

Pittsfield Economic Development Authority

June 13, 2012

Meeting Minutes

In attendance was Chairman Gary Grunin, Mick Callahan, Christina Barrett, Dan Bianchi and George Whaling, Board Members.

Also in attendance were Pam Malumphy, 1Berkshire, Beth Goodman, legal counsel, Cory Thurston, Executive Director and Colleen Hunter-Mullett, Clerk.

**I. Administration**

a. Call to Order

Chairman Grunin called the meeting to order at 8:03, reminding all present that they were being both audio and video recorded.

b. Approval of May 9, 2012 Minutes

**There was a motion to approve the minutes of May 9, 2012 as presented, seconded and carried.**

**II. Finance Committee Report**

Environmental Insurance – Chairman Grunin informed the Board that the Finance Committee met on May 21, 2012 to discuss the environmental insurance policy that is due to expire in August of this year. He explained that the previous policy cost was 1.3 million dollars and was funded mostly through a state grant, with a small loan from MassDevelopment for the balance of the cost.

Chairman Grunin informed the Board that they are seeking 3 quotes and exploring all options, with different limits, as well as varying deductibles, in an effort to reduce the cost because there are no grants available for policy renewals. He stated that PEDDA's original policy was the first of its kind, and therefore the first to come up for renewal. They are continuing to look to the state for assistance.

Mr. Whaling asked if they had any price quotes as of yet. Chairman Grunin stated that they only have preliminary numbers at this point because they are looking at so many different options. Chairman Grunin reminded the Board that GE requires a 50 million dollar policy through the DEDA. Mr. Callahan stated that GE is no longer in control of the land, unlike when the original policy was obtained.

Mr. Thurston stated that the City, GE and PEDDA will be covered along with any tenants as they move to the site. Mr. Whaling asked if the policy needed to be paid all at once. Mr. Thurston informed him that it needed to be paid in advance all at once. Mr. Whaling wondered if PEDDA funded the policy could PEDDA get reimbursed if alternate funding was secured past August. Mr. Thurston stated

that he believed so. Mr. Thurston further stated that the cost of insurance will be included proportionately to each tenants CAM charges. Chairman Grunin stated that the Finance Committee will have a recommendation prepared for the August Board meeting.

### **III. Executive Director's Report**

Silver Lake Shoreline – Mr. Thurston informed the Board that PEDAs now owns the WMECO parcel of the shoreline and the deed was recorded on 6-12-12. Mr. Whaling asked when construction was going to begin. Mr. Thurston informed him that there is no definitive date as of yet.

MassDOT/CSX – Bridge - Mr. Thurston informed the Board that CSX has signed the agreement and he has the contracts on his desk awaiting his signature. Mayor Bianchi informed the Board that he had discussions with Secretary Davies, who assured him that the bridge is a top priority for him and will be his first consideration. Mayor Bianchi stated that he is optimistic.

Ms. Malumphy asked the Board if there was any influence because it is an expedited permitting site. Mr. Thurston stated that he did not believe so. Mr. Thurston informed the Board that the legislative delegation has been working on this as well and he doesn't believe PEDAs will get anything in writing. Mr. Whaling asked what would happen if PEDAs refused to allow CSX to remove the bridge. Mr. Thurston stated that this is always an option, but wondered what PEDAs would gain by refusing.

Chairman Grunin stated that he had spoken with State Representative Tricia Farley-Bouvier, who informed him that she thought there would be funds for the project, but that the design would take longer. He asked her if PEDAs could get reimbursed if PEDAs paid for the design. Chairman Grunin stated that Ms. Farley-Bouvier would look into it.

Mayor Bianchi stated that he did not believe that it would be that long for design. He reiterated that Secretary Davies was going to push it along and he doesn't believe PEDAs should sign the agreement. Chairman Grunin agreed. There was some discussion regarding the timing of funding, design and construction.

Mr. Thurston recommended to the Board that PEDAs sign the agreement. Chairman Grunin wondered if PEDAs didn't sign the agreement, would it cause problems for the City in other projects. Ms. Goodman stated that the State could simply take the bridge, so there is no leverage there.

Ms. Barrett suggested writing a new letter to Secretary Davies asking for confirmation of their talks. Ms. Goodman suggested asking for evidence that it's a high priority, like submitting the TIPS list. Ms. Goodman stated that she would follow up on it.

Life Sciences Project – Mr. Thurston stated that this continues to move forward and that he had a meeting with Nuclea and BCC. He also stated that Peter Larkin has pledged his support for the project. Mr. Thurston informed the Board that the Mass Bio Conference is next week.

## Project Matrix

Mr. Thurston informed the Board that the white paper that was developed by Jeff Donohoe was in their package for review. He also informed the Board that a public relations effort is underway with the help of Winstanley Associates. Ads have been submitted and packages will go out this week and the postcard ad campaign will be inserted into media kits. Ms. Malumphy asked for some so that she could include them in the 1Berkshire kits. Mr. Thurston will provide them to her.

Mr. Thurston highlighted the following matrix items:

- Site inspection has been done on all areas
- Workers' Compensation audit is complete
- Some web site work has been completed – report submitted
- There is a meeting scheduled with MassDevelopment regarding potential funding for insurance
- An analysis is being done to determine which sites have true rail access by today's standards. It should be completed in late August or early September.
- New ERE's have been filed for the 20's and 30's and will go into effect soon
- Some outreach has been done through a few group tours of the site and he will continue to do this

Mayor Bianchi gave an update on the increased Board, informing the Board that it had come out of Committee and is expected to be approved soon. As a side note, Mayor Bianchi informed the Board that Peter Fruet has asked not to be reappointed to the Board at this time due to family concerns.

**There was a unanimous roll call vote to enter into executive session for the purposes of discussing negotiations regarding the acquisition, lease, and value of real property**

\*\*\* EXECUTIVE SESSION MINUTES \*\*\*

**There was a unanimous roll call vote to exit executive session. No votes were taken during executive session.**

**There was a motion to adjourn at 10:00 AM, seconded and carried.**

Respectfully submitted,



Colleen Hunter-Mullett  
Clerk