

**Pittsfield Economic Development Authority**  
**Meeting Minutes**

81 Kellogg Street, Pittsfield, MA 01201

April 18, 2018

The following Board Members were in attendance: Chairman Mick Callahan, Pam Green, Esq., Krystle Gallo, Mike Filpi, Barry Clairmont, Christina Winn, George Whaling and Paul Dalton. Also in attendance were: Cory Thurston, PEDA Executive Director, Elisabeth Goodman, Esq. Legal Counsel, and Saphire Senger-O'leary, Acting Clerk.

**I. Administration**

Call to Order – Chairman Mick Callahan called the meeting to order at 3:30 pm. He reminded all that the meeting is being audio and video recorded by PCTV.

Voted Approval of the March Meeting Minutes

Mick congratulated Christina Winn on receiving the Ester Quinn award. He also told the Board that Churchill Cotton will not be continuing with the PEDA Board. He noted that he has been a leader and that we wish him well.

**II. Committee Reports**

Nominating Committee Chair, Krystal Gallo presented the following slate of Officers for election by the Board:

Mick Callahan as Chair  
Christina Winn as Vice President  
Barry Clairmont as CFO  
George Whaling as Secretary

Motion to approve from Krystal, Pam Green seconded, all in favor.

Mick thanked the Board for its confidence in him as Chair.

**III. New Business**

The process in the William Stanley Park requires a design review committee. We are excited to call that group into action. The group will be responsible for design specifics of BIC, not only the building, but also site development and landscaping.

The Chair is responsible to appoint that group and Mick will take any names into consideration. Most likely this assignment will be short – 1 or 2 meetings, probably early or late spring. The group will be reporting back with recommendation to the Board for final

approval. Deanna Ruffer will serve on the committee and there will be 2 alternates in case a permanent member is absent. We are waiting to see if we can get representative from Eversource, and will announce the members as soon as possible.

#### **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 PEDDA’s 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.

#### **V. BIC**

Mick asked Beth to explain what transpired during executive session.

Beth explained that there is a change in the Massachusetts Life Science grant, which now has PEDDA as a party. As a result, changes in language to the ground lease and PEDDA’s recoverable grant agreement were required.

Motions were then made by the Board to delegate its authority to Corydon Thurston, the Executive Director of PEDDA, to finalize and execute any documents required to carry out these votes, provided they were in substantially the form presented today. If there are additional substantive changes to be made, the Executive Committee is hereby authorized to approve those changes and then to authorize the Executive Director of PEDDA to execute final documents.

Vote to approve a ground lease between PEDDA and BIC

Motion Krystal, Mike, all

Vote to approve a recoverable grant agreement between PEDDA and BIC

Motion Pam, Paul, all

Vote to become a party to the grant agreement between MLSC and BIC

Motion Mike, Christina, all

All votes were unanimous, copies of the actual votes are attached to the official record of this meeting.

Mick thanked Beth and the board and announced that we are very excited to continue our partnership with the BIC, the city of Pittsfield, and MLS. The next thing will be a date for a ceremony to turn dirt on the project.

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

Mick - we have a full report from Cory that brought us up to date on his activities. If the Board has any questions, they can be directed to Cory or Mick.

Cory shared that the NRD work in progress to identify qualifying projects that meet the criteria for credits. We are working with the DEP to address their concerns and hope to have more to report in June.

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Questions

Mike asked for an update on reconstruction of East Street and Merrill Road.

Cory said that things were moving forward with a new design contract but he hasn't heard much from state in 2018. They have inquired as to the BIC plan so they could coordinate the East Street and Woodlawn Ave Intersection improvements. But in terms of timing, we don't know yet.

#### **VII. Other Business**

None

#### **VIII. Adjournment**

The next meeting will be June 20<sup>th</sup> at 8am, and there will be an August 15<sup>th</sup> meeting. We are working with prospects in between board meetings.

Motion to adjourn - Mike, Pam, all at 4:08 pm

**Respectfully Submitted:**

**Saphire Senger-O'leary**  
**Acting Clerk.**