



**2023**

**BROCKTON REDEVELOPMENT AUTHORITY**

**ANNUAL REPORT**



The Brockton Redevelopment Authority (BRA) is a quasi-public agency whose main mission is community development and economic revitalization, specifically for the benefit of low- and moderate-income households and areas of Brockton

### **BRA BOARD OF DIRECTORS**

Richard Johnson  
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Tiffanie Ellis-Niles  
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### **BRA STAFF**

Jodi Beckman, Housing Manager

Brittney Bullard, Program Specialist

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Nathalie Jean, Executive Director

Tom Lawson, Sr. Program Specialist



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# LETTER FROM THE EXECUTIVE DIRECTOR



Dear Brockton Stakeholders:

In fiscal year 2023, the Brockton Redevelopment Authority remained focused on the goal of making downtown Brockton a better place to work, live and play. Projects, big and small, long underway in the pipeline over many years, came to fruition. The redesign of Marvin Hagler Way was completed leveraging private against public funds. Most recently frequently referred to as 93 Centre St., the Anglim now activates the downtown as Brockton's tallest building retaining its reputation as a prime, historic community center piece.

The Urban Renewal Plan's second amendment received approval from the Executive Office of Housing & Livable Communities, pending a MEPA review. This amendment identified additional projects within the boundaries of the existing urban renewal plan area as well as infrastructure and new public park/plaza space. Projects included in the original 2016 plan and the new projects presented in the amendment will produce hundreds of new housing units in Brockton's Downtown core as well as mixed-use redevelopment.

Working with our partners in the mayor's office, the city's Department of Planning and Economic Development, as well as other city divisions, public and private housing and other agencies across the state, and local non-profit organizations, we have made significant strides in revitalizing Brockton, preparing it for even more exciting investments in the next months and years. Thank you to our BRA board members and our dedicated staff for their hard work that has contributed to these successes.

There is more exciting change to come. In the meantime, I invite you to learn more about this year's achievements in our annual report.

All the best,

*Nathalie Jean*

## MISSION

The Brockton Redevelopment Authority focuses on several critical areas including the following: Addressing emergency basic needs. Stabilizing property prices. Increasing the rental housing stock. Catalyzing low-income housing production. Improving accessibility to public facilities. Enhancing the vitality of the City's downtown. Supporting local businesses. Meeting public service needs for lower-income residents. Tackling other special needs of Brockton residents.

**2**

**DEVELOPER  
DIALOGUE  
EVENTS**

**55**

**BUSINESSES REACHED**

**6**

**NEW FULL-TIME  
STAFF MEMBERS**



**15**

**PUBLIC SERVICE AND  
FACILITIES IMPROVEMENT  
PROJECTS**

**3**

**DEVELOPER APPLICATIONS  
SUBMITTED FOR HOME FUNDS**

**3**

**LAND TRANSFERS**

# URBAN REVITALIZATION PLAN AMENDMENT

Downtown Brockton is well on its way to becoming a model for downtown revitalization, and thanks to the urban revitalization plan, much has changed since 2016 when the original document was completed. Several notable projects have been closed, bringing a plethora of residential units and commercial space to the community. The Mayor Bill Carpenter Municipal Parking Garage is long done. Three more projects that will together provide more than 70 units of housing and a variety of commercial spaces are in progress.

In conjunction with URP activities, the city and its partners are working creatively to bring Downtown Brockton to life, and it is working! Downtown Brockton is almost unrecognizable with the activity and vibrancy redevelopment combined with strategic placemaking has brought. New residents and businesses are moving to the area almost daily.

With these projects behind us and increasing interest in redevelopment from within Brockton and beyond, we added 10 projects to the URP. These new projects focus on public improvements and increasing the number of affordable and market-rate housing available in Brockton's Downtown core.

As envisioned, these projects would bring hundreds of new housing units, renovate or create more than 20,000-sq. ft. of commercial and office space, construct a public performing arts venue and new 300+ space parking garage and significantly expand city hall plaza, which has become Brockton's front yard.

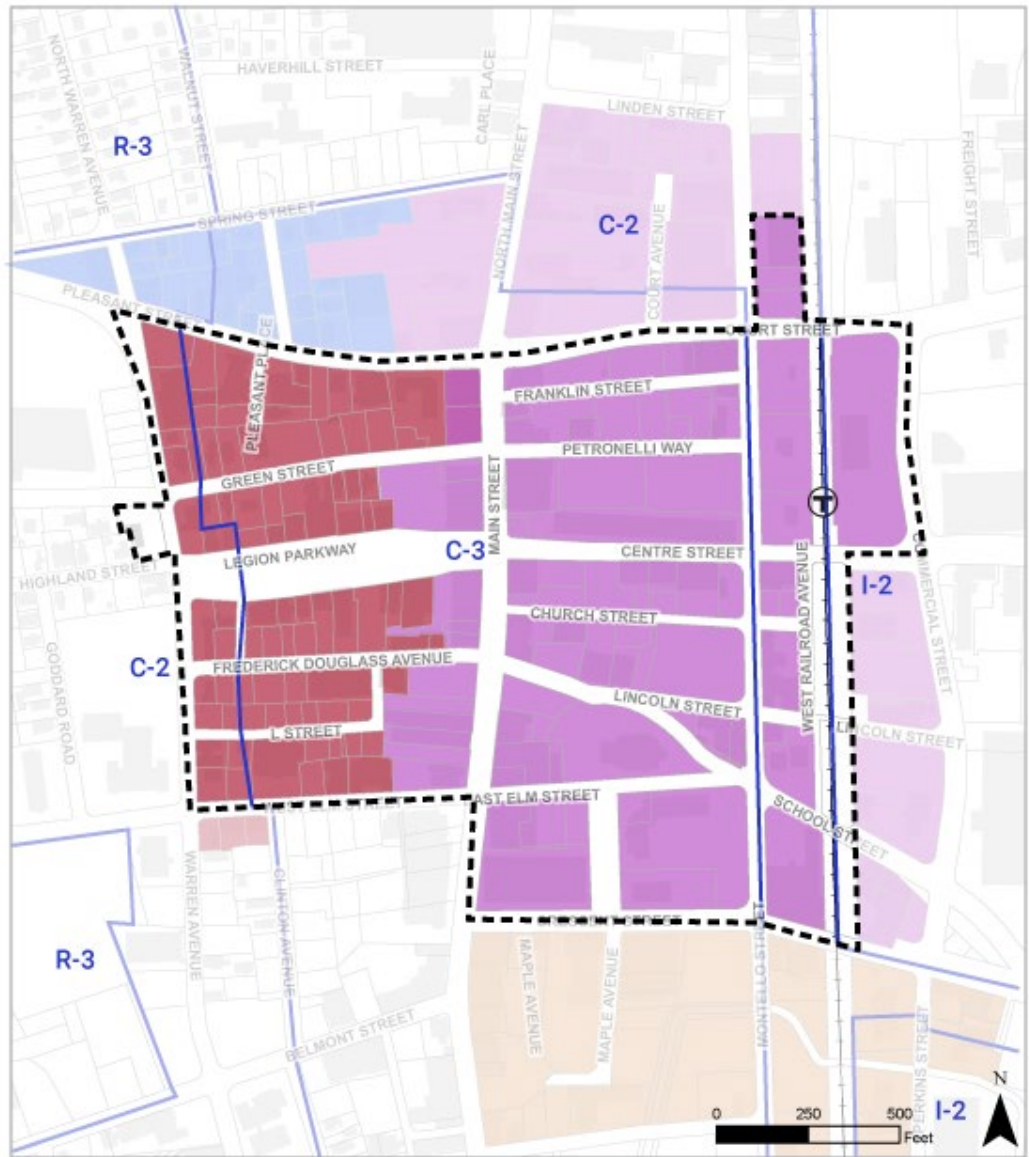
Numerous events and activities occur on the plaza, attracting residents and visitors alike. While we continue to

implement the 2016 URP, adding these additional parcels and projects to it will provide us the flexibility to take advantage of new opportunities and continue to shape the future of downtown Brockton.

Equipped with the amended plan and backed by new personnel, the BRA is poised to accomplish its goals. In the future, annual reports will track progress on the implementation of the plan so the community is aware of the results it is producing for Brockton.



# Urban Revitalization Area




- |                          |                             |                |
|--------------------------|-----------------------------|----------------|
| URA Boundary             | <b>40R Overlay District</b> |                |
| Zoning District Boundary | Corcoran                    | Arts / Culture |
|                          | Downtown Core               | Perkins Park   |

# DEVELOPMENT PROJECTS

The BRA stimulates the redevelopment and revitalization of Brockton's Downtown neighborhoods while helping the city's most vulnerable low- and moderate-income residents and households. We develop and implement resourceful community-based strategies to enhance economic development opportunities, build strong neighborhoods and ensure a dynamic structure for quality growth and expansion.

 The Empressa

 Trout Brook

 124 Manley St.

 Lots I3 and I4

 11-15 Frederick Douglass

 The Anglim

 I3 and I4

 142 Main

 The Petronelli

 And more



# THE EMPRESAS

**Developer:** Trinity Management, LLC

**Year Started:** 2021



In July, Trinity Management, LLC, marked the completion of the Empresa with a ribbon cutting in the property's courtyard. With 111 units, Empresa is the second phase of the Enterprise Center, strategically located in downtown Brockton. It completes the redevelopment of the full city block at Centre and Main, alongside the first-phase mixed-income residential building that includes the Enso Art gallery, Enterprise main office, restaurant building, and the Mayor Bill Carpenter municipal garage. The completion of Empresa marks the beginning of a new era for the city of Brockton, and the BRA is thrilled about the opportunities it brings.

# TROUT BROOK

**Project Partners:** Charter Development  
**Year Started:** 2023

Last year, the BRA launched a two-step procurement process that concluded in the selection of Charter Development, LLC, as the BRA's partner for the Trout Brook Redevelopment District, a site comprising 44.76 acres of developable land. To date, the BRA has negotiated and executed a development agreement with Charter, which is now undertaking due diligence on the property.

In February 2023, the BRA issued a request for letters of interest and qualifications ("RFI/Q") from experienced developers or development teams interested in partnering with the city on a mixed-use redevelopment project within the Downtown Trout Brook Redevelopment District. It then established a selection committee comprised of representatives from the city, city council and the BRA with the executive director

serving as chair. A representative of MassDevelopment served as a technical advisor to the committee.

The selection committee members reviewed the developer proposals and discussed and deliberated on each. Following presentations and interviews with each developer proponent, the selection committee finalized scoring using the RFP selection criteria. In July 2023, the BRA selected the Charter Development team, which demonstrated relevant experience in the design and implementation of complex, risky-brownfield redevelopment projects in urban renewal plans.

Charter's proposal is a transit-oriented, mixed-use development that includes over 1,000-market rate and income-restricted units. Residents will benefit from an easy walk to commuter rail, a regional transit hub and downtown Brockton's amenities. The Charter plan emphasizes open space including a centrally located town green and linear park along Trout Brook that will provide green space for gatherings, relaxation and informal recreation.





# TROUT BROOK



Charter Development Rendering of Its Vision for the Trout Brook Redevelopment District



**Project Partners:** Concord Square  
Planning and Development, Inc.  
**Year Started:** 2017

# THE ANGLIM



Despite a turbulent start that involved an eminent domain taking, the Anglim is now the jewel of the downtown. It opened for occupancy in January with a well-attended, energetic ribbon-cutting in March.

# THE LINCOLN SCHOOL



**Project Partners:** Neighborworks  
Housing Solutions  
**Under Construction:** 2023/2024



In December, NHS announced the financial closing and construction start on the former Lincoln School. The historical renovation will result in 37 new affordable apartments for seniors.



# 1200 MONTELLO ST./BROCKTON SOUTH TOD

**Developer:** Neighborworks Housing

**Year Started:** 2024 Ceremonial  
Groundbreaking

The BRA has committed \$1.5M in HOME funds to Brockton's newest Transit-Oriented Development by Neighborworks Housing Solutions. Nicknamed Brockton South TOD (Transit-Oriented Development) or 1200 Montello St., the project will be a mixed-use, mixed-income rental development with 94 units of affordable family housing and ground-floor neighborhood-level retail.

An in-fill and smart-growth project with passive house design, the development will rejuvenate a strategically-located old brownfield tow yard to create a vibrant residential community. 1200 Montello will be



the first to break ground within the city's new Campello TOD Master-Plan Residential District, located directly adjacent to Brockton's Campello Commuter Rail Station. NHS is also considering developing the Grayson Hotel at the same time, partially to attract stronger financing options. The Grayson Hotel was sold to NHS by the BRA in FFY 2022.



## I3 & I4



Image Credit: NEREJ

**Developer:** New Vision Enterprises (NVE)

**Year Sold:** 2023

The BRA engaged in a land-disposition transaction with the transfer of lots I3 and I4 for market-rate housing. Currently, the developer is applying for Housing Development Initiative Program funds to begin construction. I3 is a commercially zoned vacant lot that is considered developable land under the Smart Growth Overlay Zoning by-laws.

The parcel is also referred to as “New Lot A” consisting of approximately 18,426+ square feet. It is comprised of Assessor’s Lot 109-054 and part of Assessor’s Lot 109-055, both at 0 Petronelli Way, as shown in the Downtown Brockton Urban Revitalization Plan.

I4, consisting of approximately 7,098 square feet, also referred to as Lot D, was part of the property described in the Downtown Brockton Urban Revitalization Plan as Assessor’s Lot 109-044, 0 Franklin Street.

As contemplated in the property sale land-disposition agreement, with the purchase of Site I3, NVE proposes the RingSide Residences, a development providing 50 units of market-rate housing. The new building will be constructed on Site I3 and amenity green space and parking spaces will be located on Site I4.

**Developer:** Father Bill's and MainSpring  
**Year Started:** 2023

As of March, 15% of total project construction costs were incurred. The projected date of completion was extended 49 days due to weather conditions and other factors including focus on the adjacent Phase I Housing Resource Center project. Current contractor's projected occupancy date is December 16, 2024.

Over the past six months, the construction focus has been on submittal review, site work, site utilities, foundation and slab, underslab plumbing, masonry elevator tower and first floor framing. There is one proposed change order for plumbing revisions at a cost of \$45,156. Manley Supportive Housing includes one new construction building

connected to a single-story rehab building that is being converted to a shelter. This new building is three stories, and as its connected to the shelter, there is no site related scope included in this phase as it will all be completed with the first building.

The site will have 43 parking spaces. There will be green space behind it with new utilities. The new building will have an apartment office, common laundry room, an open common room with an elevator at the entrance. The rest of the exterior site amenities are shared with the shelter building. All of the units are studio efficiency apartments. Accessible units will all comply with applicable federal and state regulations; one unit is designated for the hearing and vision impaired.



# 142 MAIN



**Developer:** Causeway Development  
**First Introduction to Brockton:** 2023

The project is located at 142 Main St. and involves the redevelopment of a mostly vacant 40,000-sq. ft. building into 30 mixed income rental apartments above first-floor retail.

Its 30 units will include 20 rented to households earning less than 60% AMI and 10 at market. Of the 20 below 60%, five will be set aside for extremely-low income households.

# THE PETRONELLI

The former training site of boxing champion and once-Brockton resident Marvelous Marvin Hagler is now the Petronelli, an 18-unit apartment building with 3 studios, 8 one-bedrooms, 2 two-bedrooms, and 5 loft and townhouse units. The property was originally purchased from the city and was financed

with Historic Tax Credits, Housing Development Incentive Program (HDIP), a Tax Increment Exemption (TIE) agreement, a construction loan, and Opportunity Zones equity investments.





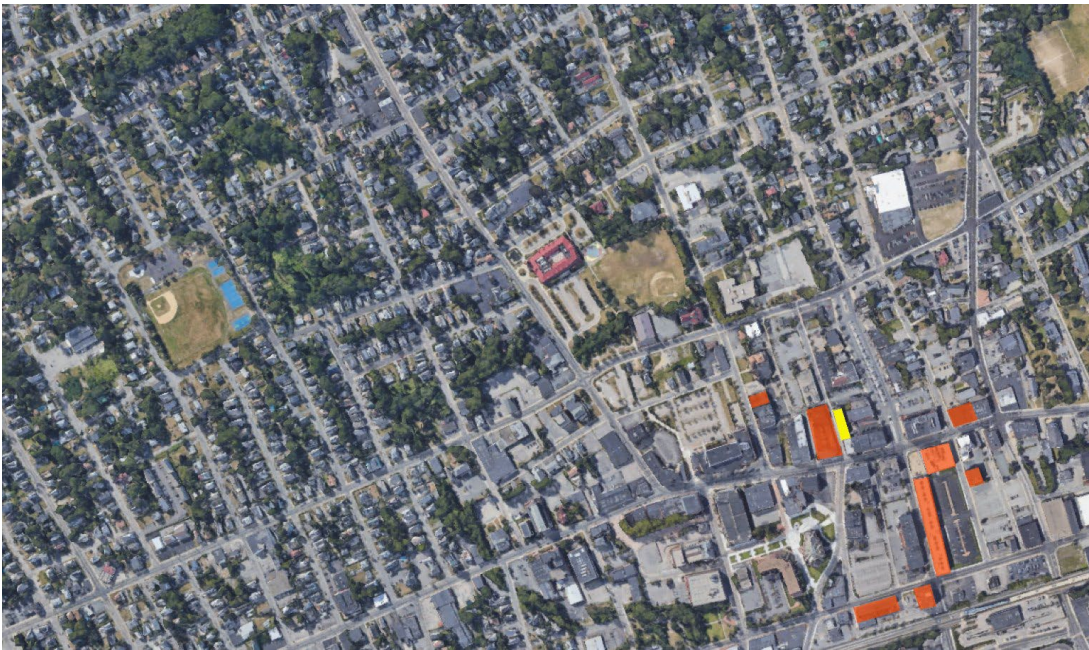
## 11-15 FREDERICK DOUGLASS



Site Owner: BRA

Year Started: 2018

After a year of work sponsored by MassDevelopment that included an elevator redesign and environmental remediation in the basement in addition to past work on the roof and more, this property is ready for disposition. The BRA will release a request for proposals to solicit for developers to reimagine this site. Our plan is to maintain the neighborhood history of Frederick Douglass as well as to redevelop the building to a level worthy of his name.



# MERIAN ON MAIN

**Developer:** Dakota

**Address:** 131–147 Main St.

Dakota Partners proposes to acquire three parcels of land located in downtown Brockton at 137, 141 and 147 Main St. The property consists of .738 acres and is improved by two buildings. One of the buildings is being utilized as a tuxedo rental operation and the other is vacant. The property is centrally located in the heart of downtown Brockton, across from City Hall. It also represents a transit-oriented development. The property was approved to allow a new 99-unit apartment building in March 2023. It is located in the Brockton 40R Downtown Smart Growth District, which allows the proposed use -- provided 20% of the units are affordable.





# THATCHER STREET DEVELOPMENT

**Developer:** Planning Office for Urban Affairs

**Address:** 261 Thatcher St.

The Planning Office for Urban Affairs (POUA)'s Thatcher Street Housing project will construct 160 units of mixed-income, mixed tenure housing on the site of the Our Lady of Sorrows Convent at 261 Thatcher St.

This development will be implemented in two phases. Phase I will construct 106 rental units in a bifurcated structure: 78 units in a 4% LIHTC project and 28 units in a 9% LIHTC project. In addition, 15 homeownership units will also be built in Phase I, bringing the Phase I total to 121 housing units.

POUA has been working closely with the Sisters of Jesus Crucified of the Sorrowful Mother, who have been the owners and occupants of the convent and 14-acre site since the 1940's. The property, which had been the Brockton poor farm prior to the sisters' acquisition, has a long history of service and ministry to the poor.

POUA is working with the sisters with the goal of ultimately expanding this tradition, by developing the property in a campus-like setting featuring integrated mixed-tenure housing, landscaped open spaces, and accommodations for an on-site bus stop connecting the site more closely with the city center, just 1.5 miles away, and with Massasoit Community College just across the street.



Gov. Maura Healey, accompanied by Lt. Gov. Kim Driscoll and Sec. Ed Augustus, announcing low-income housing tax credits to developers that included POUA for its Brockton Thatcher Street Development



# SPECIAL INITIATIVES

The BRA is proud of its work throughout Brockton in 2023. Please see below for a review of special projects introduced or continued throughout the year. They show that the agency's work converges into various paths and forks with numerous partners that amounts to significant community benefits.



Umuganda Challenge



Pocket Park Transfer



Hagler Way Redesign

# UMUGANDA CHALLENGE



**Project Partners:** Local Nonprofits and Small Businesses

**Year Started:** 2023

The Umuganda Challenge is the BRA's initiative that gathers small businesses and area nonprofits (the private sector) together to collaborate on solutions for addressing local homelessness. It uses as inspiration the example of the post-1994 genocide movement that powered Rwanda's current reputation as Africa's cleanest country, with the continent's cleanest capital. All CDBG public services and improvements subrecipients have participated in the project in some form attending the monthly events or pursuing their own projects.

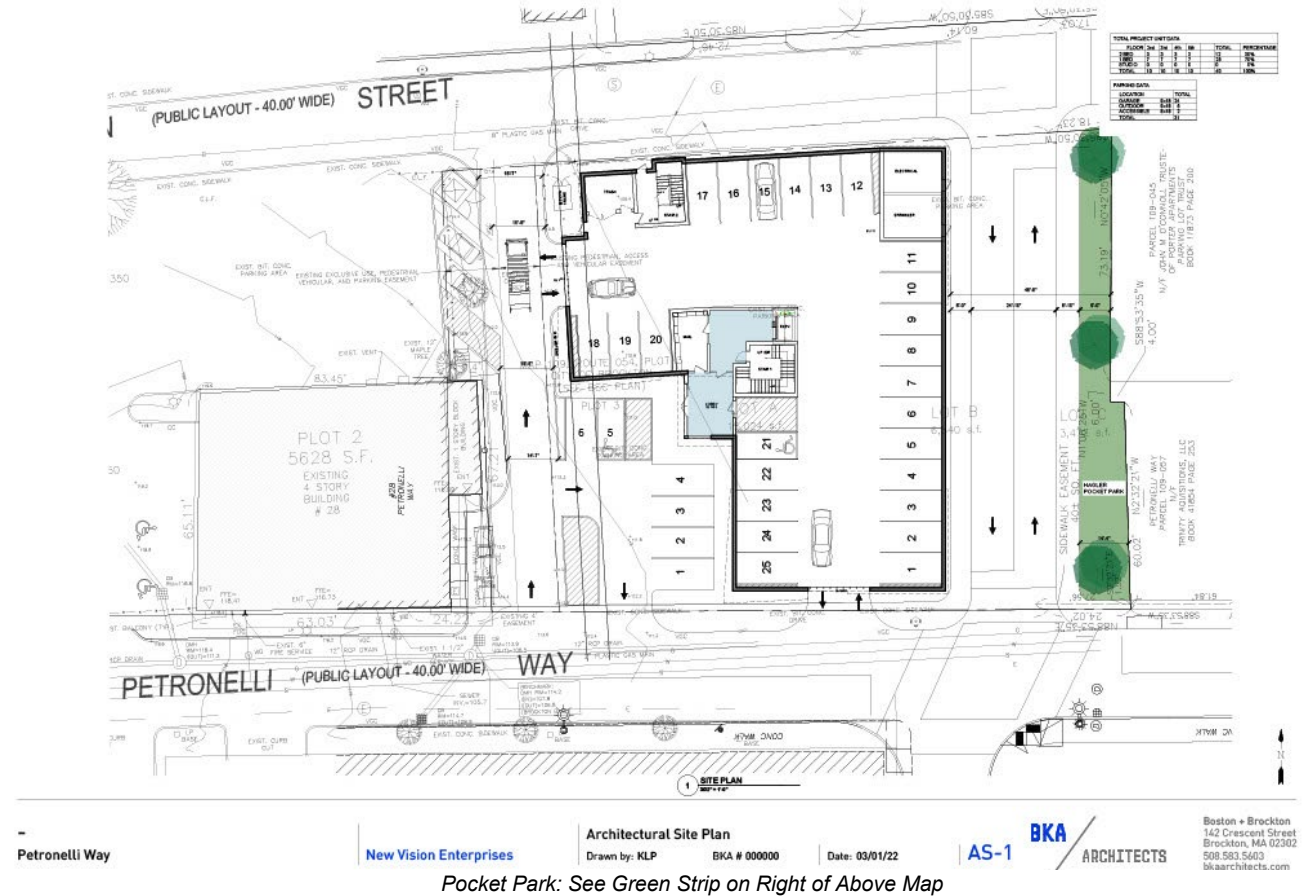




# POCKET PARK TRANSFER & HAGLER WAY REDESIGN

Project Partners: BRA, NVE and City of  
 Brockton  
 Year Started: 2019

Since 2019, there has been a community goal of carving out a park and erecting a statue of Marvellous Marvin Hagler on it to pay homage and offer a respite space in the middle of downtown. Last summer, the BRA transferred land to the city for the creation of a pocket park that would facilitate this endeavor. The city planned to hold a ceremony in September unveiling the statue on Petrinelli Way. Unfortunately, Mae Lang, Hagler's mom, passed away in July before the event. Whenever the city is next ready, the land is ready for a commemoration.



In addition to the pocket park, the engineering firm BSC Group was retained to relocate Marvin Hagler Way to the east of its initial alignment to accommodate the RingSide Residences at the northwest corner of Petronelli Way.



# OUT AND ABOUT IN THE COMMUNITY



South Shore Bank Ribbon Cutting



CDBG-CV Check Presentations to Small Business Owners



# FINANCIAL IMPACT

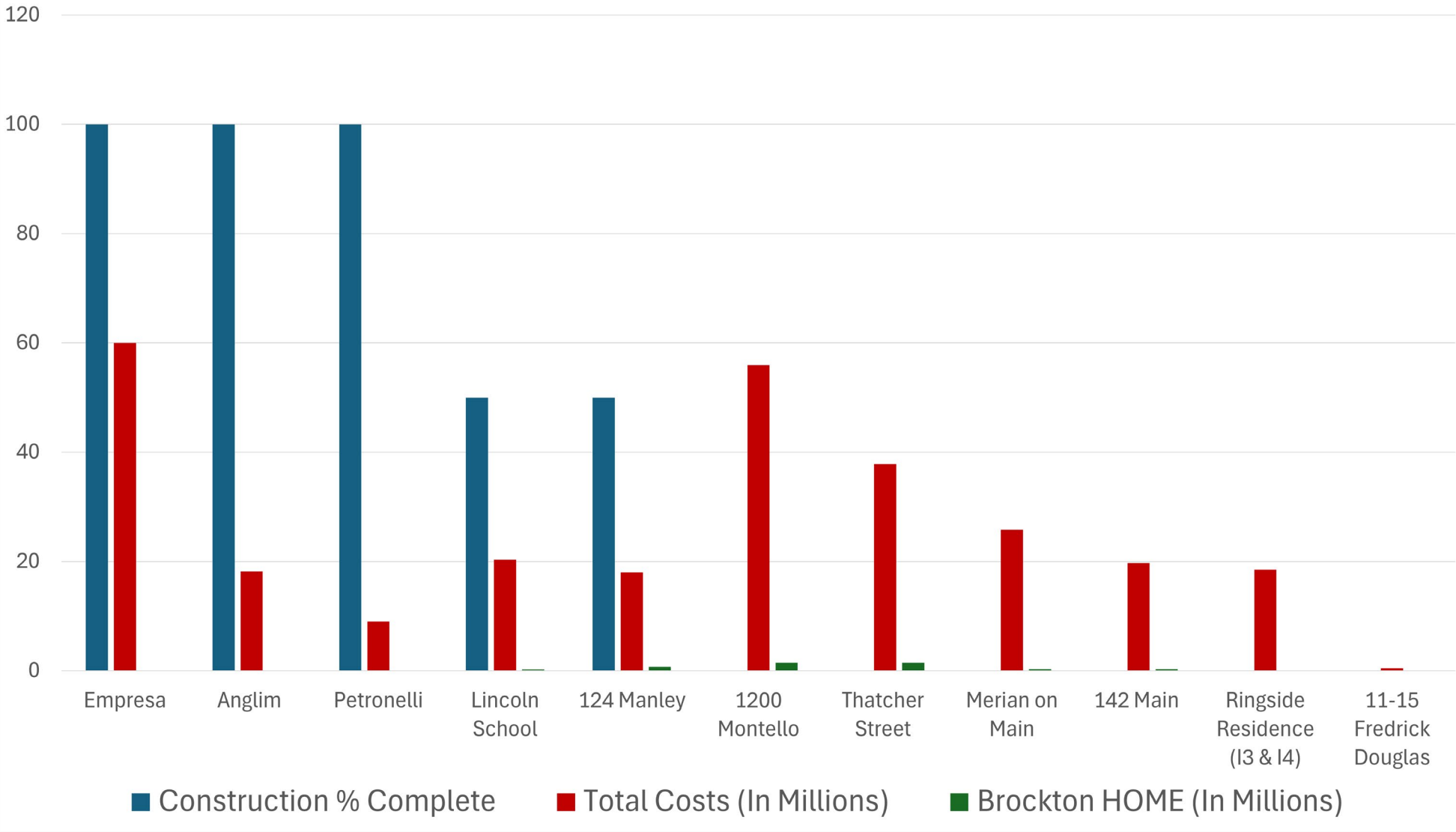
Early in the document, it was reported that there were changes to the urban revitalization plan. Those changes include the following:

- Added 31 new parcels for acquisition/transfer and removed one property as a parcel to be acquired.
- Identified 10 new redevelopment opportunities and updated the list of buildings identified for rehabilitation and demolition.
- Updated proposed public improvements and infrastructure upgrades.

There is an economic effect to the additions, as well as the investments listed throughout this report and their valuation is listed on the next page.



## 2023 City of Brockton Developments



# INTERNAL OPERATIONS

## BOARD & STAFF

After seven years of service, Chairman Philip Griffin resigned from the BRA board after a successful campaign as city councilor for Ward 3. During his tenure, he steered the agency in the right direction, positioning it for future success. Currently, the board operates with four members as it awaits Mayor Sullivan's nomination of Mr. Griffin's replacement.



Photo Credit: Boston Herald

# **BROCKTON REDEVELOPMENT AUTHORITY**

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## **BOARD OF DIRECTORS**



Richard Johnson, Chairman



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Suzanne Fernandes, Treasurer



Kyrah Rodriguez, Clerk

# STAFF



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# THE FUTURE

In 2024, the BRA will leverage its resources to advance real estate, as well as community infrastructure and development projects throughout the city.

## 2024 PRIORITIES

### URBAN REVITALIZATION PLAN

- Complete MEPA process for final URP approval
- More deliberately use the URP to set a systematic approach to neighborhood planning
- Explore new urban redevelopment models
- Launch economic development programs

### CITYWIDE PROJECTS

- Expand the Umuganda Challenge
- Ensure current pipeline projects continue to completion
- Initiate workforce development programs
- Create more partnerships that tap intersectionality between businesses and nonprofits

### INTERNAL ADMINISTRATION

- Send staff for more trainings
- Find and seek more staff outreach opportunities for stronger community ties
- Continue to expand use of Neighborly Software
- Expand use of financial management tools and plans





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