

Pittsfield Economic Development Authority

81 Kellogg Street, Pittsfield, MA 01201

March 29, 2017

The following Board Members were in attendance: Chairman Mick Callahan, Pam Green, Krystle Gallo, Paul Dalton, Mike Filpi, and Churchill Cotton. Also in attendance were: Cory Thurston, PEDA Executive Director, Beth Goodman, Legal Counsel, and 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 audio and video recorded.

Approval of the December 14, 2016 meeting minutes-

There was a motion to approve the December 14, 2016 meeting minutes by Pam Green, seconded by Paul Dalton and passed unanimously.

II. Committee Reports

Dave Irwin, CPA with Adelson & Company, PC, presented the 2016 audit report and management letter. He reviewed the financial statements, budget variations and balance sheet. It was a clean audit and no deficiencies were noted. At the current budget levels, David noted that PEDA's reserves would be depleted in 7 years.

A motion was made to accept the 2016 Audit report, however since Director Cotton announced his intentions to abstain due to a potential conflict, the Chair felt that with less than a quorum available to vote, it would be prudent to table the matter until the next meeting.

Mick recapped a previous meeting with executive and finance committees. Both committees had endorsed the plan to work aggressively to reduce costs and seek stronger collaborations with other agencies as a means to that end. Subsequently, Pam Green made the following motion:

“That the Director determines the ways and means to extended collaboration and consolidation of services with, including but not limited to, the City of Pittsfield and the Pittsfield Economic Revitalization Corporation (PERC). All options to improve efficiency and reduce duplication should be explored for all areas of operations, including administration, legal, planning, maintenance, finance and marketing.”

The motion was seconded by Mike Filpi and passed unanimously.

Mick informed the board that the Department of Public Utilities will be holding a public hearing at the Pittsfield Athenaeum on Eversource's request for an increase in electric rates. Mick

stated he hoped for strong showing because he felt it is a critical time to hear from businesses and the negative impacts that these rate hikes could have.

Mick announced that he had appointed Barry Clairmont as chairman of the Finance Committee to replace Mike Matthews and he thanked Mike for his dedicated service on the committee. The finance committee also recommended a corporate resolution that Barry become a signatory for our operational accounts at Berkshire Bank and at Greylock Federal Credit Union.

Upon a motion made and seconded, the Board voted unanimously to approve the resolution to add Barry Clairmont as a check signor.

Paul Dalton spoke about the strategic plans on behalf of the Marketing Committee. They are working on a calendar of engagements, the website is updated, and they would like to see better signage and some potential design options.

III. Executive Director's Report

Don Harr from Waterstone spoke about the Walmart project. The new plans have increased square footage by 7,000 feet, causing the delay. Waterstone plans to submit paperwork to City in a week or so.

Cory spoke about the manufacturing prospect for the 40's site. He has submitted an application to MassDOT for a grant (IRAP) to revitalize the rail siding and if successful, it will be a key piece of the incentive package offered to entice the company to locate here.

Cory in conjunction with the City has filed for a Site Readiness Grant, a new program offered by Mass Development. This grant is also targeted for the 40's site and would assist in soil sampling on the slab, site preparation and new utility planning.

Cory mentioned we are working on cleaning up old GE legal agreements with CSX to clarify what we own and various easements. A memo from Atty. Barbara Landau, was included in the board books, describes the issues and scope of work to be completed.

The Tyler St. TDI is continuing to make progress. The Announcement regarding St. Mary's being converted to market rate housing should help leverage additional private investment in the neighborhood.

IV. Other Business

Mick spoke about Cory's resigning, thanking him for his service over the past 6 years. Stated he appreciated how compassionate Cory was about PEDDA. Mick's goal is to have a smooth, productive transition in finding a replacement. He is hoping the Board assist's in this process.

Mick has appointed and Krystle Gallo accepted the position of Nominating Committee Chairperson and will report a slate of officers to be voted at the next meeting.

Next Board Meeting scheduled for May 10, 2017.

V. Adjournment

There was a motion to adjourn the meeting at 8:55 am by Mike Filpi, seconded by Paul Dalton, passed unanimously.

Respectfully Submitted,

Donna Cowan
Clerk