

Pittsfield Economic Development Authority
Meeting Minutes
81 Kellogg Street, Pittsfield, MA 01201
July 16, 2019

The following Board Members were in attendance: Pam Green, Esq., Mike Filpi, Johnathan Denmark, Christina Wynn, Barry Clermont, Mick Callahan, Krystle Gallo and Paul Dalton. Also in attendance were: Cory Thurston, PEDAs Executive Director, Elisabeth Goodman, Esq. Legal Counsel, and Cassandra M. Wood, Acting Clerk.

The following Board Members were absent: Douglas Crane, Michael Matthews, and George Whaling.

I. ADMINISTRATION

Call to Order – Chairman Mick Callahan called the meeting to order at 7:59AM He informed all that the meeting is being audio and video recorded by PCTV.

Voted Unanimously: to Approve the minutes of the April 10, 2019 Meeting and the May 13, 2019 Special Meeting.

II. COMMITTEE REPORTS

A. Nominating Committee

The following were nominated as officers of the Authority for a one year term:

Mick Callahan – Chair

Christina Wynn – Vice Chair

Pamela Green – Secretary

There were no other nominations from the floor and upon a Motion to approve slate, the report of the Nominating committee was approved and the officers elected unanimously.

B. Finance Committee

A draft Profit and Loss Statement and Balance Sheet for the first half of 2019 was presented to the board. It was noted that there was an increase in rental income, year over year, due to the temporary lease with Greylock Federal Credit Union while their building is being renovated. There were no unexpected expenses reported.

Motion to approve second quarter finances - approved unanimously

III. New Business

M. Coakley reported that the marketing committee will be meeting to develop an umbrella marketing website which will include PEDDA, the City of Pittsfield, and PERC. The website will provide an easy place to see the happenings of all three entities.

PEDA had sought the services of local engineering and architectural firm, EDM to conduct an infrastructure review and data collection study on the teens as the foundation for a revisioning strategy for the development of Site 9 in the WSBP.

EDM submitted a proposal to do the work and upon a Motion, it was:

Voted unanimously to engage the services of EDM in accordance with their proposal.

IV. BIC

Ben Sosne, the new director of BIC, introduced himself and gave a bit of his background. He stressed that he is actively promoting the Berkshires and developing new members and associate members for the Center. He reported that the completion date for the building construction has been pushed up to October 9. He has had a recent meeting with Berkshire Community College about programming and that effort will result in classroom usage soon after opening. He concludes that there will be the regular bi-weekly construction meeting later this afternoon so there will be more to report soon.

The project's landscape plan is completed, and the design review committee will meet today to consider final approval of this and some minor modifications to some yard fixtures.

Cory stated that he would send out a notice as soon as possible and schedule tours of the building for members of the board.

V. Executive Director's Report

The acquisition of Mountain One's building by Mountain One Bank has closed and they have now replaced Pittsfield Stanley Works, LLC (Eric Taylor) as Lessee of site 2 in the WSBP.

The Greylock Federal Credit Union branch renovation next door is almost completed, and they are expected to vacate the rented space in our building and our parking lot, at the end of August or early September.

Our submissions to the Trustees of the NRD has still not been not been reviewed.

Work on the elimination of the Water Chestnut infestation at our water quality basin has begun with manual harvesting by Haupt Tree Service. We have also installed screens at the outfall of the basin to prevent the seeds from this invasive species, from entering Silver Lake. An herbicide application may be needed in the future to control and eradicate this plant.

No new updates from Mass Development to be reported. The first half of this current calendar year reimbursement is pending.

VI. Executive Session

Chairman Callahan, call for an Executive session stating that:

“As required by guidance regarding the open meeting law, I have determined that discussion regarding the potential lease of Site 9 in the William Stanley Business Park to prospective businesses in an open session, may have a detrimental effect on PEDDA’s negotiating position; therefore, I move that we enter into Executive Session.”

A roll call vote was required, and it was a Unanimous vote.

The regular open session of the meeting resumed following a unanimous roll call vote to come out of executive session. The Chair announced that no votes were taken during that session. Roll call to return to regular session – Unanimous Vote

The next meeting has been scheduled for September 18, 2019 at 8am

VII.Adjournment

Being no further business the meeting was adjourned at 9:20 am