

FINANCE COMMITTEE AGENDA

The Standing Committee on Finance will meet on *Monday, November 17th, 2025 at 7:00 PM* in the *Council Chambers, Brockton City Hall, 45 School Street*, to consider the following:

1. Appointment of Francis J. Czarnowski III of 128 Newbury St., Brockton, MA 02301 as a Special Police Officer.

Invited: Francis J. Czarnowski III

2. Appointment of: F. Peter Gaskins Jr of 101 Country Club Lane, Brockton MA 02301 to the Cemetery Board of Trustees for a 5-year term ending in November 2029.

Invited: F. Peter Gaskins Jr

3. Ordered: That the City Council authorizes the acceptance and expenditure of the total grant funds in the amount of \$352,620.00.

FROM: EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY \$352,620.00

TO: BROCKTON POLICE DEPARTMENT \$352,620.00

Invited: Police Chef Brenda Perez and/or Designee
CFO Dr. Troy Clarkson

4. Ordered: WHEREAS, the Lovett Brook area is considered to be a decadent area because of the diversity of ownership, irregular lot sizes or obsolete street patterns; and also for excessive land coverage;
WHEREAS, the City with the Department of Planning and Economic Development and the Brockton Redevelopment Authority prepared the Lovett

Brook Urban Renewal Plan to support goals and to take necessary action to implement the plan;

WHEREAS, the Brockton Planning Board determined that the Lovett Brook Urban Renewal Plan is based on a local survey and is consistent with the Brockton Comprehensive Plan, A Blueprint for Brockton, and approved said plan at its August 5, 2025 meeting;

WHEREAS, the Brockton Redevelopment Authority will meet to consider approval of the Lovett Brook Urban Renewal Plan as an Urban Renewal Plan prepared in accordance with MGL ch. 121B and 760 CMR 12.00, as amended from time to time.

NOW THERE, be it ordered as follows:

1. The City Council finds that there is a clear need for an Urban Renewal Plan in order to achieve the approved objective on the Brockton Comprehensive Plan, A Blueprint for Brockton.
2. That the Lovett Brook Urban Renewal Plan, as described in Exhibit A attached hereto, prepared by Innes Land Strategies Group, Tighe & Bond, and RKG Associates, dated October 6, 2025, is an Urban Renewal Plan prepared in accordance with MGL ch. 121B and 760 CMR 12.00.
3. That the City Council approves the boundaries of the Lovett Brook Urban Renewal Plan as depicted in Exhibit A.
4. That the area contained in the Lovett Brook Urban Revitalization District project boundaries is a blighted open area as designed by MGL ch. 121B and as described in the Findings and Declaration of the Brockton Redevelopment Authority approved on October 23, 2025 and is in need of revitalization and redevelopment.
5. That the City Council approves the Lovett Brook Urban Renewal Plan, as described in Exhibit A attached hereto, prepared by Innes Land Strategies Group, Tighe & Bond, and RKG Associates, dated October 6, 2025.
6. That the City Council requests the Mayor to submit the Urban Revitalization Plan together with such other materials as required to the Department of Housing and Community Development for final approval.

7. That the City Council requests the Mayor to submit an Environmental Notification Form to the Massachusetts Environmental Policy Act (MEPA) Office for a MEPA Certificate.
8. That upon final approval of the urban renewal plan, and during its duration, requests that the Brockton Redevelopment Authority report annually on the status of implementation of the urban renewal plan.
9. That the City Council authorizes the Mayor to approve minor, non-substantive language changes to the Urban Revitalization Plan if such changes are recommended by the Department of Housing and Community Development or MEPA office.
10. That this order shall take effect upon the final approval of the Urban Revitalization Plan by the Department of Housing and Community Development.

Invited: Interim Director of Planning and Economic
Development John Fay and/or any designees

5. Ordered: A waiver of the City of Brockton's residency requirements under section 2-110 of the city ordinances for Firefighter Derek Scully.

Invited: Firefighter Derek Scully

6. Ordered: That the City Council approves the acceptance of an annual \$1,000 COLA increase in the maximum base amount upon which the COLA is calculated for Brockton Retirement pension payments for 2026 through 2031 as described in the chart below.

Year	Threshold	Max Cola	Yearly Increase
2025	14,000.00	420.00	
2026	15,000.00	450.00	30.00
2027	16,000.00	480.00	30.00
2028	17,000.00	510.00	30.00

2029	18,000.00	540.00	30.00
2030	19,000.00	570.00	30.00
2031	20,000.00	600.00	30.00

Invited: Executive Director Jeanne Martineau
CFO Dr. Troy Clarkson

7. Ordered: That the City of Brockton does hereby take in fee in accordance with G.L. ch. 79 and/or other applicable law, the following described parcels of land, to wit:
25 Crescent Street Brockton MA 02301
For further reference see Plymouth County Registry of Deeds certificate no. 93337;
book 466, page 137; Doc. No. 427528

We have considered and estimated the damages sustained by all persons who have not waived damages in their several estates and hereby determine and award the same as follows, to be paid from community block development grant funds.

PROPERTY ADDRESS/OWNER	AMOUNT
25 Crescent Street	\$600,000.00
25 Crescent Street Realty Trust	

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

Invited: Mayor Robert Sullivan
City Solicitors Megan Bridges and/or Designee
CFO Dr. Troy Clarkson
Interim Commissioner of Buildings William Forte

8. Ordered: That the City Council authorizes the acceptance and expenditure of the total grant funds in the amount of \$425,000.00.

FROM: EXECUTIVE OFFICE OF ENERGY AND ENVIRONMENTAL AFFAIRS

\$425,000

TO: PARKS AND RECREATION

\$425,000

Invited: Superintendent of Parks Tim Carpenter
CFO Dr. Troy Clarkson

9. Ordered: That the City Council authorizes the acceptance and expenditure of the total grant funds in the amount of \$194,150.00.

FROM: MASS DEVELOPMENT FINANCE AGENCY \$194,150.00

TO: PLANNING AND ECONOMIC DEVELOPMENT \$194,150.00

Invited: Interim Director of Planning and
Economic Development John Fay
CFO Dr. Troy Clarkson

10. Ordered: The City of Brockton grants to EVERSOURCE GAS COMPANY OF MASSACHUSETTS, dba EVERSOURCE ENERGY a non-exclusive right and easement (hereinafter the "Easement") over and under City owned land identified as 466 Forrest Avenue, Brockton, MA. The Premises are more particularly described in a Taking by the City of Brockton dated December 30, 1935, filed in the Plymouth County Registry of Deeds (hereinafter the "Registry") in Book 1700, Page 345. The Premises being shown and described on a certain map or plan entitled "PLAN SHOWING LAND TAKING FROM FLAGG ICE AND COAL COMPANY INC. FOR PARK PURPOSES BROCKTON MASS" dated December 16, 1935, prepared by A.J. Masefield, City Engineer, filed with the said Registry in Plan Book 5, Page 497, and currently identified in whole as Parcel Number 020-001 on the City of Brockton, Massachusetts Assessor's Tax Map. And further that the City Council authorizes the Mayor to execute the attached "Easement" and to take other actions necessary to carry out the terms, purposes and conditions of the same.

Invited: City Solicitors Megan Bridges and/or
Designee
CFO Dr. Troy Clarkson

11. Ordered: that in accordance with Chapter 483 of the Acts of 2004 ("Chapter 483") which authorized the City to authorize and issue pension obligation bonds, the City Council affirms the \$66,500,000 unfunded accrued actuarial liability of the City of Brockton Retirement System, as such amount has been determined by the of Brockton Retirement Board, the City's Chief Executive Officer and the City Treasurer.

Invited: Executive Director Jeanne Martineau
CFO Troy Clarkson
Treasure/Collector Martin Brophy

- 12. Ordered:** That the City Council hereby declare 7 Commercial Street – Brockton Police Headquarters as surplus and available for disposition and sale to the most advantageous proposer after soliciting requests for proposals. And further, that the Mayor be and hereby is authorized to execute any and all documents necessary to dispose of said property.
Amendment: To a Tax paying entity. (FAVORABLE)

Invited: Mayor Robert Sullivan
City Solicitors Megan Bridges and/or Designee
CFO Dr. Troy Clarkson
Interim Director of Planning and Economic
Development John Fay and/or any designees
Chairman of Assessors John P. O'Donnell

- 13. Resolve:** Be it resolved by the Brockton City Council to invite Iolando Spinola and his team with Walk Massachusetts to appear before the Finance Committee to discuss the Brockton Walk Audit Series and to provide an update on the findings and recommended actions for supporting safer, more walkable, and equitable streets in the City of Brockton.

Invited: Iolando Spinola
Senior Project Manager WalkMassachusetts,
Brendan Kearney
Executive Director WalkMassachusetts