

Pittsfield Economic Development Authority

Board Meeting Minutes

May 15, 2015

The following board members were in attendance: Mick Callahan, Paul Dalton, Christina Barrett, George Whaling, Larry Tallman, Mike Filpi and Mike Matthews. Also in attendance was Atty. Beth Goodman and acting Clerk, Donna Cowan.

I. Administration

No press was present so the meeting was not audio or video recorded.

II. Ground Lease – City of Pittsfield

Mick Callahan opened by saying the goal for the meeting today is to discuss, review and approve the Ground Lease between PEDDA and the City of Pittsfield and the building lease to the BIC.

The discussion concerning the Ground Lease consisted of comments about the CAM charges and how the adjustments will be determined; BIC will not be responsible for any special assessments that may arise as a result of any Environmental issues with the Water Quality Basin or compliance with new NPDES permit standards.

Board Members held a firm line with respect to having a say in any future alternative energy development or project expansion on the East Side or in the Common areas of the Park.

Board Members would like to look at a long term energy plan for the WSBP which would help all tenants and would be a positive marketing and direct selling point for the Park.

III. Board Authorizations – BIC

Mike Filpi made a motion to enter into a Ground Lease with the City of Pittsfield (see attached), Paul Dalton seconded and it passed unanimously.

Larry Tallman made a motion to approve the Building Lease between the City of Pittsfield and the Berkshire Innovation Center (see attached), George Whaling seconded and it passed unanimously.

IV. NPDES Permit

Pam Green addressed the issue by stating that the draft permit is very stringent on PEDDA, more so than it was for GE. PEDDA is being punished unfairly on all levels pertaining to the new permit.

The expense of the new permit will triple or quadruple the amount PEDDA has to pay. We currently pay \$18,000 a year. If the new permit goes into effect, it will be \$50,000 - \$60,000 a year.

The amount of testing and cost to PEDDA could potentially bankrupt PEDDA.

The new permit limits will put PEDDA in non-compliance, even though we remain in compliance with the consent decree that was the original document agreed upon by all parties.

Discussions included talking points at the Public Hearing on May 19th. It was suggested that PEDDA should get our state and local politicians involved as well as any other support that may be outside of PEDDA's circle.

Pam Green asked the board for permission to finalize the comments for the EPA with the Special Projects Committee and the Executive Director.

Paul Dalton made a motion for the board to authorize the Special Projects Committee and Executive Director to finalize comments to the EPA, seconded by Christina Barrett and passed unanimously.

V. Other Business

The next Board Meeting will be June 17, 2015.

VI. Adjournment

Meeting was adjourned at 9:05.