

Pittsfield Economic Development Authority
66 Allen Street, 1Berkshire Conference Room
Board Meeting Minutes
June 15, 2016

The following Board Members were in attendance: Chairman Mick Callahan, Pam Green, Christina Barrett, Paul Dalton, Mike Matthews, Churchill Cotton, Barry Clairmont, Krystle Gallo, Mike Filpi. Also in attendance were: Cory Thurston, PEDA Executive Director, Ryan Killeen, Treasurer, Joelle Collins, Legal Counsel, Donna Cowan, Clerk.

I. Administration

Call to Order-Chairman Mick Callahan called the meeting to order at 8:00 am. He reminded everyone that the meeting was being video and audio recorded.

Approval of May 9, 2016 minutes-

There was a motion to approve the May 9, 2016 minutes made by Christina Barrett, seconded by Mike Filpi and passed unanimously.

II. Waterstone Presentation

Development proposal for the Teens- Don Harr, Anton Melchionda, and Al Maiorino made a presentation to the board seeking approval of a Letter of Intent (“LOI”) to construct a Walmart Supercenter on parcel 9 in the William Stanley Business Park. Following their presentation, discussion followed. The following points were made during the open Q & A.

The relocation from their current location to Woodlawn Ave would be seamless with the old store closing one evening and the new store opening the very next morning.

Walmart leases the current space at Berkshire Crossing, and they would work on filling the space. Waterstone did not know exactly the end date of the current lease but would report back.

Walmart provides the general contractor, it would be an open bid process and they expect that mostly local, qualified construction workers would be hired. They have worked with union shops in most of their area projects and they anticipate similar union participation for the Pittsfield project.

Waterstone was unclear as to the the type of entity Walmart would use for the Pittsfield project, i.e. corporation or LLC.

Christina Barrett had been in contact with Mayor Linda Tyer, who could not be present, and wanted to pass along that regardless of retail, she feels strongly that the developer should have a fair opportunity to present their proposal.

III. Executive Session

Chairman Callahan stated, "As required by guidance regarding open meeting law, I have determined that the discussion regarding the Letter of Intent proposed by Waterstone Retail and the proposed lease or acquisition of site 9 in the William Stanley Business Park in an open session may have a detrimental effect on PEDDA's negotiating position; therefore, I move that we enter into Executive Session."

The motion was seconded and there was a roll call to vote to enter into executive session. All members voted in the affirmative.

At the conclusion of the Executive session, the chairman announced that no votes had been taken during executive session and the public meeting continued.

Christina Barrett read the vote to enter into a Letter of Intent with Waterstone Retail Development, Inc., Chairman Mick Callahan made the motion to approve, seconded by Paul Dalton and passed unanimously. (A copy of the vote is attached to the official record of this meeting)

IV. Executive Director's Report

-Cory said there was no new update on the BIC. He was told we should hear something in 3 weeks.

-He announced that there will be an opening ceremony for the Woodlawn Avenue Bridge on June 27th, 9:30 a.m. and all are invited.

-He is pleased with the amount of involvement, energy and activity that is embracing the Tyler Street TDI effort.

-He announced that Greylock Federal Credit Union had extended their sublease on the PEDDA parking lot.

-Nuclea appears to be out of business and Cory said that he was consulting with our lawyers regarding collection efforts.

V. Other Business

Next regular Board Meeting Scheduled for August 17th, 2016.

VI. Adjournment

There was a motion made by Mike Filpi to adjourn at 9:11 a.m., seconded by Pamela Green, passed unanimously.

Respectfully submitted,

Donna Cowan
Clerk