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# Mayor Robert Sullivan

## Brockton: Where Progress Meets Possibility



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Good Day Metro South  
April 10, 2025

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# Major Development and Infrastructure Projects



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Scheduled to open  
September 2025

### Brockton Public Safety Building 135 Warren Avenue

**Four departments in one state-of-the-art building**

- **Police**
- **Fire**
- **IT**
- **Brockton Emergency Management (BEMA)**

**Two-way traffic conversion on Warren Avenue (from Spring Street to Belmont Street)**



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# MAJOR DEVELOPMENT AND INFRASTRUCTURE

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## Redevelopment of Key Properties



## Lincoln School Senior Housing

NeighborWorks Housing Solutions  
Ribbon-cutting February 26, 2025



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# MAJOR DEVELOPMENT AND INFRASTRUCTURE

## Redevelopment of Key Properties

### Shaw's Center/ Campanelli Stadium

CARES Act and ARPA funds  
Approximately \$4,000,000

- Energy improvements
- New scoreboard
- LED lighting
- Concession improvements
- Locker room improvements



Originally a public meeting space for City and Community use, this building was converted to serve as the COVID response center/clinic, temporary home for the Brockton Council on Aging and as a City Hall Annex.



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# MAJOR DEVELOPMENT AND INFRASTRUCTURE

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## Redevelopment of Key Properties

### Mary Cruise Kennedy Senior Center

Opened on March 3, 2025

Total: **\$7,669,400\*** ARPA funding

\*Includes state earmark of \$1 million



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# Housing Growth and Urban Revitalization



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# HOUSING GROWTH AND URBAN REVITALIZATION



**Hundreds of new downtown housing units**  
Increasing foot traffic, supporting small businesses, and modernizing our city.

**Fairgrounds Development** A multi-use site encouraging housing, business growth, and recreation while increasing tax revenue.



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# HOUSING GROWTH AND URBAN REVITALIZATION

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## Residential Projects **Currently Under Construction**



**Merian on Main (rendering)**  
Dakota Properties



**Hotel Grayson (rendering)**  
NeighborWorks Housing Solutions



**Brockton South  
Transit-Oriented-Development  
(rendering)**  
NeighborWorks Housing Solutions

- **43-69 Montello Street**
- **26 School Street**
- **132 Main Street**
- **46 Montello Street**
- **69 North Montello Street**



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# HOUSING GROWTH AND URBAN REVITALIZATION

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## **Father Bill's & MainSpring**

**Smith Family Housing Resource Center  
(HRC)**

**and Yawkey Hall, Manley Street**

**ARPA contribution of \$650,000  
from the City of Brockton**



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# HOUSING GROWTH AND URBAN REVITALIZATION

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## Housing Market Boom

Home prices in Brockton have surged from the high \$200,000s to the low \$400,000s since 2017, reflecting the City's growing economic appeal and vitality.

Source: Boston Magazine



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# Economic Growth and Business Investments



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# ECONOMIC GROWTH AND BUSINESS INVESTMENTS

## New Businesses In Brockton



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# ECONOMIC GROWTH AND BUSINESS INVESTMENTS



## Brockton Rox Revival Season

**Bringing excitement, community engagement, and economic benefits.**



### New ownership group:

- Shawn Reilly
- Bill Janetschek
- Rob Janetschek
- Major League and Red Sox Hall of Famer Jim Rice

**Opening Day May 16<sup>th</sup>!**



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# Transportation, Infrastructure, and Connectivity



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# TRANSPORTATION, INFRASTRUCTURE, AND CONNECTIVITY



- 5 Electric Busses
- South Coast Railway Ribbon-cutting March 24th
- Wayfinding Signage



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# TRANSPORTATION, INFRASTRUCTURE, AND CONNECTIVITY

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**CSX Rail Yard Initiative** plans to unlock 30 acres of centrally located land for business and community development.

**Developer:** Charter Development

**Inter-Municipal Sewerage Agreements** will strengthen the City's finances by expanding partnerships with East Bridgewater and Easton, fostering responsible regional growth in commercial development and job creation.



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# Historic and Cultural Investments



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# HISTORIC AND CULTURAL INVESTMENTS

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## War Memorial Building

Re-opened  
September 12, 2024

**\$4.8 million ARPA funds**



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# HISTORIC AND CULTURAL INVESTMENTS

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## The Historic Liberty Tree

- **Property acquired by City**
- **Historic landmark**
- **Stop on the Underground Railroad and significant location for suffragist movement**



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# HISTORIC AND CULTURAL INVESTMENTS

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**Marvelous Marvin Hagler Park**

**Marvelous Marvin Hagler Statue**

**June 13, 2024**

**\$150,000 state funding\***

\*Thank you former State Representative Gerry Cassidy



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# HISTORIC AND CULTURAL INVESTMENTS

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## Lawrence R. Cosgrove Memorial Pool

**Re-Opened July 15, 2025**

**Funded by ARPA and  
President Biden's Omnibus Bill**

**Total: \$6,004,533**



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# HISTORIC AND CULTURAL INVESTMENTS

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## Brockton City Hall

**Restoring the People's House  
for improved accessibility and  
aesthetics.**

**ARPA funding: \$8,600,000**



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# HISTORIC AND CULTURAL INVESTMENTS

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Major Music Festival: Punk In Drublic

August 31 and September 1, 2024



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# HISTORIC AND CULTURAL INVESTMENTS

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## DW Field Park Welcome Center

**Southeastern Regional Vocational  
Technical High School student project**



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# HISTORIC AND CULTURAL INVESTMENTS

## ARPA-funded Playground and Recreational Space Renovations

**\$3,300,000**

- **Walker's Playground**
- **Edgar's Playground**
- **Hilstrom Farm Park**
- **Justin DeMello Playground**
- **Buckley Playground**
- **Bent Playground**
- **Tukis Playground**
- **Timothy Holster Playground**
- **Parmenter Playground**
- **DW Field Golf Course window replacement**



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# HISTORIC AND CULTURAL INVESTMENTS

## ARPA investment in Brockton non-profits

\$2 million to 42 non-profits



Boys & Girls Club of Metro South



The Charity Guild



Family and Community Resources



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## Looking Ahead: Future Priorities



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# LOOKING AHEAD: FUTURE PRIORITIES

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1. **Desalination Supply Contract** Ensuring Brockton secures long-term, cost-effective water resources.
2. **CSX Rail Yard Redevelopment** Maximizing the site's potential for economic growth and job creation.
3. **State-Mandated Accessory Dwelling Units (ADUs)** Thousands of new housing units expected due to new state laws.
4. **Brockton Fairgrounds** Housing, business, green space, restaurant/retail space
5. **K Mart Plaza**
6. **VA Medical Center** Housing
7. **Lovett Brook (Good Samaritan)** Life science development
8. **Christo's** Housing and social services



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# LOOKING AHEAD: FUTURE PRIORITIES

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**The business community is essential to our continued growth.**

**Together, let's keep building a stronger, more vibrant Brockton, focused on fostering and supporting businesses that drive job creation, stabilize families, and enhance our housing stock.**



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# Thank You



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