

## **Pittsfield Economic Development Authority**

81 Kellogg Street, Pittsfield, MA 01201

February 21, 2018

The following Board Members were in attendance: Maurice Callahan, Michael Filpi, Krystle Gallo, Barry Clairmont, Douglas Crane, George Whaling, and Christina Winn.

### **I. Administration**

Call to Order – Chairman Mick Callahan called the meeting to order at 8:00 am. He reminded all that the meeting is being recorded by PCTV.

Approval of December 13<sup>th</sup> Meeting Minutes

### **II. Committee Reports**

#### **Finance Committee**

Barry Clairmont said that the committee has met several times over the last weeks. He skipped the 4<sup>th</sup> quarter financial statement because there are adjustments, so the numbers may change. The audit is going on now and should be complete soon. The finance committee has met about the BIC agreement and they are working on the terms of the loan.

No questions.

### **III. New Business**

#### **New Business Manager**

Mick Callahan welcomed Mike Coakley as the new Business Manager for the City of Pittsfield. His responsibilities will include outreach to new and existing businesses in the City. He has learned from his background and experience in both large and small businesses, that business development is key to long term relationships with clients. Mick pointed out that Mike's background matches perfectly with PEDDA's vision – including media, public relations, client service, and long term relationships with clients. PEDDA wants to attract new businesses in Pittsfield that will stay long term. With Mike's help as the new Business Manager, everyone will get great service and professional relationships.

Mike Coakley: in is his third week in his new position. He spent the first couple of weeks introducing himself to businesses, realtors, lawyers, and bankers in the area. He would like to set up a time to meet with each of the members present during this meeting, and believes it is very

valuable to hear their thoughts. He says that we are all here together and have the same goal of expanding local businesses and bringing jobs here. His office is located on the 2nd floor of City Hall in room 201.

Mick Callahan stated this is an opportunity for people to participate in the process. How we help businesses grow and how we develop new ones is very important. PEDDA has hit the ground running and we are talking to businesses outside the area already.

Doug Crane reminded the members that this is not just an effort by PEDDA, it is a shared effort to strengthen the Berkshires.

### **Natural Resource Damages**

Cory Thurston introduced Tom Potter of the Housatonic River Trustee Council, which monitors natural resource restoration (“NRR”) projects required by the Consent Decree.

Tom is the lead Trustee of the Council. He explained that he is looking at past projects that the Council has funded and deciding what else needs to happen. Tom has met with the City and have presented some ideas as to how to move forward together. Tom stated that he has worked in hazardous materials cleanup for 27 years and is from Lanesboro, so he is familiar with what is going on here. He is very excited to be involved and appreciates what PEDDA does for the City.

**IV. Executive Session: The Chair stated: “As required by guidance regarding the open meeting law, I have determined that discussion regarding the Legal Agreements relating to the lease of Site 3 in the William Stanley Business Park to the Berkshire Innovation Center in an open session may have a detrimental effect on PEDDA’s negotiating position, therefore, I move that we enter into Executive Session.” There was a roll call (7 board members present) and unanimous vote to enter into Executive Session.**

The Board voted to return to open session.

The Board then voted to authorize its Executive Director, Corydon Thurston, to coordinate with MLSC to finalize the details and execute a ground lease Agreement with the BIC and a Recoverable Grant Agreement for the BIC, provided that there are no substantive changes in the agreements as presented and reviewed by the board in Executive Session.

### **Voted to approve**

Copies of the votes are included in the official record of this meeting.

### **VI. Executive Director’s Report**

Natural Resource Damages – continue to pursue – hopefully we will have more details in April.

Waterstone - no new updates, Cory has had conversations with Waterstone this week and they remain optimistic.

Next meeting April 8<sup>th</sup>

**VII. Other Business**

**VIII. Adjournment**