**Board of Directors Meeting Notice**

**Pittsfield Economic Development Authority**

**April 8, 2025 @ 8:30am**

**Berkshire Innovation Center - 45 Woodlawn Ave, Pittsfield, MA**

**MINUTES**

1. **Administration**

Chair Denmark called the meeting to order at 8:30am.

**Members Present:**

Jonathan Denmark, Chair

Pamela Green

Leo Yantovsky

Rich Rowe

Michael Filpi

Maurice Callahan

Adam Rice

Paul Dalton

Linda Clairmont

A quorum was present.

**Members Not Present:**

Krystle Blake

George Whaling

Also Present:

Michael Coakley, Executive Director

Beth Goodman, Cain Hibbard

Mr. Denmark welcomed Ms. Clairmont to the board.

Mr. Rice made the motion:

‘WHEREAS the Board of Directors of the Pittsfield Economic Development Authority met on February 13, 2025 at the Berkshire Innovation Center in Pittsfield, MA; and

WHEREAS the Board has reviewed the record of the meeting set forth in the February 13, 2025 Minutes.

NOW THEREFORE the Board hereby approves the February 13, 2025 Minutes.

It was seconded by Mr. Filpi and was approved unanimously.

1. **SITE 9 REDEVELOPMENT PROJECT UPDATE/CITY ACCEPTANCE OF SITE 9 ROADS**

Mr. Coakley noted construction is about 99% complete. They will be going over the punch list and a final walkthrough in the next few weeks. They’ve been working with the DEP for the amended EREs. Ed Weigel created a detailed construction report. They incorporated a demarcation layer of fabric. That separates the regulated materials below and then the clean fill and soil on top, 1-3 feet. They will be digging test holes to confirm the depth of soil, per the DEP; if they have less than 1 foot, Keller will bring in more soil. Developers will have that demarcation layer clearly defined when they choose to dig in the future. Overall, the DEP is happy with the project.

The ANR is still in the works. There will be 2; one for Milltown on the north side and the other for the roads. He reviewed the survey of the roads, A, B & C. He has been working with the city to accept and name the streets. The Engineer suggested names of roads that used to be there before GE came in. Road A would be Newton St, B would be Nelson St and C would be an extension of Kellogg St. Newton and Nelson are historical names; using them would be easier than creating new names. It’s a process. The city will take over maintenance of the roads. It was generally agreed to create new names, with an eye to the future. Mr. Coakley will get input from Milltown, collect suggestions from the board and have a final discussion at the next meeting.

**IV. OTHER BUSINESS**

Mr. Denmark discussed the meeting dates for the rest of the year. A Finance committee meeting will be held between board meetings. Adelson will be at the next board meeting to discuss the audit. Mr. Coakley noted that Jennings mentioned that the cost of construction has put a damper on land sales everywhere, not just here. That is what we are seeing.

**V. EXECUTIVE SESSION**

Chair Denmark noted that as required by guidance regarding the open meeting law, I have determined that discussion in an open session regarding a possible transfer of property located on Site 9 in the William Stanley Business Park and on the adjacent Woodlawn Avenue property may have a detrimental effect on PEDA’s negotiating position; therefore, I move that we enter into Executive Session.

Mr. Denmark made the motion:

WHEREAS the Board of Directors of the Pittsfield Economic Development Authority convened in open session; and

WHEREAS the Chairman has stated that he has determined that a discussion in Open Session regarding possible transfer of property located on Site 9 and on Woodlawn Avenue may have a detrimental effect on PEDA’s negotiating position, therefore, he moves to have the Board enter Executive Session; and that after the Executive Session the Board will reconvene in Open Session.

NOW THEREFORE the Board hereby approves the motion to enter executive session by taking a roll call vote.

It was seconded by Mr. Rowe and was approved unanimously by a Roll Call vote.

**VI.** **ADJOURNMENT**

The board came out of executive session at 9:10am and adjourned the meeting.

Submitted by Ted Kozlowski, Staff