

MEETING OF REAL ESTATE COMMITTEE
MEETING OF MARCH 11, 2025

A meeting of the Standing Committee of Real Estate was held on Tuesday March 11, 2025 at 6:00 P.M. in the Committee Room, City Hall. The Committee Chairperson Councilor Lally called the meeting to order at 6:12 P.M. with Councilors Farwell, Tavares and Texeira 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 4,391 square feet, located and known as Plot 3 Astle Street, Parcel ID: 164-334 to John S. Duquette, Jr. and Kelli-Ann Burwell, 12 Astle Street, Brockton, MA 02301 for the purchase price of Two Thousand Five Hundred Dollars (\$2,500.00). 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: John S. Duquette, Jr.
 Kelli-Ann Burwell

Ms. Burwell spoke on how they have been taking care of the property and that it was originally with their property.

Councilor Lally spoke in favor.

Councilor Farwell made a motion to amend (attached), Councilor Tavares seconded and the motion carried. (Four in the affirmative)

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

Amendment:

I hereby move to amend the foregoing Order to read as follows:

Plot 3 Astle Court, Parcel ID: 164-334

Winthrop Farwell

2. Ordered: That the Mayor and/or Treasurer/Collector be authorized to execute any and all documents necessary to convey the property consisting of 3,400 square feet, located and known as Plot 27-1 Huntington Street, Parcel ID: 095-061 to Marie Marthe Tellus and Marie Andree Tellus, 43 Huntington Street, Brockton, MA 02301 for the purchase price of One Thousand Eight Hundred Dollars (\$1,800.00). 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: Marie Marthe Tellus
Marie Andree Tellus

Ms. Tellus spoke on how they are looking to own the property to increase the possibility of selling their current home.

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

3. Ordered: The City of Brockton grants to 142 Main Historic, LLC an Access and Stormwater Easement over and under City owned land identified as Assessor's Parcel ID: 110-047 and Alternate ID 17, to provide certain limited access and stormwater easements over or under the identified parcels as more particularly described in the proposed Access and Stormwater Easement attached with this Order. And further that the City Council authorizes the Mayor to execute the attached "Access and Stormwater Easement" and to take other actions necessary to carry out the terms, purposes and conditions of the same.

Councilor Farwell made a motion to table, Councilor Tavares seconded and the motion carried (Four in the affirmative)

4. 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:

54 N. Main Street

For further reference see Plymouth County Registry of Deeds Book 05477 / Page 00222.

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/OWNER	AMOUNT
54 N. Main Street	\$1,050,000.00

Owner: Father Bills and Mainspring Inc.

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

Attending: Mr. Rob May, Director of Planning and Economic Development
Mr. John Fay, Planner

Councilor Farwell made a motion to waive the reading of the order, Councilor Tavares seconded and the motion carried (Four in the affirmative)

Councilor Texeira made a favorable motion, Councilor Tavares seconded and the motion carried (Four in the affirmative)

Meeting adjourned at 6:24 P.M.