

MEETING OF REAL ESTATE COMMITTEE
MEETING OF JUNE 11, 2024

A meeting of the Standing Committee of Real Estate was held on Tuesday June 11, 2024 at 6:00 P.M. in the Committee Room, City Hall. The Committee Chairperson Councilor Lally called the meeting to order at 6:03 P.M. with Councilors Farwell, Minichiello, Tavares and Thompson present.

1. Ordered: That the Mayor and/or Treasurer/Collector be authorized to execute any and all documents necessary to convey the property consisting of 1,972 square feet, located and known as Plot 45-1 Montello Street, Parcel ID: 114-058 to Miguel M. Gomes, 737 Montello Street, Brockton, MA 02301 for the purchase price of One Thousand Four Hundred Dollars (\$1,400.00). Said property to be sold under the Abutter Lot Program and to be sold with a permanent non-buildable restriction. Said property shall also merge with abutting lot of the purchaser within 6 months of purchase. The 6 months begins at the time the deed is executed. If the Grantee fails to merge the premises as stated the City of Brockton reserves the right to revert the premises back to the City ownership at no cost and for no consideration. At closing, the Grantee shall execute a reverter deed to the City of Brockton which shall be held in escrow by the City pending satisfaction of the condition stated above. If the reverter deed has not been recorded within nine (9) months from the date of recording this deed, the City of Brockton's right of reverter shall be deemed to have lapsed.

Attending: Councilor Susan Nicastro
 Councilor Texeira
 John O'Donnell, Chairman Board of Assessors
 Miguel M. Gomes

Councilor Nicastro spoke in favor
Councilor Thompson asked Mr. Gomes and Mr. O'Donnell questions
Mr. Gomes explained what the property will be used for
Mr. O'Donnell explained how the purchase price was calculated
Councilor Tavares commented

Councilor Farwell made a favorable motion, Councilor Thompson seconded and the motion carried (Five in the affirmative)

Councilor Thompson made a motion to take items 2 and 3 collectively, Councilor Farwell seconded and the motion carried (Five in the affirmative)

2. Ordered: That the Mayor and/or Treasurer/Collector be authorized to execute any and all documents necessary to convey the property consisting of 3,769 square feet, located and known as Plot 218 Warren Avenue, Parcel ID: 088-040 to 574 Warren Ave Investment LLC, 111 Bay Street, Taunton, MA 02780 for the purchase price of One Thousand Four Hundred Dollars (\$1,400.00). Said property to be sold under the Abutter Lot Program and to be sold with a permanent non-buildable restriction. Said property shall also merge with abutting lot of the purchaser within 6 months of purchase. The 6 months begins at the time the deed is executed. If the Grantee fails to merge the premises as stated the City of Brockton reserves the right to revert the premises back to the City ownership at no cost and for no consideration. At closing, the Grantee shall execute a reverter deed to the City of Brockton which shall be held in escrow by the City pending satisfaction of the condition stated above. If the reverter deed has not been recorded within nine (9) months from the date of recording this deed, the City of Brockton's right of reverter shall be deemed to have lapsed.

3. Ordered: That the Mayor and/or Treasurer/Collector be authorized to execute any and all documents necessary to convey the property consisting of 2,667 square feet, located and known as Plot 6-1 Hervey Street, Parcel ID: 088-069 to 574 Warren Ave Investment LLC, 111 Bay Street, Taunton, MA 02780 for the purchase price of One Thousand Four Hundred Dollars (\$1,400.00). Said property to be sold under the Abutter Lot Program and to be sold with a permanent non-buildable restriction. Said property shall also merge with abutting lot of the purchaser within 6 months of purchase. The 6 months begins at the time the deed is executed. If the Grantee fails to merge the premises as stated the City of Brockton reserves the right to revert the premises back to the City ownership at no cost and for no consideration. At closing, the Grantee shall execute a reverter deed to the City of Brockton which shall be held in escrow by the City pending satisfaction of the condition stated above. If the reverter deed has not been recorded within nine (9) months from the date of recording this deed, the City of Brockton's right of reverter shall be deemed to have lapsed.

Attending: Councilor Susan Nicastro
 Councilor Texeira
 John O'Donnell, Chairman Board of Assessors
 Representative from 574 Warren Ave Investment LLC

Councilor Nicastro spoke in favor
The Representative from 574 Warren Ave Investment LLC commented
Councilor Thompson spoke in favor
Councilor Texeira commented
Councilor Tavares commented
Councilor Farwell commented

Councilor Thompson made a favorable motion, Councilor Minichiello seconded and the motion carried (Five in the affirmative)

4. Ordered: That the Mayor and/or Treasurer/Collector be authorized to execute any and all documents necessary to convey the property consisting of 2,151 square feet, located and known as Plot 43 Main Street, Parcel ID: 084-107R to 1049 Main LLC, 9B Caller Street, Peabody, MA 01960 for the purchase price of One Thousand Five Hundred Dollars (\$ 1,500.00). Said property to be sold under the Abutter Lot Program and to be sold with a permanent non-buildable restriction. Said property shall also merge with abutting lot of the purchaser within 6 months of purchase. The 6 months begins at the time the deed is executed. If the Grantee fails to merge the premises as stated the City of Brockton reserves the right to revert the premises back to the City ownership at no cost and for no consideration. At closing, the Grantee shall execute a reverter deed to the City of Brockton which shall be held in escrow by the City pending satisfaction of the condition stated above. If the reverter deed has not been recorded within nine (9) months from the date of recording this deed, the City of Brockton's right of reverter shall be deemed to have lapsed.

Attending: Councilor Susan Nicastro
Councilor Texeira
John O'Donnell, Chairman Board of Assessors
Representative from 1049 Main LLC

Councilor Nicastro spoke in favor
The Representative from 1049 Main LLC commented
Councilor Thompson spoke in favor
Councilor Minichiello commented
Councilor Texeira commented

Councilor Farwell made a favorable motion, Councilor Tavares seconded and the motion carried (Five in the affirmative)

Meeting adjourned at 6:41 P.M.

MEETING OF REAL ESTATE COMMITTEE
MEETING OF JUNE 11, 2024

A meeting of the Standing Committee of Real Estate was held on Tuesday June 11, 2024 at 6:00 P.M. in the Committee Room, City Hall. The Committee Chairperson Councilor Lally called the meeting to order at 6:03 P.M. with Councilors Farwell, Minichiello, Tavares and Thompson present.

1. Ordered: That the Mayor and/or Treasurer/Collector be authorized to execute any and all documents necessary to convey the property consisting of 1,972 square feet, located and known as Plot 45-1 Montello Street, Parcel ID: 114-058 to Miguel M. Gomes, 737 Montello Street, Brockton, MA 02301 for the purchase price of One Thousand Four Hundred Dollars (\$1,400.00). Said property to be sold under the Abutter Lot Program and to be sold with a permanent non-buildable restriction. Said property shall also merge with abutting lot of the purchaser within 6 months of purchase. The 6 months begins at the time the deed is executed. If the Grantee fails to merge the premises as stated the City of Brockton reserves the right to revert the premises back to the City ownership at no cost and for no consideration. At closing, the Grantee shall execute a reverter deed to the City of Brockton which shall be held in escrow by the City pending satisfaction of the condition stated above. If the reverter deed has not been recorded within nine (9) months from the date of recording this deed, the City of Brockton's right of reverter shall be deemed to have lapsed.

Having considered same. Report favorable.

2. Ordered: That the Mayor and/or Treasurer/Collector be authorized to execute any and all documents necessary to convey the property consisting of 3,769 square feet, located and known as Plot 218 Warren Avenue, Parcel ID: 088-040 to 574 Warren Ave Investment LLC, 111 Bay Street, Taunton, MA 02780 for the purchase price of One Thousand Four Hundred Dollars (\$1,400.00). Said property to be sold under the Abutter Lot Program and to be sold with a permanent non-buildable restriction. Said property shall also merge with abutting lot of the purchaser within 6 months of purchase. The 6 months begins at the time the deed is executed. If the Grantee fails to merge the premises as stated the City of Brockton reserves the right to revert the premises back to the City ownership at no cost and for no consideration. At closing, the Grantee shall execute a reverter deed to the City of Brockton which shall be held in escrow by the City pending satisfaction of the condition stated above. If the reverter deed has not been recorded within nine (9) months from the date of recording this deed, the City of Brockton's right of reverter shall be deemed to have lapsed.

Having considered same. Report favorable.

3. Ordered: That the Mayor and/or Treasurer/Collector be authorized to execute any and all documents necessary to convey the property consisting of 2,667 square feet, located and known as Plot 6-1 Hervey Street, Parcel ID: 088-069 to 574 Warren Ave Investment LLC, 111 Bay Street, Taunton, MA 02780 for the purchase price of One Thousand Four Hundred Dollars (\$1,400.00). Said property to be sold under the Abutter Lot Program and to be sold with a permanent non-buildable restriction. Said property shall also merge with abutting lot of the purchaser within 6 months of purchase. The 6 months begins at the time the deed is executed. If the Grantee fails to merge the premises as stated the City of Brockton reserves the right to revert the premises back to the City ownership at no cost and for no consideration. At closing, the Grantee shall execute a reverter deed to the City of Brockton which shall be held in escrow by the City pending satisfaction of the condition stated above. If the reverter deed has not been recorded within nine (9) months from the date of recording this deed, the City of Brockton's right of reverter shall be deemed to have lapsed.

Having considered same. Report favorable.

4. Ordered: That the Mayor and/or Treasurer/Collector be authorized to execute any and all documents necessary to convey the property consisting of 2,151 square feet, located and known as Plot 43 Main Street, Parcel ID: 084-107R to 1049 Main LLC, 9B Caller Street, Peabody, MA 01960 for the purchase price of One Thousand Five Hundred Dollars (\$ 1,500.00). Said property to be sold under the Abutter Lot Program and to be sold with a permanent non-buildable restriction. Said property shall also merge with abutting lot of the purchaser within 6 months of purchase. The 6 months begins at the time the deed is executed. If the Grantee fails to merge the premises as stated the City of Brockton reserves the right to revert the premises back to the City ownership at no cost and for no consideration. At closing, the Grantee shall execute a reverter deed to the City of Brockton which shall be held in escrow by the City pending satisfaction of the condition stated above. If the reverter deed has not been recorded within nine (9) months from the date of recording this deed, the City of Brockton's right of reverter shall be deemed to have lapsed.

Having considered same. Report favorable.

Meeting adjourned at 6:41 P.M.