

MEETING OF REAL ESTATE COMMITTEE  
MEETING OF OCTOBER 29, 2025

A meeting of the Standing Committee of Real Estate was held on Wednesday October 29, 2025 at 6:00 P.M. in the Committee Room, City Hall. The Committee Chairperson Councilor Minichiello called the meeting to order at 6:09 P.M. with Councilors Farwell, Lally and Teixeira 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 2,570 square feet, located and known as Plot 4 Lebanon Street, Parcel ID: 107-054 to Florence Smith, 30 Lebanon Street, Brockton, MA 02301 for the purchase price of One Thousand Three Hundred Dollars (\$1,300.00). 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.

Ms. Smith spoke on what the property would be used for.  
Councilor Lally spoke in favor.

Councilor Lally made a favorable motion, Councilor Farwell seconded and the motion carried. (Four 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 4,775 square feet, located and known as Plot 1 Broad Place, Parcel ID: 104-054 to Sharon Jones, 13 Broad Place, Brockton, MA 02301 for the purchase price of Two Thousand Two Hundred Dollars (\$2,200.00). 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.

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

3. 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.

Councilor Farwell spoke how this property will be a centerpiece and feels that the item should be sent back favorable to Council and then referred to the Finance Committee.

Councilor Teixeira also spoke on the importance of the property and urged not to rush the process.

Councilor Lally said he would like to see it come back to Council before the final sale is completed. Feels the Ward Councilor and a Councilor-at Large should be on the review committee.

Dr. Clarkson agreed with the councilors on their issues.

John O'Donnell informed the councilors that the appraiser would be willing to come in and speak to the Council.

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

Meeting adjourned at 6:27 P.M.