

**Pittsfield Economic Development Authority**  
**Meeting Minutes**  
66 Allen Street, Pittsfield, MA  
June 20, 2018

The following Board Members were in attendance: Chairman Mick Callahan, Barry Clairmont, Doug Crane, Mike Filpi, Krystle Gallo, Pam Green, George Whaling, Christina Wynn. Also in attendance were: Cory Thurston, PEDA Executive Director, Beth Goodman, Esq., Legal Counsel, Ryan Killeen, Treasurer and Sapphire Senger-O'leary, Acting Clerk.

**I. Administration**

Call to Order

Chairman Mick Callahan called the meeting to order at 8:06. He reminded all that the meeting is being audio and video recorded by PCTV.

Voted Approval of the March Meeting Minutes

**II. Committee Reports**

**Finance committee – Barry Clairmont:**

The financial committee met yesterday. As of March 31<sup>st</sup> PEDA has \$4.3 million in cash. Expenses are up \$5000 because we are funding for PERC and City Development Manager.

Motion to Approve, unanimously passed.

**Business development office:**

Mike Coakley spoke with international national and regional e commerce companies and there are a few who are very interested in WSBP. There are lots of decisions that companies have to make to move here. There are several prospects that he is optimistic about, but nothing specific yet.

Mick updated the Board on the advancement of the Marketing Committee. The committee will be joined by a few members of PERC and the City. We are off to a strong start and patience is critical.

Deanna Ruffer updated the Board on the status of the rail for the business park, stating that we have an award for an industrial rail access grant.

### III. BIC

#### Project update:

Stephen Boyd updated the Board on the Innovation Center and expressed BIC's appreciation of the work everyone has done for the project. It speaks volumes about our community and carries weight for folks at the end of the state. Stephen noted that because BIC is a startup much of what he'll review with the Board will show that we feel confident about the project, but is still in draft form.

The contracts are almost complete.

He discussed the incredible amount of information that technology is responsible for. BIC aims to promote and share knowledge. As an eco-system we can make big impact on collective wisdom. Eco-systems aims to answer questions around what innovation means and when, where, and how it happens.

Good training creates skilled workforce. This is important part of BIC's role.

One major asset is the building – John Benzinger is the project manager that BIC has selected. The BIC also selected Consigli as contractor. Both bring resources and experience building structures of this type. Consigli has done tremendous amount in lab sciences.

Stephen showed the Board a rendering of how building is intended to look. There may be changes.

In the back of building is a loading dock. Berkshire Community College's office of work force development is likely to co-habitat at the Innovation Center. There will be technical spaces, administration spaces, ventilated spaces for 3d prints, an event space for job fairs, etc., and a central corridor. On the second floor, there will be a central corridor, classrooms or conference rooms, an auditorium with seating for about 75 people, learning labs, and a product development lab which could serve as a clean room. There will also be an open accelerator space.

The building will be a place for advisors to meet entrepreneurs. BIC's training work at BCC will continue until building is complete. We will have equipment specific training and speaker series.

The BIC has talked to institutions near and far to try to collaborate and understand what works and what does not. The building is a brilliant focus, but there is also work going on in parallel that is equally important and key to long term sustainability.

We estimate the groundbreaking to happen between Labor Day and Columbus Day.

### IV. Executive session

Chairman Callahan made the following Motion for Executive Session:

**“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 PEDAs negotiating position; therefore, I move that we enter into Executive Session:"**

Roll call – 8 Board members were present, it was unanimous.

### **Executive Session**

A roll call vote concluded the executive session and, upon returning to the open session, the Chairman announced that no votes had been taken during the executive session and the public meeting continued.

### **Open Session**

A motion was made to authorize the Executive Director to negotiate and execute a new sublease for the 81 Kellogg Street, as discussed in executive session, in the space formally occupied by Nuclea.

Voted to Approve - Krystle Gallo, a director of Greylock, abstained.  
7 in favor.

### **V. WSBP Site Improvements**

-Site 8 foundation study. Executive committee is engaging in study with EDM services to get more info on site 8 in William Stanley Business Park.

We are also working on site plan that involves site 7.

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

Cory – reviewed his activities since the last meeting. He is also searching for new grant opportunity to determine site readiness for lot 7

### **VII. Other Business**

-Administration  
-Next board meeting – August 15<sup>th</sup> at the PEDAs office  
-No other Business

### **VIII. Adjournment**

Motion - Mike Filpi, George Whaling second, all in favor.

