

Pittsfield Economic Development Authority
October 30, 2013

Minutes of Meeting

In attendance were Board Members Mick Callahan, Dan Bianchi, George Whaling, Doug Crane, Pam Green, Christina Barrett, and Mike Matthews. Paul Dalton participated via telephone.

Also in attendance was Mark Miller, resident, Melissa Mazzeo, City Councilor, Doug Clark, Director of Community Development, Rod Jané, New England Expansion Strategies, Cory Thurston, Executive Director and Colleen Hunter-Mullett, Clerk.

I. Administration

Call to Order – Chairman Callahan called the meeting to order at 8:00 AM, reminding all those present that the meeting was being both audio and video recorded.

Approval of September 11, 2013 Minutes – There was a motion to approve the minutes of the September 11, 2013 Board Meeting as presented, seconded and carried.

Approval of September 30, 2013 Minutes – There was a motion to approve the minutes of the September 30, 2013 public hearing as presented, seconded and carried.

II. Committee Reports

Finance – Mr. Matthews informed the Board that the third quarter financials remain uneventful and that the focus should now be on expenses because the GE money has all been drawn down.

Mr. Thurston informed the Board that PEDA is on tract budget wise.

There was a motion to approve the Third Quarter Financials, seconded and carried.

Marketing – Mr. Whaling reported to the Board that the web site and collateral materials are in good shape and they are waiting for Life Sciences to be developed so they can incorporate that into any upcoming marketing strategies. Mr. Thurston informed the Board that the Facebook page is regularly updated as well.

Special Projects – NPDES Permit – Ms. Green informed the Board that there was not any new information from EPA and we continue to provide them monthly progress updates as requested. Mr. Thurston informed the Board that they were still working on source identification and location, as well as working on transferring this to the City. He also informed the Board that he is looking for technical feasibility grant funds to cover the additional lab costs and consultant fees. He told the Board that there is a team meeting scheduled for November 6, 2013 in Springfield for those who would like to attend.

Mr. Thurston informed the Board that there is approximately \$10,000.00 in required studies and they have approximately one month more of these costs. He stated that the team meeting will determine where PEDA goes from here.

Chairman Callahan stated that that the bottom line is PEDA cannot afford to continue to cover these costs, which are being dictated by the regulatory agencies.

Pittsfield Life Sciences Initiative – Rod Jané gave an update, informing the Board that he has been in contact with 61 organizations in the Berkshires and surrounding areas and received good feedback. The next step in his process is to synchronize the data that he's received.

Mayor Bianchi informed the Board that the study is moving along as anticipated and that he has been

pleased with discussions that he's had with the Berkshire delegation as well as representatives in Boston. He stated that the Berkshire Life Science Center will complement the Berkshire Compact and Berkshire Community College.

Mr. Jané informed the Board that he had received positive input regarding collaboration with the Berkshire Life Science Center and that there is a high interest level in the Berkshires, as well as the region. He also informed the Board that the venture capital and/or a start up community is non-existent in the Berkshires, stating that no bio-technology incubator has been successful in Western Massachusetts or in Albany. He reviewed some of the reasons why this has occurred, stated that PEDDA needs to be cognizant of this in moving forward.

Mr. Jané stated that he believes PEDDA should be working with existing technology clusters such as the materials industry, the medical device industry or the plastics industry. He further stated that tying into these clusters is important in order to develop partnerships and collaborations with companies such as Crane, Sabic and General Dynamics. He informed the Board that there has been a 60% decline in the manufacturing industry, but manufacturing is still a vital part of the community that needs to be grown.

There was some discussion regarding nano-technology collaboration possibilities that may assist in the success of the Berkshire Life Science Center.

There was some discussion regarding E-Health and the benefits of its self-containment being able to attract E-Health companies that want to test their software with clean data.

Mr. Jané stated that the Berkshire Life Science Center will need to have a conferencing center because industry convening is important. He also stated that there will need to be a place to house startup companies and R & D initiatives.

Mr. Jané informed the Board that they will be going back to the MA Life Sciences in December to request funding for the next phase of the process.

Mr. Jané informed the Board that they need to develop a name for the Life Science Center. He recommended the Berkshire Innovation Center.

Mr. Jané and Mr. Whaling discussed what the next steps were, with Mr. Jané stating that the Phase II time frame would be 3-4 months once the funding has been approved. When Phase II has been completed, then PEDDA will go for the "big ask" of funding for the construction of the Life Science building.

Mayor Bianchi and Mr. Jané discussed commercialization of materials and devices locating in the Berkshires. Mayor Bianchi asked if the "big ask" could be fast tracked if PEDDA obtained commitments from some of these companies to partner or collaborate. Mr. Thurston stated that it would help in a big way. Mayor Bianchi stated that having venture capitalists would assist as well.

III. Executive Director's Report

Waterstone Development – Mr. Thurston submitted a letter from Waterstone withdrawing their request. He stated that they are still interested, but are looking elsewhere in the City.

Woodlawn Avenue Bridge – Mr. Thurston informed the Board that the construction of the Woodlawn Avenue Bridge is advancing to the bidding stage and would be advertised early next month.

Silver Lake ERE's – Mr. Thurston informed the Board that the ERE's for Silver Lake were complete and he needed a vote of the Board.

Mr. Matthews made a motion to authorize the Executive Director to execute a Grant of Environmental Restriction and Easement for the properties on the northern bank of Silver Lake that PEDAC acquired from WMECO in June 2012 and those acquired by PEDAC pursuant to an Order of Taking in November of 2012. Mr. Whaling seconded the motion. The motion passed on an 8-0 vote.

Silver Lake Connectivity – Mr. Thurston submitted a drawing and informed the Board that the proposed connectivity would allow for ADA accessibility from the Mountain One building to the Silver Lake waling path. He requested that he be allowed to spend \$5,725.00 from the landscaping fund.

There was a motion to approve the use of \$5,725.00 from the Landscaping fund for the purposes of creating the connection between the Mountain Once building and the Silver Lake walking path.

20's ERE – Mr. Thurston informed the Board that the ERE's for the 20's complex are complete.

Portable Classrooms – Mr. Thurston stated that he had nothing new to report on the portable classrooms.

Prospects – Mr. Thurston informed the Board that he is currently working with two different prospects that involve manufacturing, but in different areas of the field.

Northeast Utilities Lease – Mr. Thurston informed the Board that Northeast Utilities would like to temporarily lease some land to construct poles. He submitted a copy of the proposed indemnification agreement, stating that they are not ready to sign it as of yet, because he wants to make sure that they would be willing to relocate to another site on campus if a developer came along and wanted the site. He also was not sure if the money was the right amount and would like to spend some more time looking at the agreement.

Chairman Callahan recommended that this be referred to the Executive Committee to negotiate and come back to the full Board for the next meeting.

There was a motion to support the concept of entering into a temporary lease agreement with Northeast Utilities for the use of the 40's complex, seconded and carried.

Mr. Thurston informed the Board that he had a communication from a citizen who would like to name the walkway Randy Rocca Way, but stated that he did not know the history behind this request. He stated that since the City has a permanent easement to maintain the walkway, the decision to name it, belonged to the City.

Mr. Thurston informed the Board that he had a copy of the recently released Berkshire Manufacturing Study, which had been commissioned by PERC, for others to look at if anyone was interested.

IV. Meeting Calendar

Mr. Thurston informed the Board that there was a need to change the date of the December meeting and asked Board members to get back to him regarding the proposed date of December 10th.

There was a motion to adjourn at 8:55 AM, seconded and carried.

Respectfully submitted,



Colleen Hunter-Mullett
Clerk

**PITTSFIELD ECONOMIC DEVELOPMENT AUTHORITY
William Stanley Business Park of the Berkshires**

**Vote to Execute A Grant of Environmental
Restriction and Easement for the Silver Lake Parcels
October 30, 2013**

VOTED, that the PEDDA Executive Director is authorized to execute a Grant of Environmental Restriction and Easement for the properties on the northern bank of Silver Lake that PEDDA acquired from Western Massachusetts Electric Company ("WMECO") in June 2012 and those acquired by PEDDA pursuant to an Order of Taking in November 2012:

1. The Board affirms that the redevelopment of environmentally contaminated property is a key purpose of PEDDA, as provided in the PEDDA Enabling Act. In order to accomplish this goal, PEDDA is authorized under its Enabling Act to accept the transfer of certain parcels of land subject to use restrictions known as Grants of Environmental Restrictions and Easements ("EREs").
2. Pursuant to the authority vested in the Board by the Section 2.10 of the Bylaws, the Board may delegate its authority to Corydon Thurston, the Executive Director of PEDDA, to take all measures necessary or convenient to carry out or perform actions authorized or taken by the Board;
3. The Board agrees to execute the ERE for the properties on the northern bank of Silver Lake that PEDDA has acquired from WMECO and those acquired by the Order of Taking, and Corydon Thurston is authorized to execute and perform any act necessary and appropriate to finalize, execute and record such ERE.

Motion to approve by: Mike Matthews

Seconded by: George Whaling

Voted: 8-0

Date: October 30, 2013