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93 Centre LLC strikes deal on Brockton development

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Brockton, MA A settlement has been reached on a court challenge that was holding up redevelopment of the historic Brockton Furniture Building, clearing the way for 55 new apartments in a transforming downtown neighborhood, according to mayor Robert Sullivan.

The building, located at 93 Centre St., was acquired by the Brockton Redevelopment Authority by eminent domain on December 6, 2018 and sold to 93 Centre LLC, an affiliate of Concord Square Planning & Development, Inc. The prior owner, Youmar Realty Trust, objected to the taking, claiming it was an improper use of eminent domain powers granted to municipalities.

After a number of court decisions favorable to the BRA and 93 Centre LLC, a settlement has been reached and was approved by the courts.

“This settlement is another victory for Brockton as we repurpose vacant and underutilized buildings and reimagine our downtown,” mayor Sullivan said. “Concord Sq. has a track record of investment in the city to rehabilitate buildings in the core of downtown. This is another example of their dedication to Brockton.”

Concord Sq. plans to transform the eight-story Brockton Furniture Building—the tallest building downtown - into 55 apartments, 44 of which will be market rate and 11 of which will be rented to those earning up to 80% of the area median income. Construction is expected to begin in the next few months.

The project, located in the downtown Opportunity Zone, is benefitting from several economic programs, including Chapter 40R and the city’s Housing Development Incentive Program.

Concord Sq. is also renovating a 128-year-old building at 28 Petronelli Way, which housed the iconic Petronelli Brothers Gym where boxing champ Marvelous Marvin Hagler trained. Plans for that building call for 18 apartments and construction is also expected to begin in the next few months.

Both projects, along with other new projects under construction or in the planning stages, highlight the city’s progress in redeveloping the downtown area. The new housing, located within walking distance to one of Brockton’s three MBTA commuter rail stations, is part of a comprehensive plan to revitalize downtown Brockton and stimulate additional investment in restaurants, shops and other businesses.