

Pittsfield Economic Development Authority

Meeting Minutes

81 Kellogg Street, Pittsfield, MA 01201

June 21, 2017

The following Board Members were in attendance: Chairman Mick Callahan, Pam Green, Krystle Gallo, Mike Filpi, Churchill Cotton, Christina Wynn, Barry Clairmont and Doug Crane. Also in attendance were: Cory Thurston, PEDA Executive Director, Joelle Collins, Legal Counsel, and Donna Cowan, Clerk.

I. Administration

Call to Order

Chairman Mick Callahan called the meeting to order at 8:00 am. He stated PCTV was unavailable to record meeting due to another commitment.

Meeting Minutes

There was a motion to approve the May 10, 2017 meeting minutes by Mike Filpi, seconded by Doug Crane and passed unanimously.

II. New Business

MassDevelopment Site Readiness Grant

Cory announced that the City and PEDA had applied for and were awarded a \$75,000 grant to help make the 40's parcel ready for redevelopment. We are actively working with two prospective manufacturers who have expressed interest in this site and the engineering data gathered as a result of this grant, will give us a better understanding of slab conditions, capacity and utility access.

This grant does require a payback should the property sell or be leased and as the beneficiary PEDA would make the commitment, not the City, to be responsible for repayment of the \$75,000.

Mick asked, "What might be the timeline?" Cory responded, "work will start within a month and be done before the end of the fiscal year".

Churchill asked, "Has the City seen this Grant?" Cory said, "Yes, the Mayor has sent a letter of support".

Pamela Green made a motion to accept MassDevelopment Site Readiness Funds and authorize the Executive Director to enter into a Grant Agreement, in substantially the form attached, seconded by Christina Wynn, and passed unanimously. (A copy of the vote is attached to the official record of this meeting)

Grant Sewer Easement to City of Pittsfield

When PEDA constructed the water quality basin along Silver Lake Blvd in 2009 the City sewer line from Kellogg St. to East St. was relocated, however the full documentation of that change had never been completed. i.e. the old easement terminated and the new easement recorded.

Hill Engineers have completed the necessary documentation and Once PEDDA votes the easement it will go to City Council to accept.

Christina Wynn made a motion to grant the Sewer Easement to the City of Pittsfield, seconded by Barry Clairmont, passed unanimously. (A copy of the vote is attached to the official record of this meeting)

III. Old Business

Planning-Director Search

Mick stated that the City budget has been approved; therefore the search for a new Business Development Director can begin. He wants to have an executive committee meeting within a few weeks. Krystle asked “when will a job description be available?” Mick answered, “In a couple of weeks”. They are looking to fill the position by late Summer, early Fall. Doug suggested getting a meeting with PERC, PEDDA and the City. Mick agreed and said he wants to form a review committee to help choose a candidate.

BIC

There is an ongoing effort to secure funds for BIC. Doug said he’s looking forward to some clarity; the governor’s office announced he renewed support of the Massachusetts Life Science Center with a \$500 million appropriation and it is hoped that some of that will be available for the BIC.

IV. Executive Director’s Report

Waterstone Update

Cory said Waterstone is hopeful and they are just waiting on the approvals of the redesign by WalMart.

Project 40-Prospect still active; The Site Readiness grant will certainly assist with the process.

IRAP-continues to make progress, MASS DOT said we meet all criteria, should have news within a month.

Tyler Street TDI

Krystle has stepped into the role of representing PEDDA. She spoke about Better Block project and the recent neighborhood walk. On July 11th they are having a workshop in preparation for the August 23-25 actual build day. This is to help businesses set up a temporary place, to see if they would want to pursue a permanent location.

The City is determining the application process and contractual obligations for property owners for the Tyler St storefront improvement grants. They expect to begin taking applications in September.

V. Other Business

-Executive Session – Tenant Lease negotiations

Chairman Callahan stated, "In accordance with the open meeting law, I have determined that discussion in open session, regarding Contract Agreements and obligations of our tenants and prospective tenants, in the William Stanley Business Park, may have detrimental effect on PEDDA's negotiating position; therefore, he made a motion to enter into Executive Session."

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

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

Next regular Board Meeting scheduled for August 16, 2017.

VI. Adjournment

There was a motion to adjourn at 9:02 am, seconded and passed unanimously.

Respectfully Submitted,

Donna Cowan
Clerk