	Multifamily Residential

Parcel ID	Address	Lot Size (acres)	Owner(s)	Current Use	Proposed Use
151-001	7 Commercial Street	2.37	City of Brockton	Police Station	Mixed Use Residential / Commercial
091-013	28 Frederick Douglas Way (Formerly High Street)	0.13	City of Brockton	Vacant Commercial	Mixed Use Residential / Commercial *(Per URP Amendment 1 Approved November 2020)*
2022 Amendment Disposition Parcels					
091-073	63 Legion Parkway	0.15	Stamatos Family Properties LLC	Vacant Building	Retail
091-075	0 Legion Parkway	0.10	Woldentense Azeb & Sami Herbawi Trustees	Private Parking Lot	Mixed Use Residential / Commercial
091-076	111 Legion Parkway	0.14	Woldentense Azeb & Sami Herbawi Trustees	Commercial Building / Retail	Mixed Use Residential / Commercial
110-081	26 School Street	0.15	Berkshire Investments LLC	Private Parking	Multifamily Residential
110-082	0 School Street	0.24	Berkshire Investments LLC	Private Parking	Multifamily Residential
091-020	0 Warren Avenue	0.12	City of Brockton	Parking Lot	Mixed Use Residential / Commercial
091-021	0 L Street	0.08	City of Brockton	Parking Lot	Mixed Use Residential / Commercial
091-032	0 Frederick Douglas Way (Formerly High Street)	0.09	City of Brockton	Parking Lot	Mixed Use Residential / Commercial
092-019	0 Pleasant Street	0.17	City of Brockton	Parking Lot	Mixed Use Residential / Commercial
092-010	59 Green Street	0.16	City of Brockton	Parking Lot	Mixed Use Residential / Commercial
092-011	0 Green Street	0.17	City of Brockton	Parking Lot	Mixed Use Residential / Commercial
091-008	147 Main Street	0.24	Marland Realty LLC	Vacant Lot	Mixed Use Residential / Commercial

Parcel ID	Address	Lot Size (acres)	Owner(s)	Current Use	Proposed Use
091-009	141 Main Street	0.25	Merian John	Commercial Building / Retail	Mixed Use Residential / Commercial
091-010	137 Main Street	0.25	John Merian & Alyce R. Merian Trustees	Commercial Building / Retail	Mixed Use Residential / Commercial
091-033	136 Warren Avenue	0.10	Nasios Realty LLC	Office Building	Mixed Use Residential / Commercial
091-031	0 Frederick Douglas Way (Formerly High Street)	0.10	Stadelmann Joseph	Parking Lot	Mixed Use Residential / Commercial
091-022	0 L Street	0.11	Stadelmann Joseph	Vacant Lot	Mixed Use Residential / Commercial
110-074	0 Main Street	0.09	Nessralla Joseph J Trustee	Commercial Building/Retail	Commercial Building/Retail
110-042	132 Main Street	0.20	142 Main Street LLC	Commercial Building/Retail	Commercial Building/Retail
091-045	105 Main Street	0.08	Mathe Vronsky	Commercial Building/Retail	Commercial Building/Retail

12.02 (10) Redeveloper's Obligation

Chapter 12.02 (9) Redeveloper's Obligation included in the 2016 URP is included in this Amendment by reference. No changes to this chapter are proposed.

12.02 (11) Time Frame

New activities associated with this Amendment and changes to activities included in the 2016 URP are summarized in this chapter. All identification letters refer to locations on the redevelopment maps.

The projects are anticipated to be implemented in phases over the remaining years of the 2016 URP before it expires in 2036.

A. Temporary Parking Lot – 201 Spaces (Parcels 109-006, 109-007, and 109-008)
The need for a temporary surface lot has been mitigated and this proposal is being eliminated from the project list.

B. The Anglim Building Rehabilitation (Parcels 150-025, 150-026, and 150-027)
The eight-story historic building at 93 Centre Street, commonly known as The Furniture Building, is proposed for rehabilitation into 50 units of predominantly market rate housing above first-floor commercial space. Site renovations will be supported by a 14-space on-site parking lot. Additional parking will be required and relief may include buying out required parking spaces.

C. Kresge Building – 121 Main Street (Parcel 091-012)
The City was forced to undertake an emergency demolition of the former Kresge Building due to continued deterioration and potential continued collapse into the public way. The property has since been sold through a private transaction to NeighborWorks Housing Solutions who a received a 40R Smart Growth permit from the Brockton Planning Board and has constructed a mixed use building with 2,500 square feet of first-floor commercial space and 47 residential units.

D. 19 Main Street (Parcel 092-014)
The historic First Parish Building, a three-story building has been sold by the BRA to One Nine Residences LLC. One Nine Residences LLC is currently renovating the first-floor retail space and converting the upper-floors to residential use with 20 units.

E. 48 Warren Avenue (Parcel 092-003)
BRA has sold this single-family home. Father Bill's/Main Spring House and has successfully been converted to 6 SRO units with wrap around services for homeless individuals.

F. Petronelli Gym Rehabilitation (Parcel 109-053)
The historic Petronelli Gym, at 28 Petronelli Way, is the location where heavyweight champion Marvin Hagler trained. This historic building is proposed to be renovated into first-floor commercial space with residential uses on the upper floors.

G. 95 Montello Street (Parcel 110-062)
The fast food restaurant on Montello Street between Centre and Church Streets will be acquired and demolished for future redevelopment. Redevelopment of the site will include a minimum of 2,000 square feet of first-floor retail space with 24,000 square feet of office space above. Onsite parking will not be feasible with the proposed build-out.

H. 47 West Elm Street (Parcels 091-004 and 091–005)

The City was forced to undertake an emergency demolition of this former commercial building. The property has since been transferred to the BRA. The BRA sold the property to a South Shore Property Management who has recently completed construction of 45 units of market rate housing.

47 West Elm Street Groundbreaking



I. Petronelli Way Mixed Use (Parcels 109-012, 109-013, 109-045, 109-054, 109-055, 109-057, 109-041, and 109-044)

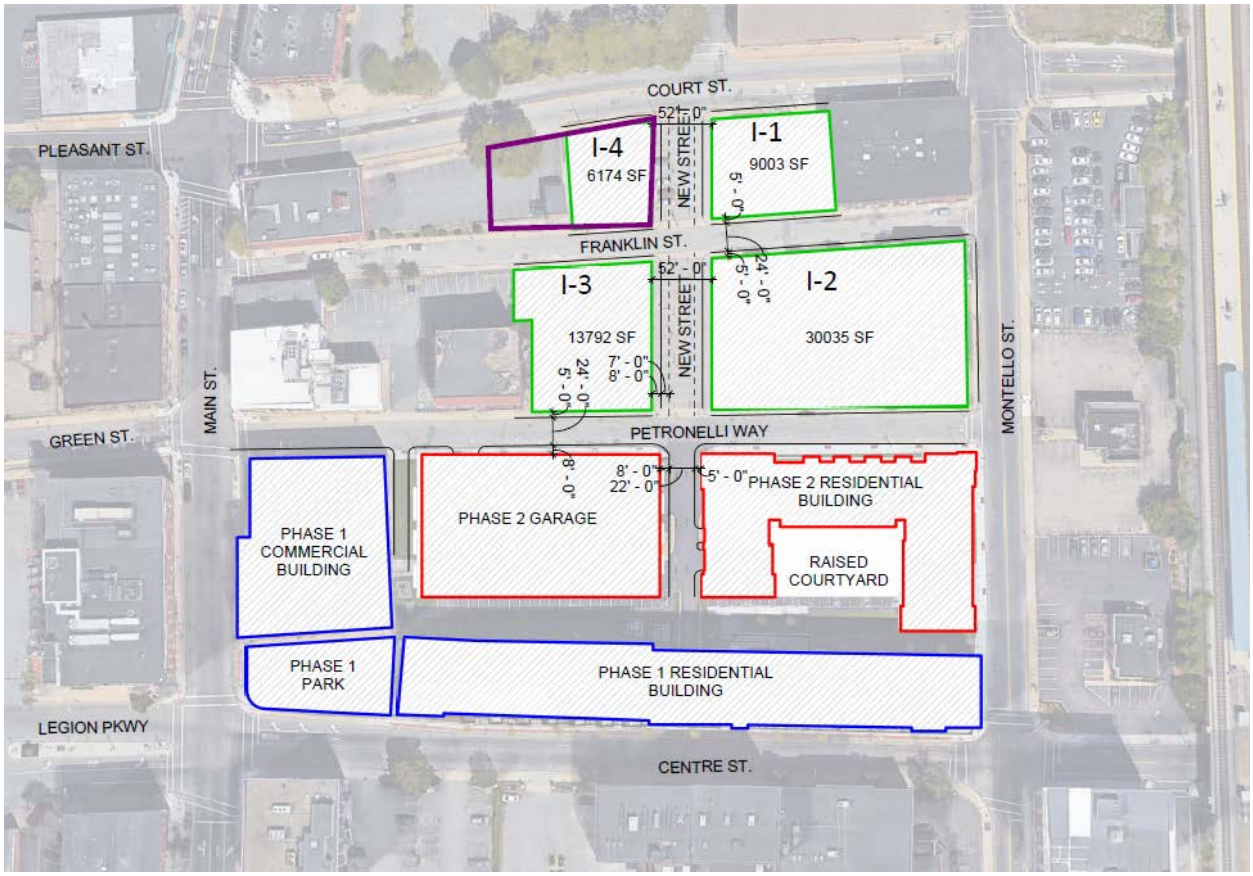
With the completion of the new 414-space municipal parking garage at Location L, the City will construct a new north-south road connecting Petronelli Way and Court Street. The road will create four redevelopment parcels at Location I.

I-1 at the northeast corner includes 65 Court Street (Parcel 109-041) and a portion of the adjacent City-owned parking lot (Parcel 109-044). This lot will be approximately 9,000 square feet. A new 20-unit multifamily development is envisioned.

I-2 at the southeast corner includes 23 and 33 Montello Street (Parcels 109-013 and 109-012, respectively), one privately-owned parking lot (109-045), and the adjacent City-owned parking lot (Parcel 109-055). The site is approximately 30,000 square feet and would be available for a new residential development with up to 100 residential units.

I-3 at the southwest corner is the remaining portion of the adjacent city-owned parking lot (109-054) once the new road is constructed. This 15,024 square foot site is envisioned for new multifamily construction with approximately 55 residential units or could serve as a neighborhood park.

I-4 at the northwest corner is the remaining portion of a City-owned parking lot (Parcel 109-076). This site will be approximately 6,000 square feet and is envisioned for a new multifamily development of approximately 28 units.



J. 11-15 Frederick Douglass Avenue (Parcels 091-047 and 091-048)

This two-story structure is envisioned for historic restoration. Its end use has not been determined, although a commercial use would be preferred.

K. Reserved

L. 0 Petronelli Way (Parcel 109-073)

The Brockton Redevelopment Authority has recently completed the construction of a new 414 space public parking garage. The garage will support Phase II development of the Enterprise Block and other initiatives in the area of Montello and Crescent Streets near the Downtown commuter rail station. As part of a later development project, a new road will be constructed across Petronelli Way to align with a central entrance on the north side of the garage to improve vehicular access.

M. 21 North Montello Avenue (Parcels 109-003, 109-004, and 109-005)

This 39,000 square foot lot sits at the corner of Routes 27 and 28, offering a high traffic count for potential commercial tenants. The site would be a good location for the relocation of the Dunkin' Donuts franchise

currently located at 66 Montello (part of the development opportunity at Location O below) or a mixed use development.

N. Hotel Grayson Building – 28 Frederick Douglass Avenue (Parcel 091-013)
This former hotel of 20,000 square feet is to be renovated into a mixed use space.

O. Montello Street Mixed Use Development (Parcels 109-006, 109-007, and 109-008)
The Montello Street Mixed Use Development is proposed to be built between Centre Street and Court Street adjacent to the MBTA Commuter Rail station. It is projected to include up to 230 housing units and 9,000 square feet of retail space.

P. Warren and Pleasant Street Development (Parcels 092-001 and 092-025)
Two vacant parcels at the intersection of Warren and Pleasant Street are across from the recently-developed Vincente Market on a heavily-travelled corridor. This site is an important gateway to the Downtown area. The two parcels, combined, are approximately 23,000 square feet.

Q. 90 Main Street – Shawmut Bank Building (Parcels 110-058 and 110-059)
The property adjacent to the W.B. Mason headquarters, which includes the former Shawmut Bank Building and adjacent surface parking, is undergoing incremental renovations. The property is in need of a substantial renovation, which would include a new skin and improved upper-story fenestration to attract new office tenants. The current building can also be expanded over the existing private surface parking lot creating up to 42,000 square feet of new commercial/office space.

R. Commercial Street Mixed Use - 7 Commercial Street (Parcel 151-001)
The construction of a new Public Safety complex (not funded through this URP) will allow for the relocation of the Police Station, and will allow for disposition of this transit-adjacent property for redevelopment. The existing Police Station building will be demolished to make way for up between 200,000 and 300,000 square feet of office/lab space with ground floor retail and amenities. A new entrance to the MBTA Commuter Rail station will be constructed mid-block which would include a pedestrian bridge over the active rail to eliminate the existing grade crossing.

S. Fire Station Renovation – 42-52 Pleasant Street (Parcels 092-010, 092-011, 092-017, 092-018, and 092-019)
Following the construction of a new Public Safety Complex, the two fire station buildings on Pleasant Street will be sold and renovation into a mixed use residential / commercial building. The City is also looking into retaining the historic fire station for use as a museum. The historic nature of the fire station and fire alarm building make them amenable to rehabilitation with ground-floor retail and restaurant use with residential units above.

T. Legion Parkway Northwest 1 – Gas Station at 81 Warren Avenue (Parcel 052-017)
No change from 2016 URP.
Legion Parkway is a natural extension of the important Centre Street Corridor and is in need of additional redevelopment activities. While the east end of the parkway has strong ties to Main Street and the center is dotted with historic structures, the western end at Warren Avenue becomes a no man's land of auto-oriented businesses with little connection to the surrounding area. In support of the goal of creating a safe,

walkable path to the recently-renovated Vicente's Market, this URP proposes to acquire or otherwise cause the redevelopment of the auto-oriented lots at 76 and 81 Warren Avenue, at the intersection of Warren Avenue and Legion Parkway.

U. Legion Parkway Northwest 2 – Gas Station at 76 Warren Avenue (Parcel 091-056)
No change from 2016 URP.
See description above for T. Legion Parkway Northwest 1.

V. City Parking Lot B1 (Parcel 091-079)
This City-owned surface parking lot will be converted to a green link plaza that will connect Main Street to a proposed second public parking garage.

W. Security Federal Savings Bank – 40 Legion Parkway (Parcel 091-049)
The City would seek to acquire the large but underused private surface parking lot on Parcel 091-049 to make it available for public park. The small addition to the building at 40 Legion Parkway would not be considered for acquisition. This new green link plaza will connect Legion Parkway to a proposed second public parking garage.

X. 63 Legion Parkway (Parcel 091-073)
This single-story commercial building was partially destroyed by fire in 2015. It is a redevelopment opportunity for a 4,600 square foot structure with storefront retail or restaurant.

Y. 111 Legion Parkway (Parcels 091-075 and 019-076)
The two parcels on Legion Parkway can be combined with Location U above to create a single development site with approximately 20,700 square feet and frontage on both Legion Parkway and Warren Avenue. It is less than 300 feet from the new Vicente's Market, a full-service grocery store serving Downtown and the surrounding community. Redevelopment of the site would include 7,500 square feet of retail space on the ground floor and 40 residential units on upper stories. This new building could anchor the eastern end of the Legion Parkway shopping district.

Z. 26 School Street (Parcels 110-081 and 110-082)
The two parcels are approximately 16,900 square feet with frontage on both School Street and Church Street. Redevelopment of this site would focus on multifamily residential housing and provide approximately 40 units.

AA. 105 Main Street (091-045)
A brick commercial building on the Corner of Main Street and Frederick Douglass Avenue. The plan envisions a historic rehabilitation of the existing structure for mixed retail/residential use.

AB. 147, 141, and 137 Main Street (Parcels 091-008, 091-009, and 091-010)
These three parcels combine to create a 21,500 square foot development site. Mixed uses will be required with a strong first-floor retail presence fronting Main Street. Vehicular access from Main Street would be prohibited. Smart Growth Zoning would allow 100+ residential units.

AC. The block of 45 Frederick Douglas Way (Formerly High Street) and 136 Warren Avenue (Parcels 091-020, 091-021, 091-022, 091-023, 091-024, 091-025, 091-026, 091-027, 091-028, 091-029, 091-030, 091-031, 091-032, and 091-033)

With approximately 62,000 square feet, this parcel has been identified for a mix of development including a 300+ space parking garage, multifamily residential development and a commercial development.

AD. 132 Main Street (Parcels 110-042 and 110-074)

This historic register-eligible Kennedy Clothing Company building is a brick, five-story commercial structure that includes two lots, totally approximately 12,000 square feet in the heart of Downtown. The 8,000 square foot first floor is divided into four retail storefronts with a common entry and elevator lobby. There are offices on the upper floors. The building is currently more than 90% vacant but houses a popular coffee shop on the first floor. The City would like to see the office space upgraded and retained and would like new retail tenants to join the coffee shop in the first-floor storefronts.

AE. Parcel 110-041

This site is currently a 14,500 square foot parking lot on the corner of Main Street and School Street. The City would like to redevelop this lot into an extension of City Hall Plaza to provide extra downtown green civic space and unobstructed views of the historic City Hall.

Concept plan for Extension of City Hall Plaza



AF. Brockton Parking Authority Lot B (Parcel 110-051)

This 1.07 acre City-owned lot on Lincoln Street is envisioned as the location for a performing arts space to further enliven downtown as the cultural heart of the City. A Brockton Auditorium Complex could be seat up

to 1,500 people. Featuring a flexible stage and orchestra pit, this theatre could be home to the Brockton Symphony and host large touring shows and theatrical productions. In addition to the performance space, the Brockton Auditorium Complex would include a large public reception lobby, box office, company offices, workshops, rehearsal rooms, and related storage.

12.02 (12) Financial Plan

A Financial Plan for the implementation of the Downtown Brockton URP Amendment has been prepared and is provided in Table 10-6: Project Budget. The plan was developed to allow implementation to occur over the next fifteen years. In addition, the financing plan was developed in accordance with 760 CMR 12.02 (4) which requires that the plan include:

Project Costs

Estimated cost of each parcel to be acquired and the identification of any property in which any officer or employee of the City or of the BRA has, or is believed to have, any direct or indirect interest.

Generally, the Urban Redevelopment Plan require a value for each anticipated acquisition in order to formulate the anticipated financing to acquire those properties. City of Brockton Assessors data were used for the property values used in the financial plan tables.

It is the BRA's preference that site assembly be accomplished through private negotiations and transactions whenever possible. In the case that Developer is unable to acquire all the necessary property through a negotiated purchase, the BRA may step in to negotiate a sale with the Developer as a financial backstop. If such efforts reach an impasse, the BRA is prepared to exercise its powers under MGL Chapter 121B for the purposes of site assembly consistent with the Plan. Both the Developer and BRA will need to agree to this acquisition step and the Developer will be required to make a deposit of 50% of the projected acquisition costs to the BRA. At the time of acquisition approval, the BRA will secure two full appraisals. If the appraisals are more than 20% different, a third may be required. If the property is ultimately acquired via MGL Chapter 121B, the Developer will be responsible for the acquisition cost, legal filing fees, recordings, relocation plan, and relocation costs.

It has been determined that the former Brockton City Clerk has a real estate interest in parcel 109-012 at 33 Montello Street, which is proposed for acquisition. The City Clerk has not had any role whatsoever in the preparation or review of this URP, and will not have any decision making role or influence over the implementation of the URP beyond what would be afforded any owner of property proposed for acquisition. Work is underway to determine any additional properties proposed for acquisition in which any officer or employee of the municipality or the BRA has or is believed to have any direct or indirect interest.

Table 10-1: Proposed Acquisition Costs

Parcel ID	Address	Building Condition	2020 Assessed Value
052-017	81 Warren Avenue	Moderate Disrepair	$452,000
091-008	147 Main Street	n/a (vacant)	$50,400
091-009	141 Main Street	Satisfactory	$238,600
091-010	137 Main Street	Satisfactory	$422,200
091-022	0 L Street	n/a (vacant)	$27,600
091-023	0 L Street	n/a (vacant)	$22,400
091-024	0 L Street	n/a (vacant)	$18,100

Parcel ID	Address	Building Condition	2020 Assessed Value
091-025	0 Street U#25	n/a (vacant)	$16,800
091-026	0 L Street	n/a (vacant)	$33,000
091-027	0 L Street	n/a (vacant)	$26,300
091-028	44 Frederick Douglas Way (Formerly High Street)	Moderate Disrepair	$377,600
091-030	0 Frederick Douglas Way (Formerly High Street)	n/a (vacant)	$43,900
091-031	0 Frederick Douglas Way (Formerly High Street)	n/a (vacant)	$25,700
091-033	136 Warren Avenue	Satisfactory	$261,200
091-045	105 Main Street	Moderate Disrepair	$299,500
091-049	0 Frederick Douglas Way (Formerly High Street)	Moderate Disrepair	$162,900
091-056	76 Warren Avenue	Moderate Disrepair	$250,900
091-073	63 Legion Parkway	Severe Disrepair	$346,300
091-075	0 Legion Parkway	n/a (vacant)	$23,100
091-076	111 Legion Parkway	Severe Disrepair	$604,700
092-001	108 Pleasant Street	n/a (vacant)	$138,200
092-003^	48 Warren Avenue	Severe Disrepair	$156,000
092-025	102 Pleasant Street	n/a (vacant)	$119,200
109-003	21 N Montello Street	Moderate Disrepair	$284,600
109-004	0 N Montello Street	n/a (vacant)	$43,100
109-005	5 N Montello Street	n/a (vacant)	$57,700
109-006	8 Montello Street	Satisfactory	$264,100
109-007	46 Montello Street	Satisfactory	$413,400
109-008	66 Montello Street	Good	$561,700
109-012	33 Montello Street	Moderate Disrepair	$239,300
109-013	23 Montello Street	Moderate Disrepair	$322,000
109-041	65 Court Street	Moderate Disrepair	$182,400
109-045	0 Montello Street	n/a (vacant)	$154,800
109-057	0 Petronelli Way	n/a (vacant)	$26,200
110-041	0 Main Street	n/a (vacant)	$158,300
110-042	132 Main Street	Satisfactory	$708,800
110-058	90 Main Street	Moderate Disrepair	$1,027,600
110-059	0 Main Street	n/a (vacant)	$54,700
110-062	95 Montello Street	Moderate Disrepair	$294,400
110-074	0 Main Street	n/a (vacant)	$21,900
110-081	26 School Street	n/a (vacant)	$190,400
110-082	0 School Street	n/a (vacant)	$132,600
150-025^	93 Centre Street	Severe Disrepair	$531,300
150-026^	100 Montello Street	n/a (vacant)	$20,600
150-027^	0 Montello Street	n/a (vacant)	$24,200
		TOTAL	$9,830,700*

^ Completed projects

* Includes completed projects

Please note: 109-053 was identified as an acquisition parcel in the 2016 URP, but was acquired by the City in 2015, so those acquisition costs are not included in this budget.

In addition to the properties above proposed for acquisition, this URP proposes the transfer of the following twenty-two (22) parcels from the City of Brockton to the BRA for disposition or for assembly and disposition to facilitate redevelopment projects.

Table 10-2: City Owned Parcels Proposed for Disposition

Parcel ID	Address	Owner	2020 Assessed Value
091-004	0 W Elm Street	City of Brockton	$100,900
091-005	47 W Elm Street	City of Brockton	$107,700
091-013	28 Frederick Douglas Way (Formerly High Street)	City of Brockton	$461,400
091-020	0 Warren Avenue	City of Brockton	$104,800
091-021	0 L Street	City of Brockton	$93,000
091-032	0 Frederick Douglas Way (Formerly High Street)	City of Brockton	$96,500
091-047	11 Frederick Douglas Way (Formerly High Street)	City of Brockton	$191,900
091-048	15 Frederick Douglas Way (Formerly High Street)	City of Brockton	$26,000
092-010	59 Green Street	City of Brockton	$122,500
092-011	0 Green Street	City of Brockton	$121,600
092-014	19 Main Street	City of Brockton	$376,400
092-017	42 Pleasant Street	City of Brockton	$1,095,200
092-018	52 Pleasant Street	City of Brockton	$354,600
092-019	0 Pleasant Street	City of Brockton	$42,200
109-044	0 Franklin Street	City of Brockton	$152,500
109-054	0 Petronelli Way	City of Brockton	$163,300
109-055	0 Petronelli Way	City of Brockton	$134,400
151-001	7 Commercial Street	City of Brockton	$3,127,300
110-051	0 Lincoln Street	City of Brockton	$411,100
		TOTAL	$7,283,300

Detailed Cost Estimates for Site Preparation

The Downtown Brockton URP contemplates the acquisition and redevelopment of eleven (11) existing properties. There are no special site conditions, such as grading, drainage, or soil issues anticipated in connection with these properties. Other costs such as environmental testing, including subsurface texting and lead and asbestos surveys, as well as detailed structural assessment of the buildings, could not be obtained due to lack of funding availability at this time. An ASTM Phase I Environmental Site Assessment will be prepared by a Licensed Site Professional before any site is acquired, regardless of the method of acquisition. Where BRA can negotiate site access and where the ASTM Phase I

indicates that the existence of a pollutant is probable, a full MCP Phase I Environmental Site Assessment will be prepared in accordance with MGL Chapter 21E. Where an ASTM Phase I indicates that the existence of a pollutant is possible, and where site access is not afforded, as with acquisition by means of eminent domain, BRA will employ other methods to assess environmental contamination including the right to conduct environmental testing in the public right of way or on adjacent sites where it can gain site access in an effort to determine the potential existence of environmental contaminates.

Appropriate offsets will be made to reflect any downward adjustment of appraisal pricing as a result of identified contaminants. The following Table 10-3: Proposed Demolition Costs applies a uniform $6 per square foot assumed demolition cost for preliminary budgeting purposes.

Table 10-3: Proposed Demolition Costs

Parcel ID	Address	Lot Size (acres)	Year Built	Building Area – Clearance	Demolition Cost ($6/sf)
109-006	8 Montello Street	0.65	1967	760	$6,840
109-007	46 Montello Street	0.70	1959	2,098	$18,882
109-008	66 Montello Street	0.48	1964	1,739	$15,651
109-012	33 Montello Street	0.20	1950	3,936	$35,424
109-013	23 Montello Street	0.08	1900	4,764	$42,876
151-001	7 Commercial Street	2.37	1967	36,088	$324,792
091-012	121 Main Street	0.39	1930	20,868	$125,208
110-081	26 School Street	0.15	1900	6,608	$59,472
091-028	44 Frederick Douglas Way (Formerly High Street)	0.34	1924	30,330	$272,970
092-010	59 Green Street	0.16	unknown	7,036	$63,324
			TOTAL	121,658	$965,439

Detailed Cost Estimates for All Proposed Public Improvements

Public improvements directly related to the redevelopment activities contemplate by the Downtown Brockton URP will include a Performing Arts Center, new public green spaces, and fiber optic internet as well as sidewalk, street lighting, and landscaping upgrades as summarized in Chapter 12.07 (7) of the original 2016 URP and Chapter 12.02 (8) of this Amendment.

Detailed Cost Estimates for Relocation Expenses

Discussion of relocation expenses is summarized in Section 12.02 (06). All relocation that is undertaken will comply with applicable state and federal regulations.

Detailed Cost Estimates Establishing the Total Project Cost

The total project costs are shown in Table 10-6.

Detailed Budget Including Administrative Expenses and Reserves for Contingencies

The project budget, presented in Table 10-6, includes administrative expenses and reserves for contingencies.

Project Budget

The total estimated gross cost of implementing the activities contemplated by the Downtown Brockton URP, including public improvements, is estimated to be $194 M. A budget detailing all costs is provided in Table 10-6. Funding for the Downtown Brockton URP will come from several sources as discussed below and summarized in Table 10-6.

Project Revenues

Land and Property Disposition Revenues

Table 10-5: Estimated Disposition Revenues

Parcel ID	Address	2020 Assessed Value	Disposition Revenues (2020 Dollars)	Proposed Use(s)	Building Renovation
092-014	19 Main Street	$376,400	$376,400	Residential Mixed Use	Y
091-005	47 W Elm Street	$107,700	$107,700	Multifamily Residential	
091-004	0 W Elm Street	$100,900	$100,900	Multifamily Residential	Y
092-003	48 Warren Avenue	$156,000	$156,000	Residential	Y
150-027	0 Montello Street	$24,200	$24,200	Private Parking	
150-026	100 Montello Street	$20,600	$20,600	Private Parking	
150-025	93 Centre Street	$531,300	$531,300	Mixed Use Residential / Commercial	Y
109-057	0 Petronelli Way	$26,200	$26,200	Multifamily Residential	
109-045	0 Montello Street	$154,800	$154,800	Multifamily Residential	
109-041	65 Court Street	$182,400	$182,400	Multifamily Residential	
109-013	23 Montello Street	$322,000	$322,000	Multifamily Residential	
109-012	33 Montello Street	$239,300	$239,300	Multifamily Residential	
109-044	0 Franklin Street	$152,500	$152,500	Multifamily Residential	
109-054	0 P Petronelli Way	$163,300	$163,300	Multifamily Residential	
109-055	0 Petronelli Way	$134,400	$134,400	Multifamily Residential	
091-013	28 Frederick Douglas Way (Formerly High Street)	$461,400	$461,400	Mixed Use Residential / Commercial (Per URP Amendment 1 Approved November 2020)	Y
109-008	66 Montello Street	$561,700	$561,700	Mixed Use Residential / Commercial	
109-007	46 Montello Street	$413,400	$413,400	Mixed Use Residential / Commercial	
109-006	8 Montello Street	$264,100	$264,100	Mixed Use Residential / Commercial	
109-005	5 N Montello Street	$57,700	$57,700	Retail or Mixed Use	
109-004	0 N Montello Street	$43,100	$43,100	Retail or Mixed Use	
109-003	21 N Montello Street	$284,600	$284,600	Retail or Mixed Use	
110-059	0 Main Street	54700	54700	Private Parking Lot	

Parcel ID	Address	2020 Assessed Value	Disposition Revenues (2020 Dollars)	Proposed Use(s)	Building Renovation
110-058	90 Main Street	$1,027,600	$1,027,600	Office Building	Y
092-025	102 Pleasant Street	$119,200	$119,200	Mixed Use Residential / Commercial	
092-001	108 Pleasant Street	$138,200	$138,200	Mixed Use Residential / Commercial	
110-062	95 Montello Street	$294,400	$294,400	Commercial Mixed Use	
091-056	76 Warren Avenue	$250,900	$250,900	Mixed Use Residential / Commercial	
052-017	81 Warren Avenue	$452,000	$452,000	Mixed Use Residential / Commercial	
092-017	42 Pleasant Street	$1,095,200	$1,095,200	Mixed Use Residential / Commercial/Museum	Y
092-018	52 Pleasant Street	$354,600	$354,600	Mixed Use Residential / Commercial	Y
151-001	7 Commercial Street	$3,127,300	$3,127,300	Commercial Office/Lab	
091-008	147 Main Street	$50,400	$50,400	Mixed Use Residential / Commercial	
091-009	141 Main Street	$238,600	$238,600	Mixed Use Residential / Commercial	
091-010	137 Main Street	$422,200	$422,200	Mixed Use Residential / Commercial	
091-022	0 L Street	$27,600	$27,600	Mixed Use Residential / Commercial	
091-031	0 Frederick Douglas Way (Formerly High Street)	$25,700	$25,700	Mixed Use Residential / Commercial	
091-033	136 Warren Avenue	$261,200	$261,200	Mixed Use Residential / Commercial	
091-045	105 Main Street	$299,500	$299,500	Commercial/Retail	
091-073	63 Legion Parkway	$346,300	$346,300	Retail	Y
091-075	0 Legion Parkway	$23,100	$23,100	Mixed Use Residential / Commercial	
091-076	111 Legion Parkway	$604,700	$604,700	Mixed Use Residential / Commercial	
092-011	0 Green Street	$121,600	$121,600	Mixed Use Residential / Commercial	
110-042	132 Main Street	$708,800	$708,800	Commercial Building/Retail	
110-074	0 Main Street	$21,900	$21,900	Commercial Building/Retail	
110-081	26 School Street	$190,400	$190,400	Multifamily Residential	
110-082	0 School Street	$132,600	$132,600	Multifamily Residential	
091-020	0 Warren Avenue	$104,800	$104,800	Mixed Use Residential / Commercial	

Parcel ID	Address	2020 Assessed Value	Disposition Revenues (2020 Dollars)	Proposed Use(s)	Building Renovation
091-021	0 L Street	$93,000	$93,000	Mixed Use Residential / Commercial	
091-032	0 Frederick Douglas Way (Formerly High Street)	$96,500	$96,500	Mixed Use Residential / Commercial	
092-019	0 Pleasant Street	$42,200	$42,200	Mixed Use Residential / Commercial	
092-010	59 Green Street	$122,500	$122,500	Mixed Use Residential / Commercial	
091-047	11 Frederick Douglas Way (Formerly High Street)	$191,900	$191,900	Commercial Building/Retail	
091-048	15 Frederick Douglas Way (Formerly High Street)	$26,000	$26,000	Commercial Building/Retail	
110–051	0 Lincoln Street	$411,100	$411,100	Performing Arts Center + Green Link	
	TOTAL	$16,254,700	$16,254,700		

Funding Sources

Local Infrastructure Development Program (23L)

Massachusetts General Law Chapter 23L authorizes special assessment financing for infrastructure improvements. Use of this financing tool would require landowner agreement to create a district and accept an additional assessment on their property. Chapter 23L is designed to be used with District Increment Financing (DIF) and landowners would only pay special assessments if incremental tax revenues are insufficient to support debt surface. Bonds would be issued by MassDevelopment on behalf of the District.

Developer Improvements Concurrent with New Construction

The 40R Design Standards Section 9.1.3 require that "Where Development Projects are proposed adjacent to sidewalks that are not accessible to the handicapped in accordance with applicable laws including the Americans with Disabilities Act and the Rules and Regulations of the Massachusetts Architectural Access Board, improvements to sidewalks may be required as a condition of Site Plan Approval provided said condition is not Unduly Restrictive."

HOME Funds

The City anticipates receiving $578,441 in HOME Partnership Program funding in FY2021 from the US Department of Housing and Urban Development (HUD), a portion of which would be available to fund residential housing rehabilitation or new housing construction projects identified in this plan.

CDGB Funds

The City of Brockton is an entitlement community under the Community Development Block Grant Program and is anticipating receiving $1,417,326 in FY2021 from the US Department of Housing and Urban Development. CDBG Funds could be an important supplemental resource for targeted infrastructure, public service, or housing improvements within the urban revitalization district identified in the plan.

PARC Grants

The City has successfully applied for PARC funding from the Massachusetts Executive Office of Environmental Affairs for park improvements at various Brockton parks and playgrounds and has the expectation of receiving funding for future park projects.

MassWorks Grants

The City anticipates applying for a series of MassWorks grants to fund infrastructure projects including the expansion of parking facilities, telecommunications systems, and streetscape projects.

Transformative Development Initiative (TDI) Investment

TDI Investment is defined, pursuant to the Transformative Development Fund Enabling Act, as an equity investment that results in MassDevelopment holding a controlling ownership interest in any company; a membership interest that constitutes controlling voting rights in any company; a controlling interest in real estate or other assets; a transaction that in substance falls into any of these categories even though it may be structured as some other form of business transaction; and an equity security.

Overall Project Budget

See Next Page.

Table 10-6: Project Budget

CATEGORY	USES	SOURCES															TOTAL SOURCES	DIFFERENCE (Uses Sources)
		DIF	ARPA	Disposition Proceeds	MassWorks	PARC	State Transportation Improvement Program (TIP)	EDA Public Works Grant	Brockton Sewer and Water Fund	EPA Brownfields Assessment Grant	EPA Brownfields Cleanup Grant	Host Community Agreements	Downtown Business Improvement District (BID)	City General Revenue	CDBG	Loan/Bond		
Site Work																		
Land Acquisition Costs	$13,762,980		$228,060	$13,313,300												$221,620	$13,762,980	$0
Relocation Expenses	$1,000,000			$1,000,000													$1,000,000	$0
Demolition and Site Clearance	$965,439			$965,439													$965,439	$0
Environmental Assessment and Testing	$500,000									$500,000							$500,000	$0
Environmental Remediation	$500,000										$500,000						$500,000	$0
Subtotal	$16,728,419	$0	$228,060	$15,278,739	$0	$0	$0	$0	$0	$500,000	$500,000	$0	$0	$0	$0	$221,620	$16,728,419	$0
Public Improvements																		
Public Utilities (Water, Sewer)	$34,000,000								$34,000,000								$34,000,000	$0
Two-Way Conversion/Fiber – Streets and Streetscape	$102,000,000		$8,500,000		$2,167,508		$72,665,994	$12,800,000								$5,866,498	$102,000,000	$0
Parking Garage Carpenter^	$17,000,000				$10,000,000											$7,000,000	$17,000,000	$0
Parking Garage – L Street	$20,000,000				$5,000,000											$15,000,000	$20,000,000	$0
Frederick Douglass/Legion Parkway Green Link	$1,000,000					$400,000									$250,000	$350,000	$1,000,000	$0
L Street/Main Street Green Link	$650,000					$400,000									$250,000		$650,000	$0
Expanded City Hall Plaza	$1,500,000					$400,000									$250,000	$850,000	$1,500,000	$0
Lincoln/Church Green Link	$650,000					$400,000									$250,000		$650,000	$0
Paddy Lane Green Link	$650,000					$400,000									$250,000		$650,000	$0
New Steet^	$920,000				$920,000												$920,000	$0
Centre Street^	$1,276,000				$1,276,000												$1,276,000	$0
Preforming Arts Center	$60,000,000															$60,000,000	$60,000,000	$0
Subtotal	$239,646,000	$0	$8,500,000	$0	$19,363,508	$2,000,000	$72,665,994	$12,800,000	$34,000,000	$0	$0	$0	$0	$0	$1,250,000	$89,066,498	$239,646,000	$0
Program Administration (6.0% of Project Cost)																		
New BRA Staff	$3,398,026	$1,258,026	$340,000	$1,800,000													$3,398,026	$0
New City Staff	$3,398,026	$3,058,026	$340,000														$3,398,026	$0

Consulting / Design / Engineering	$6,796,051	$1,496,051	$5,300,000														$6,796,051	$0
Subtotal	$13,592,102	$5,812,103	$5,980,000	$1,800,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,592,102	$0
Downtown Enhancements (20 Years)																		
Outdoor Market ($5,000 / year)	$100,000	$50,000											$50,000				$100,000	$0
Downtown Programming ($10,000 / year)	$200,000	$50,000											$150,000				$200,000	$0
Downtown Management and Ambassadors ($250,000/year)	$5,000,000		$550,000									$1,950,000	$2,500,000				$5,000,000	$0
Landscape Supplies and Materials ($3,000 / year)	$60,000	$30,000											$30,000				$60,000	$0
Subtotal	$5,360,000	$130,000	$550,000	$0	$0	$0	$0	$0	$0	$0	$0	$1,950,000	$2,730,000	$0	$0	$0	$5,360,000	$0
Total Sources by Category	*$275,326,521*	$5,942,103	$15,258,060	$17,078,739	$19,363,508	$2,000,000	$72,665,994	$12,800,000	$34,000,000	$500,000	$500,000	$1,950,000	$2,730,000	$0	$1,250,000	$89,288,118	$275,326,521	*$0*
Completed-To-Date	*$21,150,613*																	
Balance	*$254,175,908*																	
Total Sources and Uses	*$275,326,521*																	

12.02 (13) Citizen Participation

To compete this Amendment, the BRA reconvened its Citizen Advisory Committee (CAC). The following members were appointed to serve on the CAC:

- Frank Gurley, Chair – Self Employed / Concerned Citizen
- Janet Trask – Brockton Housing Authority Commissioner & Executive Committee Brockton Area NAACP
- Eunice Depina – HarborOne Senior Mortgage Originator
- Nelson Fernandes – Owner of JJ's Caffe / Downtown Condo Owner
- Angela Goncalves – Registered Nurse

The CAC met four times (March 13, 2019, March 21, 2019, April 4, 2019, and April 29, 2019) and hosted a public meeting on May 16, 2019. Meeting agendas, sign-in sheets, and meeting meetings are included in Appendix A.

In addition to the CAC meetings, the City of Brockton and BRA hosted an informational meeting for Downtown business and property owners in July 2018. Approximately 40 people attended the meeting and provided input on ongoing projects and other neighborhood issues.

Public hearings were held on May 16, 2019 and April 6, 2022.

Attendees at the May 16, 2019 public hearing were:

- CAC Members: Frank Gurley (Chair), Angela Goncalves, Janet Trask, Nelson Fernandes
- Guests: Cindy Ethier-Kosta, Cindy Pendergast, Kim Bales, Joanne Holmes, Gerry Smith, Ayla Goncalves, Marlon Green, Tom Monahan, Shane O'Brien, Jonah Wein, Sean Beasley, Pam Gurley, Rob May, Anne Beauregard, Robert Jenkins, and Zaias Andrade.

Throughout the development of this plan, there were ongoing conversations, social media discussions, and regular engagement with the Downtown and larger Brockton community. A variety of public events included information about the plan and the City readily discussed ideas and options with the community as some of the projects identified in they 2016 plan were initiated and completed.

As the City and Redevelopment Authority prepared to finalize this Amendment, a meeting was held with the Downtown Brockton Association. On January 19, 2022 approximately 60 participants joined a presentation about this Amendment. These participants were a combination of residents, Downtown Brockton Association members, property owners, business owners, and other stakeholders.

The CAC met in a public forum on February 15, 2022 and March 8, 2022. Participants at these meetings included CAC members as well as members of the public, property owners, and other stakeholders.

The BRA Board held a public hearing and approved the Amendment on April 6, 2022.

Attendees at the April 6, 2022 public meeting were:

- CAC Members:
- Guests:

Following BRA Board approval, the Brockton Planning Board confirmed the Amendment's consistency with the City's Comprehensive Plan on May 3, 2022 and the Amendment was presented to City Council for final adoption on May 16, 2022.

12.02 (14) Requisite Municipal Approvals

The DHCD-approved 2016 URP included all municipal approvals and other information as required by Massachusetts General Law Chapter 121B, Section 48. A similar process was followed for this Amendment. Required approvals, actions, and evidence of such actions can be found in **Appendix B**.

These approvals include a City Council public hearing and approval, evidence of notification to the Massachusetts Historical Commission, a Planning Board finding of consistency with relevant planning documents, and Legal Counsel's certification that this Amendment is consistent and compliant with applicable laws and regulations.

12.02 (15) Massachusetts Environmental Policy Act

The 2016 URP was subject to the Massachusetts Environmental Policy Act (MEPA) because it required DHCD approval in accordance with Massachusetts General Law Chapter 121B. An Environmental Notification Form (ENF) appeared in the June 22, 2016 Environmental Monitor and the ENF Certificate was issued on July 22, 2016 (EEA #15530). As a major modification to an existing urban renewal plan, this Amendment is also subject to MEPA review. The ENF for this Amendment has not yet been filed by the City, but a copy will be sent to DHCD when it is submitted to the Secretary of Energy and Environmental Affairs (EEA) for review. DHCD's approval of Amendment #2 will be conditional upon completion of MEPA review.

Appendix A: Citizen Participation

CAC and public meeting agendas, sign-in sheets, and meeting minutes

CAC Meetings

Brockton Redevelopment Authority

Brockton Redevelopment Authority's Citizen Advisory Committee (CAC)
50 School Street, Brockton, MA 02301
Wednesday, March 13th, 2019 at 5:30 PM
Agenda

I. Welcome – Robert Jenkins, BRA Executive Director

II. Introductions

III. Roles & Responsibilities

IV. Review of Draft Amendment and Maps

V. Next Meeting

VI. Adjourn

Brockton Redevelopment Authority's Citizen Advisory Committee
(CAC)
50 School Street, Brockton, MA 02301
Thursday, March 21st, 2019 at 5:30 PM
Agenda

I. Welcome – Zaias Andrade, Housing Specialist and Asset Manager

II. Appointment of Chairperson and Clerk

III. Vote to Approve Meeting Minutes from March 13th, 2019

IV. Finish Review of Draft Amendment & Maps and make edit recommendations.

V. New Business

VI. Next Meeting: Wednesday, April 24th, 2019 at 5:30PM

VII. Adjourn

Brockton Redevelopment Authority

Brockton Redevelopment Authority's Citizen Advisory Committee (CAC)
50 School Street, Brockton, MA 02301
Thursday, April 4th, 2019 at 12:00 PM
Agenda

I. Welcome

II. Appoint Chairperson and Clerk

III. Vote to Approve Meeting Minutes from March 13th & 21st

IV. Schedule Public Hearing

V. New Business

VI. Next Meeting

VII. Adjourn

Brockton Redevelopment Authority

Brockton Redevelopment Authority's Citizen Advisory Committee (CAC)
50 School Street, Brockton, MA 02301
Thursday, April 4th, 2019 at 12:00 PM
Conference Call

I. Dial: 1-224-501-3412
II. Access Code: 197-650-453#
III. Audio PIN: 1#

Please feel free to contact me directly, should you have any questions.

Brockton Redevelopment Authority

Brockton Redevelopment Authority's Citizen Advisory Committee (CAC)
50 School Street, Brockton, MA 02301
Monday, April 29th, 2019 at 12:00 PM
Conference Call Agenda

I. Welcome

II. Vote to Approve Minutes from April 4th Conference Call

III. Public Meeting: May 16th, 2019 6-7PM, Chamber of Commerce - 1st Floor Conf. Room

- Schedule meeting prior to the public meeting
- Schedule meeting after the public meeting

IV. BRA Board of Directors Meeting: May 22nd, 2019 3:30PM

V. On-going Projects in the Downtown:

- 19 Main Street
- 121 Main Street
- Petronelli Municipal Garage
- Petronelli Gym
- 93 Center Street
- 47 W. Elm
- Lincoln School

VI. New Business

VII. Next Meeting

VIII. Adjourn

Brockton Redevelopment Authority's Citizen Advisory Committee
(CAC)
50 School Street, Brockton, MA 02301
Monday, April 29th, 2019 at 12:00 PM
Conference Call Instructions

1. Please dial (605) 313-5313
2. Enter access code: 387299

Please contact me directly at (508) 586-2887 x3 if you need any assistance.

BROCKTON REDEVELOPMENT AUTHORITY CITIZEN ADVISORY COMMITTEE (CAC)

PUBLIC MEETING: AMENDMENT TO THE 2016 URBAN REVITALIZATION PLAN (URP)

SIGN-IN SHEET

NAME	AGENCY/COMPANY/AFFILIATION	CONTACT INFO (PHONE/EMAIL)
Cindy Ethier-Kostka	Resident + Candidate Ward 5 City Council	508-250-9627/CEKWard5@gmail.com
Cindy Pendergast	NeighborWorks	617.770.2227 x46 C.pendergast@nwsema.org
Janet Trask	Brockton Housing Authority	508.584-3358 jnettrask@gmail.com
Kim Bales	Old Colony Elder Services	508-584-1561 ✓ Kbales@oldcolonyelderservices.org
Tanya Holmes		508-580-2773 friendoftag@gmail.com
Grace Small		
Ayita Joncell	N/A	
Marlon Green		marlon.green@icloud.com

BROCKTON REDEVELOPMENT AUTHORITY CITIZEN ADVISORY COMMITTEE (CAC)

PUBLIC MEETING: AMENDMENT TO THE 2016 URBAN REVITALIZATION PLAN (URP)

SIGN-IN SHEET

NAME	AGENCY/COMPANY/AFFILIATION	CONTACT INFO (PHONE/EMAIL)
Tom Monaco	City Councilor Ward 2	508-942-0385
Shane O'Brien	City of Brockton	sobrien@cobma.us
Jonah Stein	Crescent Credit Union	508 408 6320
Sean Beasley	Dept. of Transitional Assistance	(857) 895-7120 Sean.Beasley@state.ma.us
Pam Gurley	COB	
Rob May	COB	planning@cobmass
Anne Beaudreau	Ward 5	abeaudreau@cobma.us

Draft Amendment #2 – April 15, 2022

Brockton Redevelopment Authority

Brockton Redevelopment Authority's Citizen Advisory Committee (CAC)
50 School Street, Brockton, MA 02301
Wednesday, March 13th, 2019 at 5:30 PM
Minutes

CAC Members in attendance: Frank Gurley, Eunice Depina, Angela Goncalves, and Janet Trask.

BRA Staff in attendance: Robert Jenkins and Zaias Andrade.

Welcome – Robert Jenkins, BRA Executive Director and Zaias Andrade, HOME Specialist and Asset Manager. Meeting was opened at 5:30PM and welcome everyone.

Introductions. Everyone was introduced to one another at the Brockton Redevelopment Authority (BRA) Board of Directors' Annual Meeting except for Nelson Fernandes.

Roles & Responsibilities: Robert Jenkins provided the members of the Citizen Advisory Committee with the roles and responsibilities of the committee for their review. Robert mentioned that the City of Brockton have a plan for urban renewal and that the City must have a Citizen Advisory Committee (CAC). Robert emphasized the CAC must meet three times between March and April to provide edits recommendations to the draft amendments and maps of the Urban Revitalization Plan (URP).

Review of Draft Amendment and Maps. Robert provided the members of the CAC with the amended maps for their review and recommendations. Robert gave a brief presentation of four major on-going and upcoming developments projects in downtown. The Petronelli Parking Garage, 415 parking spaces that will spur investments in the downtown. The second major development is 121 Main Street, new construction of 48 affordable housing units and a retail/commercial space on ground level sponsored by NeighborWorks of Southern Mass. NeighborWorks of Southern Mass are based in Quincy and they have new locations in Brockton and New Bedford. The third major project is 47 West Elm Street, a development of 37 housing units by Geoffrey Anatole. Geoffrey is also the developer of the Standard Modern housing units on Pleasant street. The last major project is 93 Center Street, a development of 51 market rate units by 93 Centre Street LLC. The BRA took 93

Centre street by imminent domain and sold it on the same day to 93 Centre Street LLC owned by Ted Carman and four of his partners. Ted Carman raised $2.6MIL and he won the bid for the Petronelli building across from the parking garage. Janet Trask ask about Ted Carman's plan with the building and Robert stated Ted Carman plans on developing housing units while restoring the building for tax credits. Regarding 93 Centre Street, Robert mentioned the individuals that currently park at the W.B. Mason and Lot B (between W.B Mason and Chamber of Commerce) parking lot will be moved to the parking garage for 93 Centre Street to have available parking spaces. Frank Gurley emphasized that this initiate will benefit the City when the projects commence.

Next Meeting: Robert Jenkins informed the committee that they must appoint a chairperson and a clerk to sign off documents when necessary. Frank Gurley recommended for the appointment to take place during the next CAC's meeting with the presence of Nelson Fernandes. The CAC were then provided with a schedule about the preliminary steps prior to the BRA submitting the URP to the Department of Housing Community Development (DHCD). The schedule entailed two upcoming meetings of the CAC. The second meeting was scheduled for Friday, March 22nd, 2019, and it has been changed for Thursday, March 21st, 2019 at 5:30PM. The third CAC meeting was scheduled for Friday, April 26th, 2019 and it has been changed to Wednesday, April 24th, 2019 at 5:30PM.

Attend CSX Master Plan site meeting at the Brockton Public Library on Main Street (6:15PM). Robert gave a brief presentation about the CSX Master Plan which the City plans to buy the parcels from CSX and create a new neighborhood there. The site is located near Elliot Street and it used to be the old tent city occupied by homeless individuals. At the meeting drawings and proposals will be available for public comments.

Robert Jenkins advised the members that the goal of the CAC is to provide input on what should be happening in downtown. Robert expressed to Angela Goncalves that her insight/input is crucial since she is a millennial. Robert also mentioned that rent prices are going up and people are coming to live in Brockton because they can no longer afford to live in Boston and Quincy. Last, Robert emphasized that the homeless population outweighs personnel in professional attire in the downtown. There is currently lack of amenities in the downtown because of little to no presence of residents/public in downtown. Amenities will start to arise when involvement of the public increase in downtown Brockton. On the last Friday of every month, W.B. Mason hosts 450 of its employees from different states at their headquarters facility on Centre Street. After their meeting, they get in their car and leave because currently there is not much to explore. There are no restaurants and hotels in the downtown to accommodate individuals when

Brockton Redevelopment Authority

Brockton Redevelopment Authority's Citizen Advisory Committee (CAC)
50 School Street, Brockton, MA 02301
Thursday, March 21st, 2019 at 5:30 PM
Minutes

CAC Members in attendance: Janet Trask, Eunice Depina, and Angela Goncalves

Staff/Guest in attendance: Zaias Andrade and Shane O'Brien (Brockton's Dept. of Planning & Economic Development)

Welcome – Zaias Andrade, Housing Specialist and Asset Manager. Meeting was opened at 5:38PM, welcomed everyone, and introduction of Shane O'Brien.

Appointment of Chairperson and Clerk and Vote to Approve Meeting Minutes from March 13th, 2019. Zaias recommended to appoint chairperson/clerk and to approve minutes from March 13th meeting during a conference call where all CAC members are present. Zaias will confirm with each member possible times and dates that works for all.

Finish Review of Draft Amendment & Maps and make edit recommendations. Shane O'Brien gave a brief overview on the status of activities in the downtown area. One of the process to get these activities going is issuing a Request for Proposal (RFP) from qualified developers. Their proposals will be reviewed, and a bidder gets select for the specific project. Shane emphasized that the purpose of the Urban Revitalization Plan (URP) is to identify parcels within the downtown that needs to be revitalized through acquisition, demolition, transfer, and working with business owners to revitalize properties in the downtown. Shane also expressed that the main purpose for the CAC Committee is to advise and provide recommendation about what should be identified in the URP Plan and Amendment.

One example presented by Shane was 47 West Elm which will be the first 100% market rate housing development in downtown Brockton. This development may inspire other developers to follow Geoffrey Anatole's (47 W. Elm developer) route. Two more projects for development are expected to commence on or before summer which are 19 Main Street and 121 Main Street, both projects entail commercial space and housing units developments. Janet Trask asked if the hotel located adjacent to 47 West Elm would be impacted by the upcoming development project. The hotel had welcoming sign for their

new soon to be neighbors and the parcel has the potential to be developed as a boutique style hotel.

There are many parcels on Main Street labeled for acquisition and development. 121 Main Street is identified for a mixed-used development. Merian's properties is also identified in the URP amendment for acquisition and development. Janet Trask asked about thoughts on the Nessarella Building (142 Main Street). There are a lot of office spaces (most in the city) located at the Nessarella building which is ideal to have. There is a parking lot adjacent to the building which has the potential for a major development and/or an opportunity for an outdoor dining area from Elvera's Café. The 142 Main Street building needs signage repair and NAACP had difficulty with accessing the building when they met there in the past.

Janet Trask brought the idea of a family justice center that would pay a significant role in the city as a clearing house for many agencies and to tackle different issues Brockton residents face daily. For example, if someone needs help, they can go to this center and find the tools they need or someone to provide them with resources and advocacy or direct them to where they can find what they are searching.
Brockton Interfaith Community (BIC) is a social justice initiative in the city. Brockton would benefit significantly with a production of a cultural resource center by bringing people together. PROVA! was an initiative in the downtown that brought people together. Non-profits should tackle the idea of opening a cultural resource agency and young individuals with new energy and ideas should initiate the process of being more involved in helping Brockton become a better place.

The next meeting is scheduled for Wednesday, April 24th, 2019 at 5:30PM. A conference call will be scheduled prior to the April 24th Meeting.

The open meeting was adjourned at 6:23PM.

X Zaias A

Prepared by: Zaias Andrade

X

Aprroved by Chairperson



Brockton Redevelopment Authority's Citizen Advisory Committee (CAC)
50 School Street, Brockton, MA 02301
Thursday, April 4th, 2019 at 12:00 PM
Conf. Call Minutes

The conference call meeting was opened at 12:04pm and welcome everyone.

Frank Gurley was appointed as Chairman and Angela Goncalves as clerk for the BRA Citizen Advisory Committee (CAC).

Nelson Fernandes made a motion to approve meeting minutes from March 13th & 21st, Angela Goncalves seconded. Unanimous.

Zaias Andrade advised to the CAC members that a public meeting must be help in order to receive public comments on the Amendment to the 2016 Urban Revitalization Plan (URP) prior to submitting the public comments and the CAC's written recommendations of the amendment to the BRA Board of Directors on May 22nd, 2019. It was agreed to host the public meeting on Wednesday April 24th, 2019 from 6-7PM on the 1st floor conference room of the Chamber of Commerce located at 60 School Street, Brockton, MA.

The next CAC meeting will be held on Monday, April 29th, 2019 at 12:00PM. The meeting will be a conference call to review and approve the public comments and prepare CAC's written recommendation to the 2016 URP Amendment which will be presented to the BRA Board of Directors in their scheduled meeting on May 22nd.

The conference call meeting was adjourned at 12:17PM. Frank Gurley made a motion, Nelson Fernandes seconded. Unanimous.

X Zaias Andrade

Prepared by: Zaias Andrade

X

Aprroved by: Frank Gurley
Chairman

Brockton Redevelopment Authority

Brockton Redevelopment Authority's Citizen Advisory Committee (CAC)
50 School Street, Brockton, MA 02301
Monday, April 29th, 2019 at 12:00 PM
Conference Call Minutes

Members in attendance: Frank Gurley, Angela Goncalves, Janet Trask, Eunice Depina, and Nelson Fernandes.

BRA Staff: Zaias Andrade

The meeting was called to order by Chairman, Frank Gurley at 12:13PM.

Nelson Fernandes made a motion to approve minutes from April 4th Conference Call, Janet Trask seconded. All in favor.

Chairman Frank advised all members of the CAC scheduled public meeting on Thursday, May 16th, 2019 from 6-7PM on the 1st floor conference room at the Chamber of Commerce. A meeting prior to the public meeting was scheduled for Tuesday, May 14th, 2019 from 6-7PM at the Chamber of Commerce 2nd Floor conference room. Rob May, Executive Director of the Dept. of Planning & Economic Development will be present to guide the CAC on the public meeting presentation. In addition, a meeting was scheduled after the CAC public meeting on Monday, May 20th, 2019 from 6-7PM at the Chamber of Commerce 2nd Floor conference room to review public comments and prepare CAC's written recommendations to the 2016 URP Amendment to be presented at the BRA Board of Directors May meeting.

Chairman Frank advised all members of the upcoming BRA Board of Directors meeting that is scheduled for Wednesday, May 22nd, 2019 3:30PM on the 2nd Floor conference room at the Chambers of Commerce.

There are a few on-going projects currently under development in the downtown area. 19 Main Street, owned by the BRA, is currently under rehabilitation for masonry repair, framing, and roof replacement. Brian Droukas is currently

they come to Brockton. However, all cities faces this challenge and it is a matter that needs to be mitigated.

The meeting was adjourned at 6:10PM.

Prepared by: Zaias Andrade

Chairperson

Public Meetings

Brockton Redevelopment Authority

Brockton Redevelopment Authority's Citizen Advisory Committee (CAC)
60 School Street, Brockton, MA 02301
Thursday, May 16th, 2019 at 6:00 PM
Public Meeting Agenda

I. Welcome

II. Urban Revitalization Plan Amended Maps

- Index of Revitalization Parcels (All Phases)
- Acquisition and Disposition Parcels
- Acquisition and Disposition Properties
- Demolition and Rehab Properties
- Proposed New Construction

III. Q&A

IV. Adjourn

Brockton Redevelopment Authority

Brockton Redevelopment Authority's Citizen Advisory Committee (CAC)
50 School Street, Brockton, MA 02301
Thursday, May 16th, 2019 at 6:00 PM
Public Meeting Minutes

CAC Members in attendance: Frank Gurley, Angela Goncalves, Janet Trask, and Nelson Fernandes.

Guest in attendance: Cindy Ethier-Kosta, Cindy Pendergast, Kim Bales, Joanne Holmes, Gerry Smith, Ayla Goncalves, Marlon Green, Tom Monahan, Shane O'Brien, Jonah Wein, Sean Beasley, Pam Gurley, Rob May, Anne Beauregard, Robert Jenkins, and Zaias Andrade.

The meeting was opened at 6:05PM. Robert Jenkins welcomed all and informed about the opportunity to bring up questions and talk to the Citizen Advisory Committee members followed by introducing the Chair of the CAC, Frank Gurley. Frank Gurley thanked everyone for participating in the meeting and informed that the meeting's purpose is to solicit public comments on the Urban Revitalization Plan (URP) Amendments. Frank Gurley then introduced the Executive Director of the City of Brockton's Planning & Economic Development, Rob May, to give a brief overview and explanation of the 40R and the opportunity Zone.

Rob May began by making remarks on the establishment of the Urban Renewal District (URD) three years ago and on-going developments currently in the downtown. Rob May mentioned that Robert Jenkins, as E.D. of the Brockton Redevelopment Authority (BRA), has been attracting new developers to 33 sites identified in the URP in which 3 sites are and will be under construction this summer. In the last couple years some changes were made in the Federal Government and as part of the tac cuts and jobs bill, a new program (opportunity zone) was created which are ways to defer/rollover capital gains to reduce one's capital gains basis. Potentially if one invests up to 10 yrs. in opportunity zones, all new capitals gains can be eliminated in the development project which works well for real estate projects and is one reason to expand the Downtown URP. Site control is critical because opportunity zones only last for the next 3 years. An

investment must be made in the next three years in order to capture the maximum tax benefits out of this program. Brockton is fortunate to have 4 opportunity zones identified in the city, 2 of which are downtown: one covered in the URD and the other to the east side of Brockton including areas of the CSX Arts (area where a district or a potential Urban Renewal Plan is currently being produced/planned). Because site control is so critical, one of the most important tools out of the Urban Renewal process is the site acquisitions and potential use of imminent domain. Projects have been identified that could become available for acquisition and the BRA will be willing to work with the existing property owners to make deals happen at those sites. As the City begins to market the downtown and because of the opportunity zones, the additional properties identified for potential acquisition will be discussed. No changes have been made to the boundaries of the URD, only additional properties have been identified.

Frank began the presentation by stating the excitement to see buildings and developments under construction creating job opportunities and restoring properties in order to bring them back into the tax rolls. Current developments under construction (some visibly noticeable, others behind scenes) are 19 Main Street – intended for mixed-use development; 121 Main Street – development by NeighborWorks of Southern Mass groundbreaking expected to take place soon; Petronelli Municipal Garage – currently under construction; Petronelli Gym and 93 Center Street – both sold and scheduled for residential and retail development; 47 West Elm Street – under construction for 42 market rate units; and Lincoln School – a development by Neighborworks and Housing Solutions for low/mod income senior rental housing. Though changes have not been made to the boundaries, today is an opportunity to provide comments on the additional properties that can be potentially acquired for development. The crossed-hatched in blue are currently being looked at for acquisition and the ones cross-hatched in red are proposed for disposition.

Jonah Wein: Are these maps available online?
Robert Jenkins: They are and will be available on the BRA's website.

Frank continued by stating that the green-hatched properties are intended to keep them in a functional form and are identified for rehabilitation. Other properties identified on the plan (some on Franklin Street) are proposed for demolition and the lot can be used for development. The cross-hatched in orange or tan proposed for demolition which coincides with properties identified for proposed new construction. Frank advised all to present any question and/or comments.

Robert Jenkins:	Frank, how many additional properties are added?
Frank Gurley:	42 properties…
Robert Jenkins:	there are 32 properties added to the amendment. Some are vacant and/or in need of repair. BRA's key for adding these properties is b/c of the opportunity zones. Brockton is fortunate to have 2 opportunity zones (downtown) whereas the state is struggling to find one.

Robert Jenkins then advised that this public meeting is the first phase as comments are being solicited. By the show of hands, Robert Jenkins asked how many people lived and worked in the boundaries (downtown). Robert Jenkins expressed the need of public participation especially from those who live within the boundaries because as we go through these redevelopments and having developments going in the city it will be crucial to get the public's input. This is just the first meeting, The CAC will have to make a presentation of this meeting to the BRA's Board of Directors next Wednesday (May 22nd). Once the Board approves the recommendations, it will then go to the City-Council for their approval. Robert Jenkins asked how many councilors are present (councilors Beauregard and Monahan). The City-Council will host their public hearing and for us it's a public meeting to get comments and recommendations, and the Planning Dept. will also hold a public meeting. Since most present work in downtown, your comments are needed (some have been working downtown for a log time and have seen some changes). Robert Jenkins asked, by the show of hands, how many residents of Brockton are present. As downtown changes it will affect the city which is why the public's input. Comments are needed for the 32 identified parcels/properties some mentioned by Frank that are currently under construction like 19 Main Street. There are some developers interested in the purple building (11-15 Frederick Douglas) and the Hotel Greyson. A lot of activities will surface because of the opportunity zones and because the market has changed. Robert Jenkins advise all to address their comments and notes are being taken. The CAC members were asked to introduce themselves (Frank Gurley, Janet Trask, Nelson Fernandes, Angela Goncalves, and Eunice Depina-not present, works for HarborOne).

Tom Monahan:	Can you explain the Federal Opportunity Zone & how it works?
Rob May:	Federal opportunity zone are programs created from the tac cut and jobs bill. Basically, if one has a capital gain in an asset and if that asset is sold, tax must be paid as part of the capital gain tax. This new program allows to rollover that gain over to the

new investment in the opportunity zone which 4,000 have been identified nationally (e.g. if there's a $100 gain and is invested in the opportunity zone, taxes won't have to be paid on that $100 gain for 7 years. Also, if the investment is held in the opportunity zone for 5 years, there will be a 10-point reduction in the basis. Instead of paying taxes on the $100, taxes will only be paid on $90. If it held for two more years (7 total), there's another 5% points dropped. Thus, tax will be paid only in the $85. The investment must be an asset (company or real estate) that the federal government will allow. The project/property will generate profits that will come back to the owner and when the property/investment is sold, capital gains tax must be paid. With the investment of the $100, at the 10th year in the opportunity zone, if property is sold capital gain tax shall be paid only on $80.

Cindy Ethier-Kostka: With the Hotel Greyson and the building across from it being looked by current developers, are they going to be torn down or rehabbed?

Robert Jenkins: It is not up to us if it shall be torn down. The BRA is just a facilitator of having them developed. Currently, both are entertained for rehabilitation.

Rob May: As part of our Downtown Action Strategy we have identified several properties that should be added on the National Historic List of Preservation. Applications have been submitted for 2 new historic districts that would be downtown. All 3 of those buildings are within the district boundaries and are contributing properties to the historic district. We have and want to keep these historical buildings and we're willing to work with the property owners to have these buildings developed up to national historic standards.

Janet Trask: Where is the porter building?

Rob May: The Porter block are in the corner of Court and Montello Street. It is a two-story across from Avon Auto.

Cindy Ethier-Kostka: How about 36 main Street? The state will eventually move to their new building (Ganley). What will the property be available for?

Rob May: For rehabilitation. We're willing to work with the property owner on what used to be a retail façade in the 1st Floor. They attempted to modernize it into an office type space and we're willing to go back to it same for the petronella building in which will be rehabbed to national historical standards.

Frank Gurley: Is this part of the 7-layer dip?

Rob May: An incentive program was instituted in the downtown to attract investment and work with existing property owners to make rehabilitation happens. The historical district is one of the 7-layer dip as the Urban Renewal, 40R Smart Growth, Housing Development Incentive Program (tax credits for market rate development), opportunity zones.

Frank Gurley: It is important for the business owners and new ones to know about these incentives that can be triggered by their investment in the downtown.

Janet Trask: Could you please name the 7-layer dip again?

Rob May: Urban Renewal District, DIF District (allows to capture incremental growth and reinvest growth into growth), 40R Smart Growth (allows for more dense developments in both residential and commercial developments), H-TIP (Mass 40V – state tax credit for market rate housing in gateway cities), Historic District (allows to access both state and federal historic tax credits), Opportunity Zones and New Market tax Credits (federal tax credits for commercial development).

[Robert Jenkins took the opportunity and introduced the Vice-Chair of the BRA's Board of Directors, Gerry Smith.]

Cindy Pendergast: I have a question about the parking lot for acquisition on Frederick Douglas Ave next to the old security federal station. As you know on that parking lot there is a liberty tree and it's growing…

Rob May:	In regard to that, we'd like to acquire that parcel and convert it into a city municipal public parking lot. We would like to preserve and officially own the liberty tree currently owned by a private owner. The owner may choose to do anything with it and has a history of working well with civic leaders. The parcel would allow surface parking and preservation of the liberty tree.
Cindy Pendergast:	Do you think it is possible to expand that little park?
Rob May:	It could be.
Cindy Pendergast:	Maybe a statue…
Janet Trask:	Plants too.
Robert Jenkins:	In a private land?
Cindy Pendergast:	Steps will be taken to see what can be done.
Robert Jenkins:	That should be a comment/recommendation. What is it Cindy?
Cindy Pendergast:	To not only acquire the lot but to expand the land and preserve the liberty tree. I'd say create a historical monument and protect it for the future.
Marlon Green:	Are there any plans to put green spaces in the downtown area?
Rob May:	Yes. There are couple different activities going on right now. We just finished a conceptual plan for the Sycamore grove (old bat terminal, currently city parking lot located behind Jo Angelo's, Tamboo and Cristal). The master plan created is just outside of the district. City Hall plaza connects to Maple Ave and we want to extend streetscaping into Maple Ave. There's a bridge that goes through Salisburry Brook park, the current parking lot is proposed for green spaces and we're willing to work with existing restaurants facing Main Street and allow them to open in the back. Like PROVA, we would like to have a stage for festivals that can be hosted there or future home for PROVA. That is one area proposed for green space. Another area to expand green space is near school street. Some property near School Street is proposed for acquisition, there's a parking lot there and as parking spaces become available downtown, we're hoping that surface lot won't be as necessary, and more space will be

available. We'd like to have another arm (going west) and one (going north) near City Hall plaza. When Main Street becomes two-way, it (the lot) preserves the view corridor and as people drive south on Main Street (in 5+ yrs.) they'll be able to see City Hall plaza. Some improvements are proposed for Legion Parkway (central of Legion), instead of all concrete expand it, add trees and dinning opportunities at the edges of Legion Parkway.

Cindy Ethier-Kostka: I heard for over a decade Main Street will be a two-way, when will it happen?

Rob May: A downtown traffic study is in the process of completion, should be done by end of June and when approved by the City, Federal funds will be applied for to start implementing the strategy.

Cindy Ethier-Kostka: I recall that 5 yrs. Ago, Senator Brady (State rep.) said that $10Mil have been appropriated for main Street to be two-way.

Rob May: There's money that has been identified in a bond bill ($ identified in a bond bill as a potential investment & actually getting the $10Mil are 2 different things). Will continue to work with the State to get that. Changing Main to two-way will be more than $10Mil and a cost will be ready shortly. The $10Mil could match the federal funds we're trying to pull down, could be used to pick up pieces of the project. Switching one-way to two-way can't be done gradually but all at once.

Cindy Ethier-Kotska: How about Warren Ave? Any plans to make it two-way?

Rob May: Yes, the downtown strategy traffic study goes from Commercial Street to Warren Ave. They all interconnects with each other. All traffic signals will talk to each other, they'll have emergency vehicles signals interrupt, and improvements to pedestrian environment.

Cindy Ethier-Kostka: What about Belmont Street between Main and Warren? Will it also become two-way?

Rob May: Yes, this could become two-way.

Jonah Wein: While we talk about Belmont St, way outside the district with exception of Belmont and Pearl, a few years ago I

	spoke with the traffic commissioner and said the state invested a grant to fix that-to take a left on pearl from Belmont without risking your life, a signal would be placed and haven't happened…
Anne Beauregard:	I think the Old Colony Planning Dept. (OCPD) would have more information.
Frank Gurley:	We should stick with what we are here today, talk about the 32 properties though there are many issues.
Jeanne Holmes:	What is your plan to solicit the most comments/responses from majority of the people directly/currently impacted by this area (people who work and live here)? It is great that people are here but there are more (not here) that work and live downtown. How are you going to solicit the most amount of comments to address those people that were not able to come to the meeting and express their comments?
Frank Gurley:	We advertised this meeting and sent flyers to bring as many people possible to get comments. As far as going to venues and solicit comments, there were no plans of it for the moment being and word were put out that we'd be here tonight soliciting comments.
Joanne Holmes:	It didn't look like it really worked though tried. My comment would be some people don't want to come out at night, others don't want to speak in public, and others could not come in the evening. I recommend another process be put in place.
Robert Jenkins:	Do you have a recommendation?
Joanne Holmes:	I'd recommend submitting and making sure all living downtown should be given a paper to submit their comments. Even if can't be physically present, their comments should be requested. It's doable, there's the Bixby building, 50 Centre, W.B. Mason. Contact the HR people and advise we'd like to hear from everyone in the building. Though they can't come does not mean their voices shouldn't be heard. A passive approach can't be taken but an active approach should be taken by going to them and get their comments.

Robert Jenkins:	Comments can be emailed to Zaias and/or Robert. Going to those that work and live in downtown doesn't take much, drop them(questionnaire) off and pick them up.
Anne Beauregard:	Also, Farmers market people can fill out…postcards, surveys, at MassHire and other venues, at unemployment office, Brockton Neighborhood Health Center, Chamber of Commerce events, Crescent Credit Union, and local churches…place them (surveys/questionnaire0 at different locations to fill out.
Robert Jenkins:	Going to HR and placing them at venues is a good idea. Today's video will be available of YouTube and social media. Link will be available on the website for public comments.
Janet Trask:	How many community meetings?
Robert Jenkins:	One community meeting and two public hearings by law (Planning dept. & City-Council).
Janet Trask:	When did the opportunity zone started?
Rob Jenkins:	Awhile back.
Janet Trask:	Rob mentioned PROVA, plans?
Robert Jenkins:	They must go to license commission and there were issues with present location. It was smart for an early start of planning and some building are not adequate for the event, some have been neglected.
Marlon Green:	How are opportunity zones being advertised to communities?
Rob May:	We're working with our partners at MassDevelopment. We have prepared an investors Perspectice (draft form_ aimed at people interested in bringing investment to Brockton. Talks about geographic advantages and activities going on in the City. It will go into the investment communities, money managers, and available on our webpage once it's available. We're working with the BRA on a Request for Qualifications (RFQ) looking for developers in the area and throughout New England (small & medium scale developers).
Marlon Green:	Any plans on attracting minority investors?
Robert Jenkins:	We're looking throughout New England for minority and women owned investors/developers not just throughout Brockton. As Rob May mentioned the Investor

	Perspectice will be sent to money managers, head fund managers, and those going to and willing to invest in Brockton. As rob pointed out, you can contact Zaias at zandrade@brocktonredevelopmentauthority.com and if you have to contact me at rjenkins@brocktonredevelopmentauthority.com (for comments). The maps will be added to the website. Tell your friends, we'll get out a questionnaire and work with the CAC to form some questions. Thanks to Councilor we did this few years ago. We'll do the same, mail cards to get comments and do our outreach. It is a good idea to go through the HR.
Janet Trask:	Another comment, people in audience (watching TV may be interested). Tell us about the 32 properties some of the unknown.
Robert Jenkins:	Frederick Douglas are looking for easements, there are plans for 11-15 Frederick Douglas; there's the garage and Trinity property (placed on the plan b/c at the time we were not sure if they would finish); Stelment Block we would like to do the whole block. When doing Urban Revitalization, it makes sense to do large scale which is easier than picking one by one. It's the City's best interests to develop the whole block. The most valuable asset of real estate in Brockton is surface parking. It's not usual to go in a City with 3 commuter stops and many surface parking around it. In Westwood, there are approximately over 3,500 units being built near the train stop. That's what people are doing, it's convenient and we should look at it.
Janet Trask:	And the Corcoran Building?... Building near Police station?
Anne Beauregard:	Those are not in this situation.
Robert Jenkins:	They are outside of the District.
Rob May:	At the end of Legion Parkway, the City had blocked off the road because part of a façade building was falling apart. Two floors above it is completely vacant, and we need to work with the outside town landlord to do something about it and we have identified it as an acquisition parcel. An identified acquisition property does

	not necessarily mean that Robert Jenkins will buy it and do something about it. Also, next to the Alamo there was a fire in the building (4 years ago) and nothing has happened.
Robert Jenkins:	These are some of the 32 properties and if you need the list, we can get them to you.
Rob May:	It may seem a lot and in the Stelment Block there are 15 parcels identified, mostly surface parking, not all building.
FranK Gurley:	Thank you all for coming, great suggestions about going out and getting to other people. We'll follow up on that. Please let your friends, families, neighbors know (we're soliciting comments). This is an exciting time in Brockton. Back in the late 60s, 70s, and 80s buildings were going up and we are coming back to that.

The public meeting was adjourned at 7:03pm. Nelson Fernandes made a motion, Angela Goncalves seconded. All in favor.

Appendix B: Requisite Municipal Approvals