



ROBERT F. SULLIVAN

Mayor

City of Brockton

Office of City Treasurer/Collector

MARTIN S. BROPHY

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MEETING OF REAL ESTATE COMMITTEE MEETING OF MAY 16, 2022

A meeting of the Standing Committee of Real Estate was held on Monday May 16, 2022 at 6:30 P.M. in the Committee Room, City Hall. The Committee Chairperson Councilor Thompson called the meeting to order at 6:35 P.M. with Councilors Asack, Minichiello and D'Agostino present.

Ordered: That the City Council hereby declares that the land off Thatcher Street in Brockton, MA identified as LOT A containing 40,000 sq. ft., described in a plan dated December 9, 2021 entitled "PROPOSED ACQUISITION in BROCKTON, PLYMOUTH, MA", scale 1"= 50', prepared by J.K. Holmgren Engineering, Inc., Registered Professional Engineers and Land Surveyors, and more fully identified in Exhibit A attached hereto is surplus property and available for disposition and the Mayor and/or Treasurer be authorized to execute any and documents necessary to sell the property to Thatcher Street East LLC, a Massachusetts Limited Liability Corporation having a usual place of business at 561 Thatcher Street, Brockton, Plymouth County, reserving to itself an easement in Lot A for purposes of, installing, Maintain, replacing, removing and using underground utilities, including without limitation sewers, drains, water mains, gas pipes, underground electric lines, underground telephone lines and underground cable television lines therein and thereunder under the easement area, (all of which underground sewers, drains, water mains, gas pipes, electric light, power and telephone wires and cable television lines shall remain the property of the persons installing the same).

Councilor Asack made a favorable motion, Councilor Minichiello seconded and the motion carried. (Four in the affirmative)

Meeting adjourned at 6:50 P.M.

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Having considered same. Report favorable.

Meeting adjourned at 6:50 P.M.

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Office of the Assessors

JOHN P. O'DONNELL

Chairman

jodonnell@cobma.us

508-580-7194

May 12, 2022

Martin S. Brophy
Treasurer
City of Brockton
45 School Street
Brockton, MA 02301

Re: Thatcher Street, Parcel ID: 132-004, Plot 23

Dear Mr. Brophy:

As requested, The Board of Assessors conducted an exterior inspection of the above referenced property on May 6, 2022. The new site will consist of 40,000 sf with 76 feet of street frontage on Alger Street. The parcel is being subdivided from parcel id 132-004, plot 23. The Board of Assessors estimates the Assessors' Opinion of Fair Market Value of the new parcel to be \$12,000. This is due to the fact that new parcel will be an undevelopable parcel. There is a water easement along the right-side boundary of the site which leaves only 3 feet of street frontage not affected by the easement. The site is considered to be undevelopable excess land.

If you need further information or have any concerns, please do not hesitate to contact me directly.

Respectfully,

John P. O'Donnell
Chairman-Board of Assessors

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