

**Massachusetts House of Representatives
Bill Summary**

Bill #: H.5703

Title: An Act amending CH. 980 of the acts of 2007 relative to property owned by the Boys and Girls Club of Brockton, INC.*

Sponsor: Rep. Rita Mendes

Committee: Municipalities and Regional Government

Hearing Date: November 9 to November 16, 2026 written testimony only

Current Law: Mass. General Laws Chapter 30B is the Massachusetts Uniform Procurement Act, which governs how governmental bodies must procure goods, services, and real property.

MGL Chapter 40 Section 3 authorizes towns to hold, lease, and convey property.

Chapter 137 of the Acts of 1996 authorized the city to convey, in consideration of one dollar, certain property located at 233 Warren Avenue, with the building located thereon, to the Boys and Girls Club of Brockton, Inc. to be used for education and recreational services for persons under age 18. If the property is not used for those stated purposes, then title shall revert back to the city without consideration.

Chapter 80 of the Acts of 2007 authorized the city of Brockton, notwithstanding the provisions of chapter 137 of the acts of 1996 or any other general or special law to the contrary, to subordinate the reversionary clause contained in the deed from the city to the Boys and Girls Club to allow the Boys and Girls Club to obtain financing, not to exceed \$250,000.00, from a conventional lender to fund much needed repairs to the Boys and Girls Club property.

Summary: This special legislation would authorize the city of Brockton, notwithstanding any previous special acts or general law to the contrary, to subordinate the city's reversionary right concerning the land transfer and associated restrictions, to a conventional lender for the property at 233 Warren Avenue, in order to facilitate the Boys and Girls Club securing financing of up to \$1,300,000. The funds are to be used for the expansion and improvement of the facility.

The legislation provides for the city council to authorize the mayor to execute a "subordination authorization and agreement" with the Boys and Girls Club and to take actions necessary to carry out the same.

The legislation limits authorization to the current subordination. Any future agreements would need to be authorized by the city council.

The special act would take effect immediately upon its passage.

Notes: This home-rule petition was approved by the Brockton City Council on August 24, 2026 by a unanimous vote of 11 in favor and 0 opposed. Approved by the Mayor on October 1, 2026.

* Bill title should be changed to "An Act amending Chapter 80 of the Acts of 2007 relative to property owned by the Boys and Girls Club of Brockton, Inc."