

# 2024 CEDS Performance Report

## Berkshire County CEDS 2023-2027

Submitted to the U.S. Economic Development Administration on May 21, 2024





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# Annual CEDS Performance Report

**Grantee:** Berkshire Regional Planning Commission

**Project Title:** Berkshire County CEDS 2023-2027

**Project Number:** n/a (Partnership Planning # is ED23PHI0G0088)

**CEDS Performance Year:** 2024

**Reporting Period End Date:** June 30, 2024

**Report Prepared By:** Laura Brennan, Assistant Director & Economic Development Program Manager

**Five-year CEDS Time Period:** 2023-2027

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**B**erkshire Regional Planning Commission (BRPC) is the designated regional planning agency for the thirty towns and two cities in Berkshire County, Massachusetts. In 2022/23, BRPC staff, under the direction and guidance of the CEDS Committee, developed a comprehensive economic development strategy for the Berkshire Region (2023-2027 Berkshire CEDS).

The 2023-2027 Berkshire CEDS analyzes regional demographics, infrastructure, economic sectors, and economic development efforts. It also discusses Strengths, Weaknesses, Opportunities, and Threats for the region (SWOT analysis), and identifies economic development goals and objectives, priority projects deemed vital to the region, and performance measures by which to gauge implementation of the CEDS. In short, it serves as a guide for establishing, implementing, and tracking regional economic goals, objectives, and priorities.

Economic Development Administration (EDA) regulations (13 CFR 303.6 (C)) require Planning Organizations to submit an updated CEDS performance report on an annual basis. The CEDS Committee is pleased to submit its 2024 Annual Performance Report (Report) to the EDA. Funding was provided for this effort by the Economic Development Administration, the Massachusetts District Local Technical Assistance Program, and the Berkshire Regional Planning Commission.

This report discusses existing regional conditions and trends, provides updates on the region's progress toward reaching its goals and objectives, and provides information relevant to the performance measures set forth in the 2023-2027 Berkshire CEDS. The report also includes updates for the economic development projects listed on the Priority Project List. Progress has been made toward each of the 2023-2027 CEDS Goals, as evidenced by the Summary of Accomplishments/Representative Activities listed herein.

The 2024 Annual Report was endorsed by the Berkshire CEDS Committee on May 8, 2024, and by the Berkshire Regional Planning Commission on May 16, 2024.

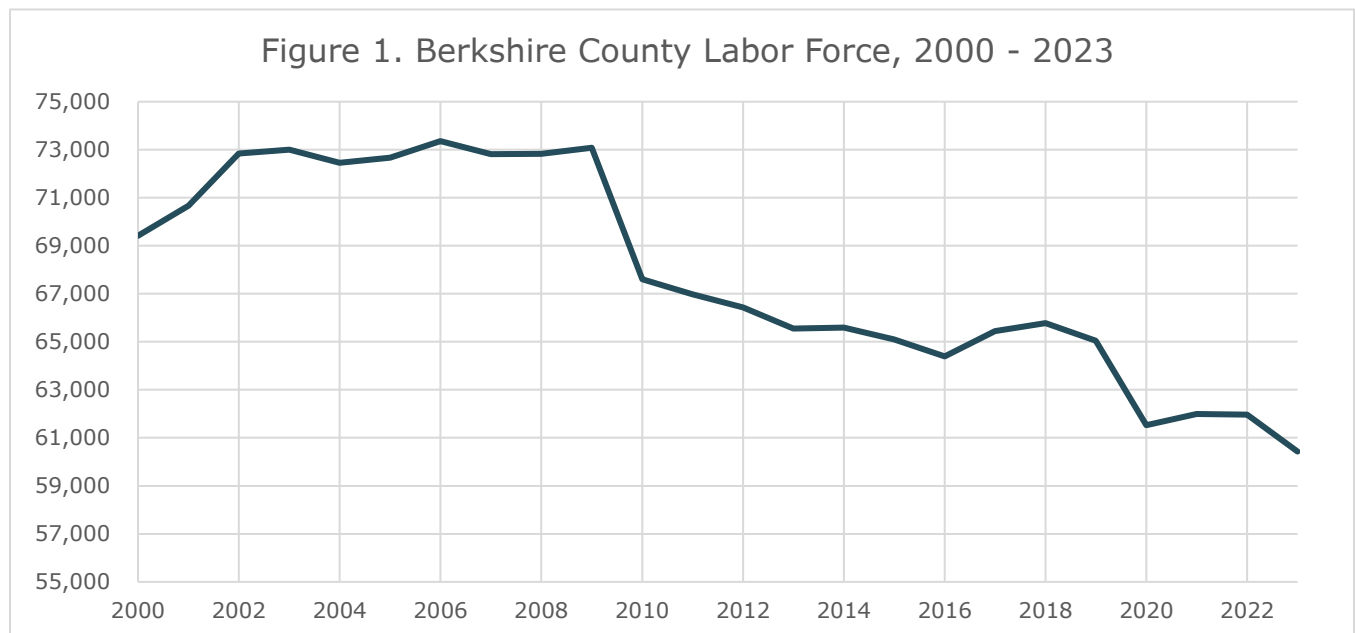
# Section 1: Regional CEDS Updates

## Economic Conditions

This section includes updated information on median household income, employment statistics, economic sector information, and a summary of the areas in Berkshire County that meet EDA's distress criteria.

### Labor Force

Between 2022 and 2023, the Berkshire County labor force decreased by 1,533 workers (2.5%) from 61,961 to 60,429 workers. The labor force remained 8,994 (13%) below 2000 level of 69,423 workers and 11,396 (15.5%) below the recent peak level of 73,358 workers in 2007. Although 2021 and 2022 showed signs of labor force recovery following the sharp plunge of 2020, the reaccelerated decrease between 2022 and 2023 suggests that recovery to pre-COVID levels in the short term is improbable. See *Figure 1*.

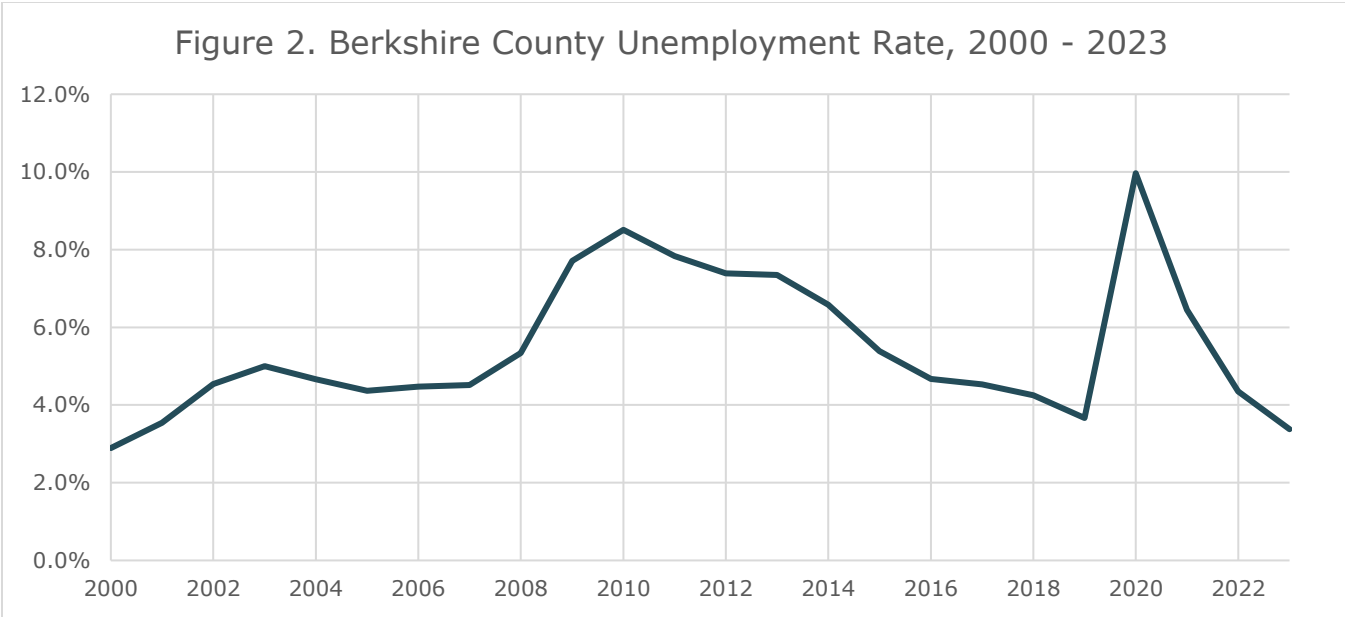


Source(s): MA Dept. of Economic Research, Labor Force and Unemployment Data.

### Unemployment

Between 2022 and 2023 the Berkshire County 12-month average unemployment rate decreased one full percentage point from 4.4% to 3.4%. This was among the lowest unemployment rates the region has recorded this century, with only 2000 having a lower 12-month average unemployment rate of 2.9%. Furthermore, the 2023 rate suggests that Berkshire County has experienced a rebound in post-COVID employment much like the rest of the country. See *Figure 2*.

Figure 2. Berkshire County Unemployment Rate, 2000 - 2023

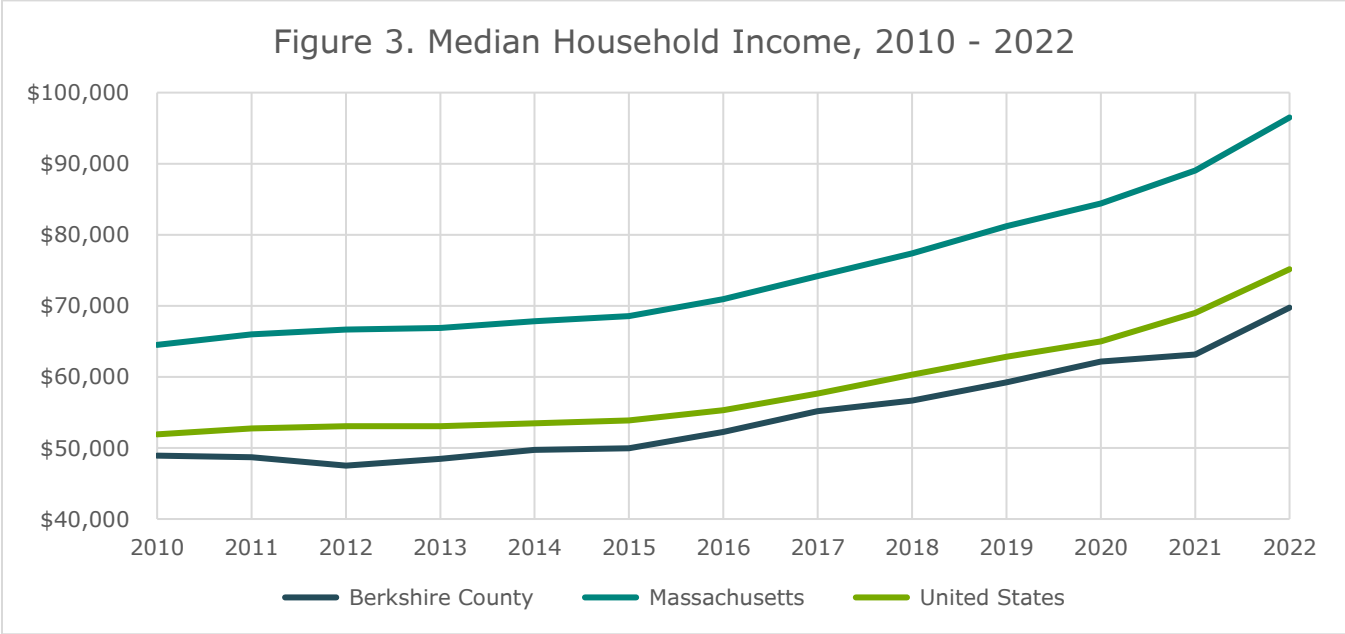


Source(s): MA Dept. of Economic Research, Labor Force and Unemployment Data.

**Median Household Income**

The 2022 median household income for Berkshire County was \$69,744, lower than both the Massachusetts median household income of \$96,505 and the nationwide household income of \$75,149. See Figure 3.

Figure 3. Median Household Income, 2010 - 2022

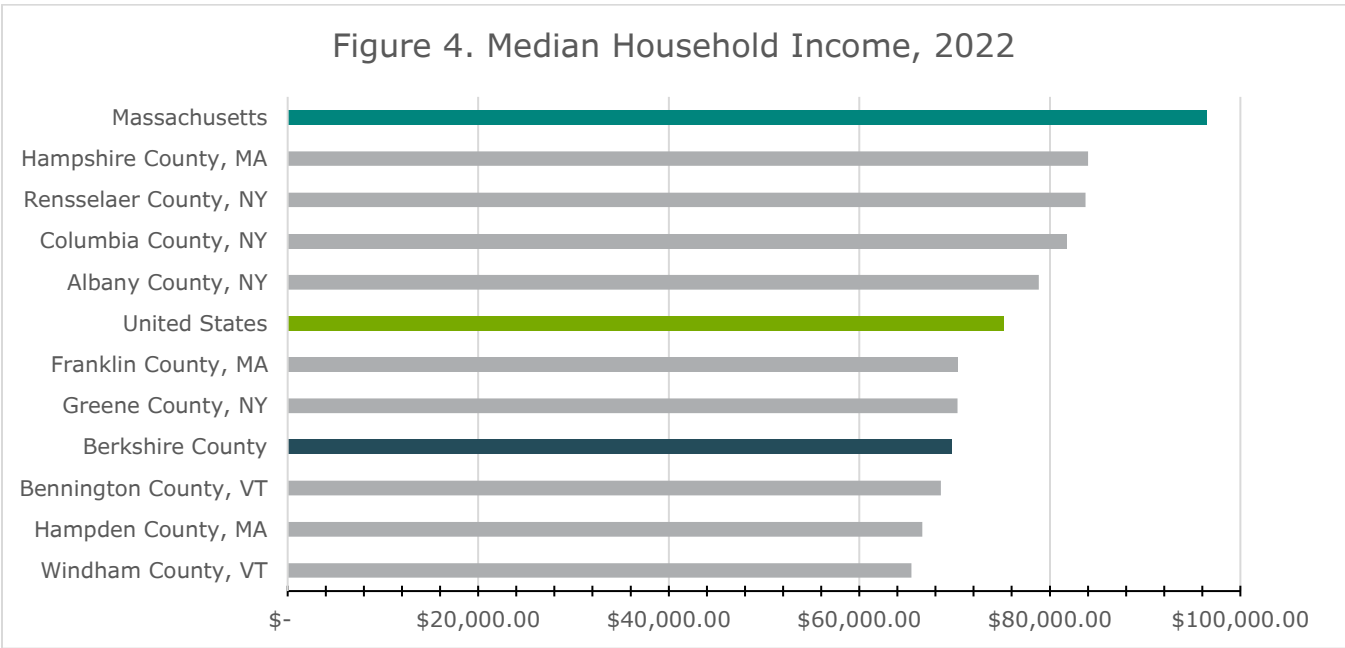


Source(s): US Census Bureau, American Community Survey, 5-Year Estimates, Table B19049.

This was also lower than the median household income in most neighboring counties. Of the neighboring counties included in the analysis, only Bennington, Hampden, and Windham counties had 2022 median household incomes lower than Berkshire County. See Figure 4.



Figure 4. Median Household Income, 2022

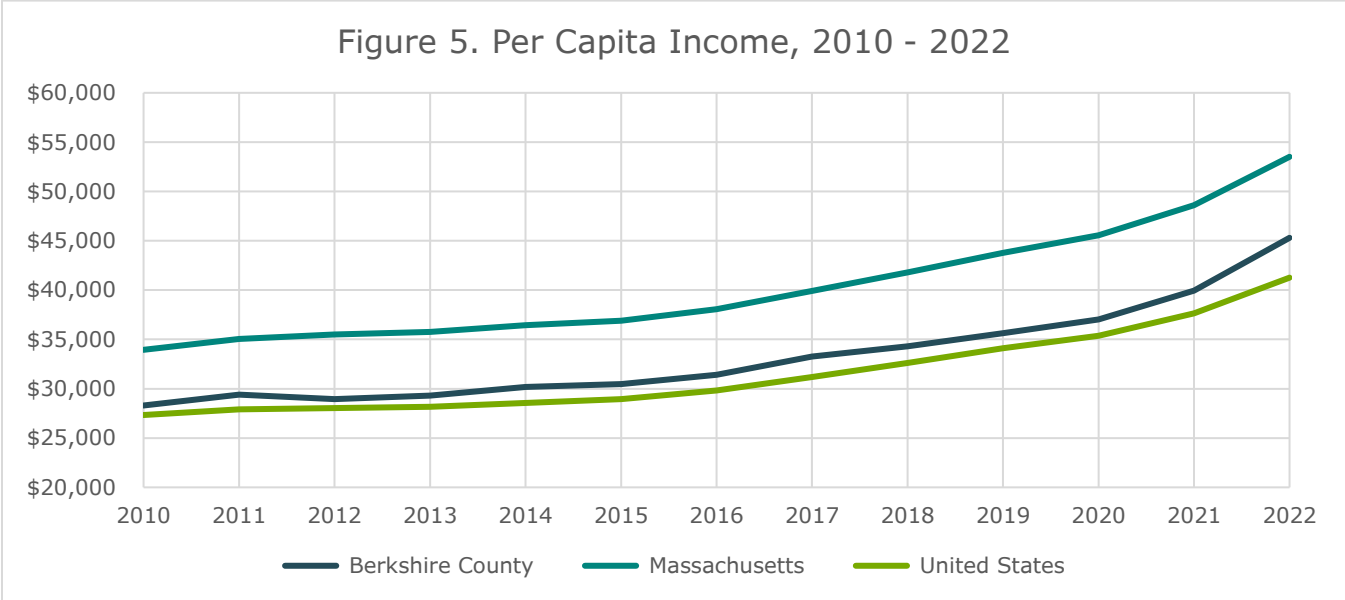


Source(s): US Census Bureau, American Community Survey, 5-Year Estimates, Table B19049.

However, Berkshire County experienced greater median household income growth than other geographies. Between 2021 and 2022, Berkshire County recorded an increase in median household income of \$6,585 (10.4%). This compares with increases of \$7,479 (8.4%) for Massachusetts and \$6,128 (8.9%) for the United States as a whole. Moreover, Berkshire County’s median household income was growing faster than that of neighboring counties, with only Windham, Greene, and Columbia counties recording greater growth rates between 2021 and 2022. This annual outperformance appears anomalous when examined in comparison to longer-term growth dynamics. Instead of leading neighboring regions in growth, Berkshire County experienced average growth between 2000 and 2022, recording a total increase in median household income of \$20,837 (42.6%), which corresponds with an average annual growth rate of 2.8%. This was approximately equal to the national growth rate of 2.9%, less than the Massachusetts growth rate of 3.1%, and slightly above average when compared to neighboring counties.

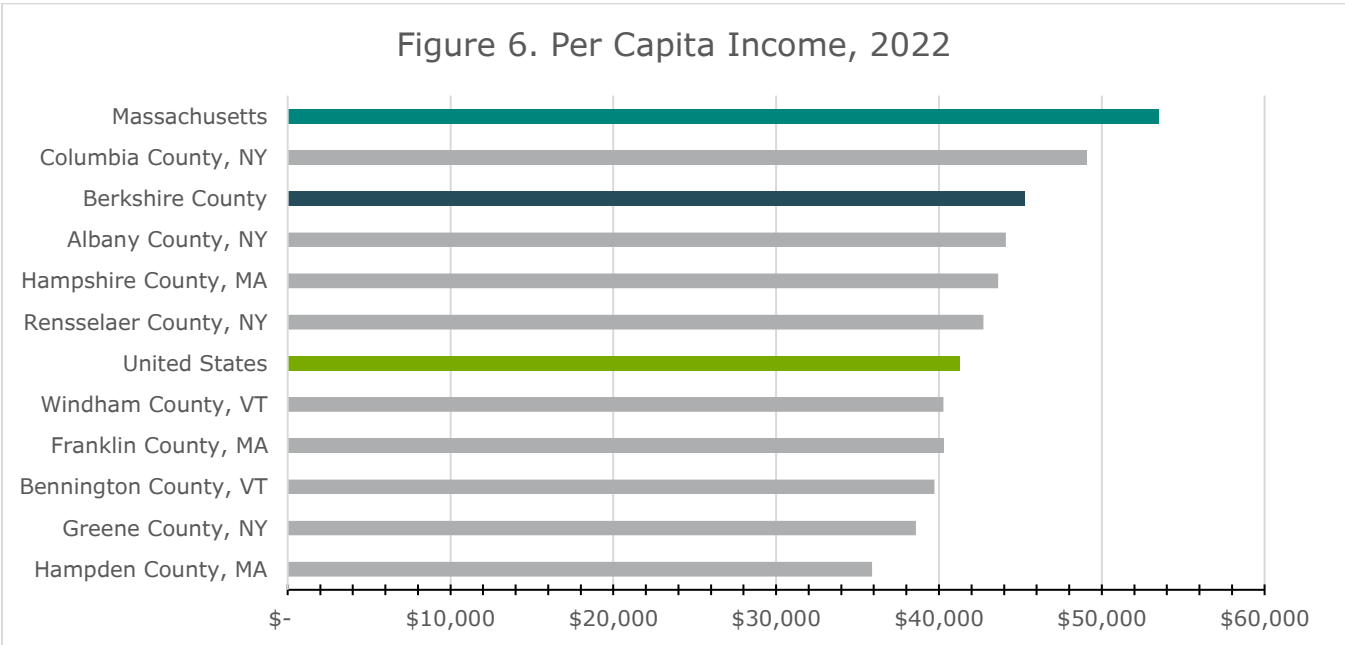
**Per Capita Income**

The 2022 per capita income for Berkshire County was \$45,300. This was lower than the Massachusetts per capita income of \$53,513, but higher than the United States per capita income of \$41,261. See *Figure 5*.



Source(s): US Census Bureau, American Community Survey, 5-Year Estimates, Table B19301.

Among neighboring counties, Berkshire County had the second-highest per capita income, with only Columbia County recording a higher 2022 value. See *Figure 6*.



Source(s): US Census Bureau, American Community Survey, 5-Year Estimates, Table B19301.

Berkshire County has also experienced high per capita income growth, both over the past year, and over the long run. Between 2021 and 2022, Berkshire County’s per capita income increased by \$5,348 (13.4%).



This compares with increases of \$4,896 (10.1%) for Massachusetts and \$3,623 (9.6%) for the United States as a whole. Furthermore, only Greene and Columbia counties recorded higher 2021 to 2022 growth rates of 13.8% and 14.3%, respectively. Moreover, between 2000 and 2022, Berkshire County's per capita income nearly doubled, increasing by \$17,000 (60.1%), for an average annual growth rate of 3.7%. This was greater than the Massachusetts and national growth rates over the same period of 3.6% and 3.2%, respectively, and was tied for second highest among neighboring counties, falling behind only Greene County with an average annual growth rate of 3.9%.

**Average Annual Pay by Industry Sector**

In 2022, the top sectors by pay were Utilities, Finance and Insurance, and Professional and Technical services, with average annual wages of \$105,300, \$103,480, and \$101,140. The bottom sectors by pay were Accommodation and Food Services; Arts, Entertainment, and Recreation; and Retail Trade, with average annual wages of \$29,068, \$36,816, and \$38,792, respectively. See Table 1.

**Table 1. Average Annual Pay by Sector, Berkshire County, MA, & US, 2022**

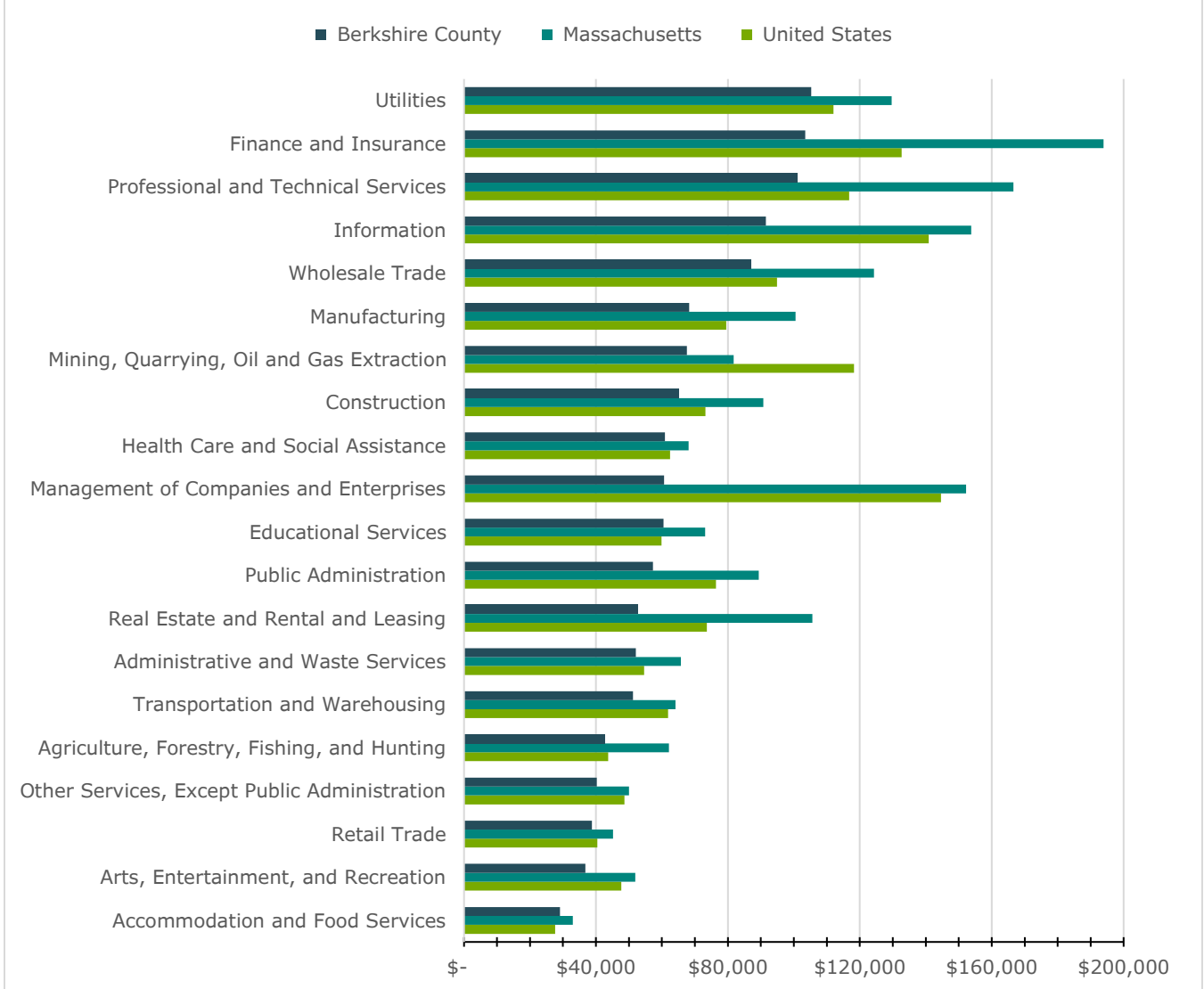
NAICS	Sector	Berkshire County	Massachusetts	United States
11	Agriculture, Forestry, Fishing, and Hunting	\$42,588	\$62,161	\$43,678
21	Mining, Quarrying, Oil and Gas Extraction	\$67,548	\$81,735	\$118,244
<b>22</b>	<b>Utilities</b>	<b>\$105,300</b>	<b>\$129,625</b>	<b>\$112,047</b>
23	Construction	\$65,052	\$90,720	\$73,162
31-33	Manufacturing	\$68,276	\$100,483	\$79,530
42	Wholesale Trade	\$87,152	\$124,305	\$94,883
44-45	Retail Trade	\$38,792	\$45,144	\$40,455
48-49	Transportation and Warehousing	\$51,272	\$64,151	\$61,866
51	Information	\$91,520	\$153,771	\$140,936
<b>52</b>	<b>Finance and Insurance</b>	<b>\$103,480</b>	<b>\$193,917</b>	<b>\$132,693</b>
53	Real Estate and Rental and Leasing	\$52,780	\$105,581	\$73,667
<b>54</b>	<b>Professional and Technical Services</b>	<b>\$101,140</b>	<b>\$166,604</b>	<b>\$116,808</b>
55	Management of Companies and Enterprises	\$60,632	\$152,192	\$144,653
56	Administrative and Waste Services	\$52,104	\$65,735	\$54,582
61	Educational Services	\$60,476	\$73,130	\$59,880
62	Health Care and Social Assistance	\$60,892	\$68,131	\$62,504
71	Arts, Entertainment, and Recreation	\$36,816	\$51,913	\$47,705

72	Accommodation and Food Services	\$29,068	\$32,954	\$27,595
81	Other Services, Except Public Administration	\$40,248	\$50,051	\$48,597
92	Public Administration	\$57,304	\$89,340	\$76,359

Source(s): MA Dept. of Economic Research, Employment & Wages (ES-202); US BLS, Quarterly Census of Employment and Wages.

For all sectors, the average annual earnings of a Berkshire County worker were less than those of a Massachusetts worker. This remained true when comparing Berkshire County workers to United States workers, with the exception of Educational Services and Accommodation and Food Services where Berkshire County workers earned more on average. See Figure 7.

Figure 7. Average Annual Wages by Sector, 2022



Source(s): MA Dept. of Economic Research, Employment & Wages (ES-202); US BLS, Quarterly Census of Employment and Wages.

## Areas Meeting EDA Economic Distress Criteria

### Unemployment – 13 CFR 301.3(a)(i)

As a region, Berkshire County did not meet the 24-month unemployment rate distress criterion, having recorded a 24-month unemployment rate of 3.76% as of March 2024, which exceeded the national rate by only 0.13 percentage points. **However, two municipalities did meet this distress criterion, with Hinsdale and North Adams exceeding the national 24-month unemployment rate by 1.25 and 1.01 percentage points, respectively.** This is a major improvement from 2020 when eight municipalities were distressed according to this criterion. Furthermore, despite remaining distressed, Hinsdale and North Adams both saw marked improvements in their threshold calculations. *Please see Appendix “A” for more information.*

### Per Capita Income – 13 CFR 301.3(a)(ii)

As a region, Berkshire County did not meet the per capita income distress criterion, with the 2022 per capita income exceeding the national figure by \$4,039 (9.8%). **However, six census tracts within Berkshire County were classified as distressed according to this criterion, having recorded a per capita income less than 80% of the national figure. Of these tracts, four are located in Pittsfield (9001, 9002, 9006, 9011) and two in North Adams (9213, 9214).** This was a slight deterioration from 2020, in which only five census tracts – three in Pittsfield and two in North Adams – met this distress criterion. Furthermore, the threshold calculation worsened or stayed the same for every distressed census tract, with the sole exception being tract 9353 in North Adams, which saw an improvement in threshold calculation from 77% to 86.1%. *Please see Appendix “B” for additional information.*

### Economic Distress Criteria Map

*Please see Appendix “C” for a map of the eligible areas.*

## SWOT

A review of the SWOT by BRPC staff and CEDS Committee members revealed several items that benefit from further clarification since the analysis was done in preparation for the 2023-2027 CEDS:

- Plans for the Extreme Model Railroad Museum in North Adams appear to have stalled; however, the Williams College Museum of Art recently announced plans for construction of a full [replacement of their building](#), and Berkshire County (Pittsfield statistical area) was listed as the #1 arts-vibrant community among mid-sized cities in the United States by the SMU Data Arts list.
- Residents in southern Berkshire County have not approved efforts to consolidate school districts, and these efforts are defunct for the time being.
- The initial success of the pilot micro transit program in the southern Berkshires, the Tri-Town Connector, demonstrates a possible shift in our identified public transportation “Weakness.”
- Under “Opportunities,” we are pleased to note MassDOT’s commitment to the Compass Rail Program, including the appointment of a West East Rail director and the establishment of a daily Amtrak connection between Pittsfield and NYC via the ThruWay bus service.
- Under “Threats,” a current and projected severe shortage of nurses continues to be a concern, although a new MCLA nursing program may help to address this.
- The ongoing concern regarding municipal hiring, retention, and recruitment of volunteers to run for local office warrants further attention and efforts to explore shared services and training.

## Section 2: Summary of Accomplishments

The 2023-2027 Berkshire CEDS sets forth five primary goals for the region. This section highlights many of the Representative Activities undertaken over the last 12-18 months to help the region meet these goals and objectives. While it is not meant to be an exhaustive list, this does capture major initiatives and actions identified by BRPC staff, CEDS Committee members, and other economic development stakeholders in the region.

### Goal # 1: Healthy People

Foster the well-being of all residents by ensuring affordable, equitable access to food, housing, education, and healthcare.

#### Representative Activities:

- ✓ The CHIP, or Comprehensive Health Improvement Plan, for Berkshire County will be finalized in 2024. The CHIP's goals include reducing mental health concerns, ensuring equitable access to healthcare services, and increasing opportunities and access to living a healthy lifestyle.
- ✓ the former North Adams Regional Hospital reopened inpatient services in early 2024 after nearly a decade, with a renovated inpatient unit. [Berkshire Health Systems](#) purchased the facility in 2024 and has operated on a limited basis with emergency service, a cardiac rehabilitation unit, and numerous outpatient services as the North Adams Campus of Berkshire Medical Center.
- ✓ [CHP Berkshires](#) expanded facilities and services in Great Barrington during 2023, as well as added primary care capacity at its Lee Family Practice location.
- ✓ A new Mobile Health Unit operated by CHP Berkshires offers same-day urgent care throughout the county, offering an alternative to expensive emergency room visits for non-emergency issues, as well as for visitors or those without health insurance.
- ✓ [Volunteers in Medicine](#) (VIM) is expanding facilities and services from Great Barrington into Pittsfield as of early 2024, with a formal launch in May. VIM provides free, high-quality, comprehensive healthcare for patients 18 years of age or older who are ineligible for health insurance, with an income at or below 300% of federal poverty guidelines, and live permanently in the Berkshire region.
- ✓ The [Berkshire Overdose Addiction Prevention Collaborative](#) (BOAPC) implements local policy, practice, systems, and environmental changes to prevent the misuse of opioids and to prevent and reduce deaths and poisonings associated with opioids. In 2023, the HEALing Initiative released [Blueprint: Building the Foundation for Recovery](#), a documentary film weaving together stories of recovery in Berkshire County with local behavioral healthcare expert testimony.
- ✓ [Berkshire County Regional Housing Authority](#) (soon to be re-named UpSide413), offers several programs to support tenants and landlords in the county, including legal/educational counseling for housing and related matters, a Tenancy Preservation Program (TPP) foreclosure prevention counseling, and housing search assistance.

- ✓ Permanent Supportive Housing in Pittsfield, including 28 units on West Housatonic Street, 9 units on First Street, and a housing resource center, is underway by [Berkshire Housing Development Corp.](#) with support from the city's ARPA funds.
- ✓ [Construct, Inc.](#), has converted the former 13-bedroom Windflower Inn in Great Barrington to workforce housing in response to the housing crisis currently impacting the area. Preference is offered to Great Barrington workers and southern Berkshire workers making less than 65% of AMI.
- ✓ The former Thornewood Inn in Great Barrington has been converted as an affordable boardinghouse project by the [CDC of South Berkshire](#), with 14 rooms of varying sizes for income-eligible tenants on a month-to-month leasing arrangement to meet local housing demand.
- ✓ The former Notre Dame Church and school in North Adams is being developed as market-rate apartments and public space by Moresi & Associates, who recently completed a similar project at the former Johnson School.
- ✓ The classroom wing of the former Memorial Middle School building in Adams will be developed into twenty or more one- and two-bedroom apartments by Mackin Construction Co. in an \$11M redevelopment/renovation project under MA 40R requirements, and a portion of the unit's affordable workforce housing, with the gym and auditorium leased back for public use.
- ✓ The VITA program offers free tax preparation assistance to income-eligible residents of the region.
- ✓ The [Berkshire Mobile Farmers Market](#) helps make fresh, local food accessible for all in Berkshire County using a fair-share payment model and scheduling several weekly stops at pre-identified locations in all sub-regions of the county.
- ✓ BRPC launched a new, county-wide, comprehensive online digest of outdoor recreation resources in Berkshire County, [www.berkshiresoutside.org](http://www.berkshiresoutside.org), in early 2024. The site focuses on encouraging increased access to outdoor recreation sites while reducing the negative impact on heavily-utilized locations and improving education around best practices for resource management.
- ✓ The Berkshire office of the Massachusetts Small Business Development Center reports a notable increase in the launch of wellness-focused businesses, signaling growth in this newly-prioritized key sector for the region as identified in the Berkshire Blueprint 2.0.
- ✓ [Berkshire Agricultural Ventures](#) (BAV) coordinates a county-wide Market Match program, which leverages SNAP matching programs with private donations to increase food access at farmers' markets throughout the region, helping markets consistently double SNAP benefits year-round. In 2023, this enabled \$190,000 in farm market sales, encouraged more diverse participation in our region's farmers markets, and increased sales opportunities for 135 participating farm vendors.
- ✓ Berkshire Agricultural Ventures (BAV) secured \$840k in public and private funding to establish a loan fund that will invest in meat processing capacity and resiliency in the local food system's processing and distribution for the next 10+ years.
- ✓ Berkshire County farms were awarded nearly \$1.5m in MDAR Food Security Infrastructure Grants, enabling projects that will expand local food production and distribution.

## Goal # 2: Resilient Communities

Equip our communities to serve their constituents, steward resources, and manage governance effectively.

### Representative Activities:

- ✓ Berkshire Regional Planning Commission has revamped and expanded the regional data clearinghouse and indicators website, [www.BerkshireBenchmarks.org](http://www.BerkshireBenchmarks.org), which is focused on improving the quality, volume, and access to information and statistics for the Berkshire region.
- ✓ BRPC's [Berkshire Brownfields Program](#) continues to operate an Environmental Protection Agency funded brownfields assessment program and revolving loan fund to facilitate the assessment and cleanup of contaminated sites.
- ✓ Berkshire Regional Planning Commission completed a CARES Act competitive award by EDA to respond to economic injury to the region as a result of the COVID-19 pandemic, through regional resiliency planning, recovery project support, economic indicator tracking, technical assistance and capacity building for businesses and municipalities, and workforce and industry support. Primary partners in BRPC's award included 1Berkshire and the Nonprofit Center of the Berkshires.
- ✓ Several shared services initiatives are underway to help relieve staff recruitment and retention issues as well as budgetary concerns in small communities, including the Shared Town Administrator position in Washington and Middlefield, shared inspectional services in the southern Berkshires, and a shared HR position between Adams, North Adams, and Williamstown.
- ✓ The Permit Eyes online building permit program has been upgraded to Permit Eyes 20/20 for the 21 communities in the Berkshires that use the software. In addition, the 13 communities that use Permit Eyes for the Board of Health permits will see an upgrade in June 2024. Users will see an improved interface and unified account management that will improve the overall experience.
- ✓ Municipal cybersecurity has been improving throughout the county. Several communities participate in the state-managed cybersecurity training program, and several are working together to become more educated on cyber and overall IT issues through a BRPC-led IT working group.
- ✓ The City of Pittsfield is working with BRPC to develop a Cultural Plan, the first of its kind within the county, to establish long-term goals for arts and culture within the city. This work is conducted through BRPC's non-profit entity, Berkshires Tomorrow, Inc., with funding from the National Endowment for the Arts (NEA) Our Town grant program.
- ✓ BRPC, alongside other consultants, is working throughout Berkshire County to develop Digital Equity Plans and Charrettes for municipalities in anticipation of broadband access and infrastructure investments by the federal government. The region is participating with the Massachusetts Broadband Institute's (MBI) upcoming BEAD Challenge in the Commonwealth.
- ✓ The Berkshire Municipal Managers Association (BMMA), which includes every town administrator in Berkshire County and meets monthly to share best practices and explore shared services.



- ✓ [The Nonprofit Center of the Berkshires](#) (NPC) regularly provides coaching, advice, and referrals to those considering forming a new nonprofit. NPC serves as a fiscal sponsor to new nonprofit organizations such as Latinas413 and single projects such as the Du Bois Sculpture Project. An annual Nonprofit Boot Camp for new and small nonprofits focuses on governance, fundraising, legal and financial basics. The NPC itself is an entrepreneurial organization innovating solutions to nonprofit challenges resulting in two dozen programs and services.
- ✓ NPC offers many workshops on fundraising, hosts a Resource Section for nonprofits on our website, coordinates pro-bono consultants to save nonprofits money, piloted a Development Service to assist nonprofits with fundraising, and hosts roundtable discussions on challenging issues. In fall 2022, in partnership with Berkshire Regional Planning Commission, NPC launched a series of 29 workshops and webinars to help nonprofits build resilience and capacity. 300 people from over 70 nonprofits participated. Nonprofits also want more options for shared services which is being addressed in 2024, starting with a survey of current trends.
- ✓ The [Blackshires Leadership Accelerator Program](#) successfully completed its first cohort in 2023, serving as a direct pipeline to build more diversity, equity, and inclusiveness on boards, committees, and other decision-making bodies, while supporting the growth and development of Black leaders. The second Leadership Accelerator cohort is underway in the spring of 2024.
- ✓ Berkshire Agricultural Ventures (BAV) secured over \$1.2m in public grant funding to support business technical support, infrastructure investment, and resource development for food system businesses in Berkshire County. (2023-2024 YTD)
- ✓ Berkshire Agricultural Ventures has created a Climate-smart Risk Assessment program being piloted in Connecticut and Berkshire County, which will help farms identify farm-specific operational risks related to changing weather patterns in our region and strategies to adapt to these changes.
- ✓ The [Pittsfield Community Design Center](#) launched in 2023, a unique model through which a crucial array of services can be made available. The PCDC has four main goals: placemaking through activation tactics, education about community design, direct action, and provision of workspace.
- ✓ [Berkshire United Way](#) celebrated its 100<sup>th</sup> anniversary in early 2024, announcing a revised trio of priorities for impact in the region: improving literacy to promote educational success; providing good job opportunities for all in our county; and forging educational pathways to eliminate poverty.
- ✓ [Berkshire Taconic Community Foundation](#), Nonprofit Center of the Berkshires, Berkshire United Way, and 1Berkshire partnered to produce "Get On Board Berkshires", a non-profit board and committee fair to encourage board participation by Berkshire County residents.
- ✓ A newly formed nonprofit group purchased the Triplex Cinema in Great Barrington, saving the facility from closing permanently. Plans to renovate and rejuvenate the theater are underway.

## Goal # 3: Future-Ready Workforce

Prepare our workforce through a life-span approach to education, training, up-skilling, and career versatility.

### Representative Activities:

- ✓ Vocational high schools in the region (McCann Tech and Taconic) continue to expand vocational and career training programs, with Taconic shifting to fully vocational in focus and an anticipated new facility at McCann for HVAC.
- ✓ The [Pathways to the Trades](#) program operated by Greenagers uses a work crew model to engage students in visits to construction sites, farms, and other workplaces. Participants engage in various trade-related jobs during the school year and are then connected with apprenticeships.
- ✓ Connections with trade unions have strengthened significantly, including in preparation for several transformative federal grant applications coordinated by [Berkshire Funding Focus](#).
- ✓ Roots Rising is a food and agricultural focused non-profit, concentrating on youth and workforce development. Through their recently acquired permanent farm location in Pittsfield in early 2024, the organization plans to offer expanded training opportunities through the creation of a commercial kitchen, as well as on-site apprentice housing.
- ✓ [The Berkshire Innovation Center](#) (BIC) is now working with the second cohort of participants in the BIC Manufacturing Academy, in partnership with MIT. *See Priority Project updates for more info.*
- ✓ The Berkshire Innovation Center (BIC) has been selected as a sponsor/partner in Amazon Web Services (AWS) Cloud Institute, which will connect adults with new skills needed to succeed across the region's key sectors. The program will include a dedicated learning lab at the BIC, computer access, and grants to help offset the cost of the program.
- ✓ The [Berkshire Workforce Board](#) (BWB) revised the Berkshire Workforce Blueprint in 2024 which identifies the region's priority industries and occupations (largest number of people employed and signs of growth). Prioritized industries include Healthcare & Social Assistance; Advance Manufacturing & Engineering; Hospitality, Culinary, & Management; Education & Childcare; and Clean Energy & Trades.
- ✓ The MassHire Berkshire Workforce Board facilitates the Workforce Skills Cabinet consisting of economic, workforce and education partners which generated assets, opportunities, and initiatives, as well as creating strategic benchmarks for further development within the regional workforce landscape.
- ✓ In support of the state's ARPA workforce strategies, BWB introduced the Market Maker role in 2022 to strengthen regional relationships, connect employers to training grants, and grow regional workforce pipelines.
- ✓ MassHire Berkshire Career Center leveraged \$2M which assisted 3,293 job seekers and 686 employers with their workforce needs during FY23.

- ✓ BWB secured \$142K to train 47 un/underemployed residents in entry-level manufacturing. Training was provided by McCann Tech and Berkshire Community College. There were 15 on-the-job training participants, and the job placement rate was 76%.
- ✓ BWB received \$252,000 for Behavioral Health trainings in 2022-2023 to support clinical training; establish a pipeline occupational training to encourage and engage new and entry-level workers; and to establish a solid network and support system for behavioral health agencies through networking and professional development opportunities.
- ✓ BWB received \$500,000 in WCTF funding to provide 18 healthcare industry training sessions from 2022 to 2024. 163 individuals have enrolled, while 135 have completed training, with a 75% job placement rate. Training was provided by Berkshire Health Systems, Integritus Healthcare, and Berkshire Community College.
- ✓ BWB secured over \$2.2 million in Behavior Health/Healthcare Hubs resources for the years 2024-2026 to establish medical assistant, certified clinical medical assistant, registered behavior technician, nursing assistant, and certified nursing assistant trainings. These funds will also support LPN to RN, RN, and behavioral health trainings.
- ✓ BWB worked with all public middle and high schools and leveraged \$346,000 to connect K-12 youth with career readiness and career exploration activities. More than 2,500 students participated in activities and 400 in high school internships.
- ✓ [Berkshire Community College](#) (BCC) offers more than 50 academic programs, many of which are one- or two-year programs that provide our students with new career opportunities. In addition, BCC offers workforce trainings in healthcare, social services, hospitality, manufacturing, engineering, education, IT, business and more. All of the programs offered at BCC prepare students for new careers – but some also offer transfer opportunities to four-year schools and beyond to continue to advance our students’ career prospects. However, a number of programs prepare students to immediately enter the workforce, including:
  - Dental Hygiene (A.S)
  - Respiratory Care (A.S)
  - Networking and Cybersecurity (A.S)
  - Fire Science (A.S)
  - Cannabis Industry Certificate
  - Mechatronics (A.S)
  - Practical Nursing Certificate
  - Associate Degree in Nursing (A.S)
  - Paraprofessional and Teaching Assistant Cohort
  - Medical Coding Certificate
  - Addiction Recovery Assistant Certificate
  - Early Childhood Education (A.S)
  - Technical Theatre Certificate
- ✓ In addition to this sample of opportunities, BCC is more explicit in helping people in the community improve their work readiness or hone their job skills to find a new career or earn that promotion. This area falls under the noncredit Community Education and Workforce Development area. This training helps students gain high-demand skills, build their resumes, and connect with employers. Some examples include:
  - Adult ESOL Program: (To accommodate those who are waiting or to reinforce learning, Berkshire Community College provides EnGen; a free, self-paced virtual English language learning platform that offers 69 languages.)

- Healthcare and Social Services
  - Certified Nursing Assistant
  - Phlebotomy Technician (PTC Certifications are nationally recognized and can be used anywhere in the U.S.)
  - Medical Interpreter Training
  - Community Health Worker Training
  - Hospitality, Culinary and Service Management
  - Excellence in Service Training
- ✓ During the next 12 to 18 months, BCC's Workforce Development division anticipates either launching or planning the following programs as non-credit workforce programs:
- 2nd Street Job Fair – Spring 2024
  - HVAC/Heat Pump (planning) – Spring 2024
  - Group Leader/Front Line Supervisor with BCC, MassHire Workforce Board, The Northeast Advanced Manufacturing Consortium (NAMC), and MassMEP (proposed for May 2024)
  - CDL Driver Training with MassHire Career Center and United Tractor Trailer (proposed for April 2024)
  - Wastewater Licensing (Grade 1 and 2) – proposed for Fall 2024
  - EMT training – proposed for Spring 2024
  - Paraprofessional Training (this is linked to the Para to Teacher program mentioned above) – proposed for 2024
  - Recovery Coach – proposed for 2024
  - Registered Behavioral Technician – proposed for 2024
  - Introduction to Health Care – proposed for 2024
  - Community Interpreter – proposed for 2024
  - Mental Health First Aid – proposed for 2024
  - Self-Care for Mental Health Workers – proposed for 2024

## Goal # 4: Strong Business Environment

Provide a streamlined ecosystem of support for a diverse range of businesses through access to capital, technical assistance, and opportunities for expansion.

### Representative Activities:

- ✓ [The Berkshire Black Economic Council](#) (BBEC), in collaboration with Downtown Pittsfield Inc. and funded by MassDevelopment's Transformative Development Initiative (TDI), announced the "Vibe North Street" Storefront Recruitment Grant Program in 2023, which aims to revitalize downtown Pittsfield by supporting businesses relocated to the North Street TDI district.
- ✓ The Berkshire Black Economic Council's President & Executive Director, AJ Enchill, serves on the Governor's Supplier Diversity Advisory Board and Black Economic Empowerment Advisory Council.
- ✓ In July of 2023, The Berkshire Black Economic Council offered a Minority Business Enterprise Workshop focused on opportunities available to Minority Business Enterprise certified businesses.
- ✓ [Pittsfield Economic Revitalization Corporation](#) (PERC) is administering the \$100,000 ARPA Small Business Grant Program, with grants of up to \$10,000 to support Pittsfield small businesses who have continued to be vulnerable and still in need of resources to build financial resilience. Approved use of grant funds include employee payroll, business mortgage, rent, utilities, and costs to pivot business operations during the pandemic.
- ✓ [Downtown Pittsfield, Inc.](#) and PERC are co-facilitating the 2024 "Boost! North Street Small Business Grant" made possible with funding from MassDevelopment's Transformative Development Initiative (TDI). Competitive grants will be awarded up to \$7,500 to a cohort of ten businesses, all of which will be required to attend one in-person meeting with a consultant to guide district improvements and use of funds toward four general categories of business development.
- ✓ The \$200,000 Pittsfield Glow Up! Business Improvement Grant Program, made possible by ARPA and facilitated by Downtown Pittsfield, Inc. and Pittsfield Economic Revitalization Corporation (PERC) is providing grants of up to \$10,000 to eligible businesses affected by COVID-19 within ARPA's disproportionately impacted district of downtown Pittsfield for physical improvements that will enhance the experience of foot traffic and create visual vibrancy in the district.
- ✓ The TDI Equity Investment Program supports the catalytic transformation of commercial properties with the potential to spur additional transformative development in and around TDI districts. Through this program, MassDevelopment invests in near-term projects that activate ground floor and commercial spaces.
- ✓ [1Berkshire](#) publicly launched the Berkshire Blueprint 2.0 in February of 2019. This updated strategic imperative for economic growth is a guiding, action-oriented document focused on the five top industry clusters, and the cross-cutting issues that face the regional economy. This effort updates and expands upon the original Berkshire Blueprint issued in 2008, and brings a new level of facilitation, tracking, and reporting to the regional economic development activities going forward into the implementation phase. The six clusters as of 2024 include Advanced Manufacturing and Digital Enterprise, the Creative Economy and Culture, Food and Agriculture,

Health and Wellness, Hospitality and Tourism, and Outdoor Recreation. The Blueprint turns 5 in 2024, representing a critical benchmarking moment to tell the story of the past 5 years and recommit for the next 5 as we hit the half-life of the original blueprint's planned lifespan.

- ✓ 1Berkshire, in partnership with Osher Lifelong Learning Institute and the Berkshire Innovation Center, launched and maintains the Tech Impact Forum. This group conducted a 12-session series of town-hall-style panel discussions focused on a variety of technology-based topics, as well as a series of 3 keynotes in the spring of 2021 that tapped into global experts across an array of industries. This series continues to seed conversations and discussions about technology and advanced manufacturing opportunities here in the Berkshires and continues to inform the work of the partner organizations and other regional stakeholders. This work inspires ongoing grant seeking and helped result in the selection of 1Berkshire as a host for an inaugural 2.5 year-long Economic Recovery Corps Fellow through the International Economic Development Council (IEDC), funded by the EDA.
- ✓ 1Berkshire has conducted two rounds of the Best Foot Forward façade improvement program, offering micro-grants to small business owners throughout the county for façade and signage investments. This program was supported by the Commonwealth's Regional Economic Development Organization grant program under the MA Office of Business Development (MOBD).
- ✓ 1Berkshire continues to hold entrepreneurial meetups at host sites throughout Berkshire County. Meetups average approximately 19 attendees and occur on an almost monthly basis across the county. Between FY23 and FY24, 1Berkshire hosted 16 meetups with a total of 292 attendees.
- ✓ 1Berkshire, in partnership with the [Berkshire Immigrant Center](#), continues to run an Immigrant Business Support program that will provide targeted support for immigrant-owned and operated businesses around the Berkshires. In 2023, this effort added additional translation support with 1Berkshire's largest small business event of the year, the Small Business Resource Expo. Translated materials, workshop interpretation, and live interpreter support were provided in Spanish. Over 30 primarily Spanish-speaking entrepreneurs benefited from this specific offering.
- ✓ 1Berkshire continues to host the Economic Development Practitioners Group meetings to create collaborative and cooperative opportunities for programs and initiatives around economic development in the region.
- ✓ 1Berkshire continues to host "[the jobs thing](#)", the first Berkshire County exclusive jobs portal which only hosts positions that pay \$40,000+ a year or the hourly equivalent and promotes job opportunities to audiences inside and outside Berkshire County using digital retargeting. Since its launch in July 2018, it has hosted over 940 high-paying jobs, seen over 400,000 site visits, more than 91,000 unique users, and over 8,000,000 digital impressions.
- ✓ 1Berkshire continues to support a [Site Selector](#) tool, an interface allowing realtors and property managers to post commercial properties and development opportunities for free. Since launch, the Site Selector has hosted 40+ properties to help promote them to investors and developers.
- ✓ Lever, Inc. provides mentorship and access to expert advisors on topics such as market diversification and capitalization strategies.

- ✓ The Massachusetts Small Business Development Center Network (MSBDC) continues to serve as a mandated response agent along with the U.S. Small Business Administration (SBA) to support small business needs and help provide express access to loan funds released by the US Treasury in any state declared or nationally declared disaster.
- ✓ The Nonprofit Center of the Berkshires (NPC) provides professional development for nonprofit staff in Berkshire County. In 2022, NPC piloted a “Development Associate Certificate Program” in partnership with Berkshire Community College to help fill the pipeline for fundraising professionals. The NPC List Serve, with 240 subscribers, continues to host post job descriptions. NPC piloted a Business-to-Nonprofit Resource Fair in 2022, now an annual event. Additionally, NPC promotes volunteerism as a healthy community initiative and a potential precursor to employment. This is done via an annual publication called the Giving Back guide, board trainings, a website called GiveBackBerkshires.org, an “Intro to Board Service” video series, and volunteer fairs.
- ✓ The Nonprofit Center of the Berkshires hosts the Berkshire Nonprofit Awards annually, coordinates networking events for the nonprofit sector (including the annual visit of MA Nonprofit Network and Legislative Town Halls), conducts primary research on sector-specific topics, and is growing its advocacy role. Two studies that were completed in 2022 include a Nonprofit Salary & Benefits Survey and a Nonprofit Board Composition Survey. NPC continues to host statewide organizations that want to offer services to the Berkshires region including Mass Service Alliance, MA Nonprofit Network, and Philanthropy MA. NPC partners with various businesses and consultants to showcase their services and products to the nonprofit sector. A Nonprofit Resource Directory features over 600 businesses that cater to nonprofits; 400 copies were mailed free to nonprofits and an ADA-compliant PDF is available online for anyone to download.
- ✓ [EforAll Berkshire County](#), a collaboratively funded and supported program, continues to conduct mentor based, intensive startup and accelerator-focused programs to help entrepreneurs get started, operate, and sustain their potential as blossoming businesses in the Berkshires.
- ✓ The [Massachusetts Small Business Development Center Network](#) office in Berkshire County served 218 unique small business clients and helped 11 startup businesses open their doors during 2023. Of these 218 businesses, 49 were sole proprietorships, demonstrating the strong need for early-stage and micro-enterprise firms receiving technical assistance.
- ✓ Berkshire Agricultural Ventures (BAV) enabled \$800,000 in public funding for area farms through grant writing and business technical assistance support specific to MA farms in 2023.
- ✓ The City of Pittsfield, Berkshire Innovation Center, Pittsfield Economic Development Authority, and other partners including 1Berkshire and BRPC are exploring the potential for an Innovation District in Pittsfield, with assistance from MassDevelopment.
- ✓ The region has significantly expanded TA offerings for business owners, especially those targeted for specific critical sectors, including through 1Berkshire, BBEC, CDC of South Berkshire, Mass SBDC, North Adams Chamber, PERC, and others.



## Goal # 5: Robust Infrastructure

Prioritize improvements to critical elements of economic prosperity, including communications, transportation, and utilities.

### Representative Activities:

- ✓ The [Berkshire Flyer](#) provides seasonal rail service between NYC and Pittsfield each weekend from early summer through Labor Day.
- ✓ The [West-East Rail](#) project, with a goal of regular passenger rail service between Pittsfield and Boston, has had a director appointed. Andy Koziol (former BRPC intern!) will nurture plans for track upgrades, station improvements, and other needed components to bring the plan to fruition.
- ✓ The [Northern Tier Rail Study](#), which examines the benefits, costs, and investments necessary to implement passenger rail service from North Adams to Greenfield and Boston, continues to hold public informational sessions, sharing an overview of the project's background, reviewing study alternatives, outlining issues and opportunities, and drafting recommended next steps.
- ✓ The [TriTown Connector](#) in Great Barrington, Stockbridge, and Egremont began offering ride service using smaller vehicles and an on-demand model as of early 2023. The service provides reduced fees for seniors, and uses an app or phone call for reservations, and is an alternative to fixed route programs in place through BRTA.
- ✓ The City of North Adams and MASS MoCA have been awarded a [Reconnecting Communities Grant](#) to study the Route 2 overpass and how to better connect downtown with the museum campus, as part of a larger look at the impacts of urban renewal in North Adams.
- ✓ The state has set aside \$20 million for the removal of Bel Air Dam in Pittsfield, with demolition planned for 2025 or 2026.
- ✓ MassDOT performed several FHWA funded projects in FY23 and FY24, including
  - Resurfacing of two miles of Route 7 in Lanesborough
  - Extending the Ashuwillticook Rail Trail from Crane Ave to Merrill Road in Pittsfield
  - Bridge Replacement over Hemlock Brook in Williamstown
  - Intersection improvements at Route 7 and Route 43 in Williamstown
  - Bridge Replacement over Scribner Brook in Alford
  - Bridge Replacement over Dry Brook in Cheshire

## Section 3: Challenges and Mitigation

Specific to BRPC efforts related to pursuing our CEDS Goals in Berkshire County, the Commonwealth's 9C cuts in early 2024 had a significant impact on the Berkshire Funding Focus initiative, which is designed to support grant seekers as they search for, create collaborations around, submit applications for, and manage government grant funds. The impact of this situation has been somewhat mitigated by the availability of private contributions to the initiative.

For Priority Project proponents, or entities involved in efforts related to any of the Berkshire County CEDS goals, several factors may have presented challenges, including but not limited to a very tight labor market, inflation, lingering supply chain issues, and in some cases, lack of access to capital.

More broadly, the 2024 State of the County report from BRPC's Berkshire Benchmarks project offers insight into notable changes within the region's Indicators. Examples include a continued increase in Income Inequality in comparison with the state and nation, a decrease in Gross Domestic Product since 2019 – notable especially as comparable counties are seeing substantial growth – and an increase in Average Single-Family Tax Bills, partially attributable to inflation and rising home values since the pandemic but counter to the downward trend in Massachusetts over the last year.

The full 2024 State of the County Update is available on [www.berkshirebenchmarks.org](http://www.berkshirebenchmarks.org).

## Section 4: Next Steps

- The 2023-2027 CEDS Goals will continue to guide the work of BRPC staff and inform regional economic development efforts alongside longer-term plans such as Sustainable Berkshires, as well as companion documents, including Berkshire Blueprint 2.0.
- The 2023-2027 CEDS also includes a substantially expanded Economic Resiliency chapter, supported by the EDA CARES Act competitive award received in January 2021. Pursuit of Resiliency Recommendations will continue to guide the work of BRPC staff and Berkshire County's Economic Development practitioners, specifically pertaining to improved economic resiliency.
- Sustainable Berkshires, a comprehensive regional plan developed approximately ten years ago and including a wide range of topics including but not limited to economic development, will be updated by Berkshire Regional Planning Commission.
- Berkshire Regional Planning Commission, designated by EDA to coordinate Economic Development District (EDD) activity, will continue to pursue Priority Projects which stand to have a substantially positive regional impact.

## Section 5: Client Success Stories

### (Priority Projects Status Report)

The Berkshire County Priority Project list inventories regionally significant economic development proposals submitted for consideration by project proponents. Projects are selected based on their ability to help diversify, stabilize, and strengthen the region's economy. To identify projects, BRPC contacted regional leaders across business, government, and charitable organizations to compile a list ensuring sub-regional and sectoral representation. These proposals represent construction-based and programmatic projects and serve as the basis for an ongoing process of identifying and tracking impactful projects over the five years of this CEDS cycle.

As noted in the 2023-2027 Berkshire County CEDS, this list is part of an ongoing process of identifying and tracking regionally significant economic development proposals. In maintaining this list, the CEDS Committee stresses that annual review and update is an important way to continue identifying, refining, and improving the prioritization of projects in Berkshire County. This section contains the 2024 Priority Project List for the Berkshire region. **Updates for each Priority Project are provided in Appendix D.**

#### Food Access & Security

Farm to Food Access  
 Farmland Access and Conservation  
 Growing the Future Food Economy of the Berkshires  
 Shared Cold and Freezer Storage Facility

#### Housing

Berkshire Cottages at 100 Bridge Street (Great Barrington)  
 Community Center at 20 East Street Redevelopment (Adams)  
 White Terrace (Pittsfield)  
 Wright Building (Pittsfield)

#### Tourism, Hospitality & Outdoor Recreation

79 Bridge Street Redevelopment (Great Barrington)  
 Adventure Trail Design & Engineering (North Adams)  
 Adams Theater Redevelopment (Adams)  
 Explore Northern Berks Digital Tourism Office (North Adams)  
 Greylock Glen (Adams)  
 Springside House Restoration (Pittsfield)  
 Wahconah Park (Pittsfield)  
 \*MASS MoCA Creative Campus (North Adams) (*approved 5/8/2024*)

#### Municipal and Public Safety Facilities

Columbus Avenue/Summer Street Parking Garage (Pittsfield)  
 Harriman & West Airport (North Adams)  
 Hoosic River Flood Control Modernization (North Adams)  
 North Adams Public Safety Complex (North Adams)  
 Pittsfield Police Station (Pittsfield)  
 Williamstown Fire Station (Williamstown)

**Programs & Services**

- Berkshire Family YMCA (Pittsfield)
- BRPC Brownfields Program
- VIM Berkshires Facility Expansion (Great Barrington and Pittsfield)
- \*Northern Berkshire Community Coalition Resource Center (North Adams) *(approved 4/10/2024)*
- \*Blackshires Success Impact Initiative *(approved 5/8/2024)*

**Mixed Use & Commercial Site Redevelopment**

- Blackinton Infrastructure Supporting Blackinton Mill Redevelopment (North Adams)
- Columbia Mill Redevelopment (Lee)
- Curtis Fine Paper Redevelopment (Adams)
- Dowlin Building Redevelopment (North Adams)
- Eagle Mill Redevelopment (Lee)
- Greylock Mill Redevelopment (Lee)
- Greylock WORKS (North Adams)
- Housatonic School Redevelopment (Housatonic)
- Monument Mills Area Reuse (Great Barrington)
- Waverly Mills/Spinning Mill/5-7 Hoosac Street Redevelopment (Adams)
- Western Gateway Urban Heritage State Park (North Adams)
- William Stanley Business Park, Site 9 (Pittsfield)

**Workforce & Industry Support**

- Berkshire Black Business and Entrepreneur Center
- Berkshire Blueprint 2.0 Implementation
- Berkshire Compact for Education & Berkshire County STEM Pipeline
- Berkshire Innovation Center 2.0
- Berkshire Workforce Blueprint/Berkshire Skills Cabinet
- BFMC+ (Lenox)
- Connecting Activities – College & Career Readiness Programming
- CDCSB Small Business Assistance Program
- Digital and Tech-Enabled Economy

\* Indicates a project added to the Priority list in 2024

**Projects removed from the Priority List as of 2024:**

- Union Block Redevelopment (Dalton)
- BAMTEC, Inc. (North Adams)

## Section 6: EDA Assistance Needed

BRPC will continue to facilitate the submission of EDR Project Summaries for early consideration by EDA staff, including those developed by BRPC for programmatic activities, or by external project proponents in the Berkshires for both programmatic and construction investment needs.

## Section 7: Press Engagements/Opportunities

BRPC is not aware of any upcoming press engagements related to the CEDS at this time. Projects recently funded by EDA, including water infrastructure at Greylock Glen, and the Manufacturing Academy at the Berkshire Innovation Center, may soon offer such opportunities.

# Appendix A

## 24-Month Local Area Unemployment Statistics

**Table 2. Economic Distress Criteria – Primary Elements**

	Berkshire County	United States	Threshold Calculation
24-Month Average Unemployment Rate	3.76%	3.63%	+0.13%

Source(s): MA Dept. of Economic Research, Labor Force and Unemployment Data; U.S Dept. of Labor Statistics, Unemployment Rate (LNS14000000).

**Table 3. Economic Distress Criteria – Geographic Components**

Municipality	24-Month Unemployment Rate	Threshold Calculation
Adams	4.48%	0.85
Alford	2.08%	-1.55
Becket	4.33%	0.70
Cheshire	4.00%	0.38
Clarksburg	3.56%	-0.07
Dalton	3.60%	0.03
Egremont	1.96%	-1.67
Florida	2.81%	-0.82
Great Barrington	3.35%	-0.28
Hancock	2.60%	-1.03
<b>Hinsdale</b>	<b>4.88%</b>	<b>1.25</b>
Lanesborough	3.76%	0.13
Lee	3.28%	-0.35
Lenox	3.93%	0.30

Monterey	2.99%	-0.63
Mount Washington	1.80%	-1.83
New Ashford	2.69%	-0.94
New Marlborough	2.70%	-0.93
<b>North Adams</b>	<b>4.64%</b>	<b>1.01</b>
Otis	3.82%	0.19
Peru	3.41%	-0.22
Pittsfield	3.95%	0.32
Richmond	2.80%	-0.83
Sandisfield	3.00%	-0.63
Savoy	3.64%	0.01
Sheffield	2.93%	-0.70
Stockbridge	3.29%	-0.34
Tyringham	3.02%	-0.61
Washington	3.16%	-0.47
West Stockbridge	3.00%	-0.63
Williamstown	3.27%	-0.36
Windsor	3.60%	-0.03

Source(s): MA Dept. of Economic Research, Labor Force and Unemployment Data; U.S Dept. of Labor Statistics, Unemployment Rate (LNS14000000).



# Appendix B

## Per Capita Income Statistics, Most Recent ACS 5-Year Estimates

**Table 4. Economic Distress Criterion – Primary Elements**

Berkshire County 2022 PCI	United States 2022 PCI	Threshold Calculation
\$45,300	\$41,261	109.8

Source(s): US Census Bureau, American Community Survey, 5-Year Estimates, Table B19301.

**Table 5. Economic Distress Criterion – Geographic Elements**



Census Tract	2022 PCI	Threshold Calculation	Geographic Area
9001.00	\$25,796	62.5%	Pittsfield
9002.00	\$24,132	58.5%	Pittsfield
9003.00	\$37,784	91.6%	Pittsfield
9004.00	\$63,928	154.9%	Pittsfield
9005.00	\$52,923	128.3%	Pittsfield
9006.00	\$22,589	54.7%	Pittsfield
9007.00	\$40,244	97.5%	Pittsfield
9008.00	\$58,576	142.0%	Pittsfield
9009.00	\$40,835	99.0%	Pittsfield
9011.00	\$32,329	78.4%	Pittsfield
9111.00	\$44,896	108.8%	Lanesborough
9121.00	\$47,459	115.0%	Dalton
9131.00	\$53,066	128.6%	Lenox
9141.00	\$49,080	119.0%	Lee
9201.01	\$43,919	106.4%	Williamstown
9201.02	\$50,582	122.6%	Williamstown

9213.00	\$30,830	74.7%	North Adams
9214.00	\$31,039	75.2%	North Adams
9215.00	\$41,232	99.9%	North Adams
9221.00	\$36,786	89.2%	Adams
9222.00	\$33,475	81.1%	Adams
9223.00	\$42,471	102.9%	Adams
9231.00	\$42,556	103.1%	Cheshire
9241.00	\$73,279	177.6%	Stockbridge
9251.01	\$59,249	143.6%	Great Barrington
9251.02	\$45,700	110.8%	Great Barrington
9261.00	\$58,648	142.1%	Sheffield
9311.00	\$40,974	99.3%	Clarksburg
9313.00	\$36,572	88.6%	Florida/Savoy
9314.00	\$52,619	127.5%	Peru/Windsor
9322.00	\$51,115	123.9%	Becket/Washington
9323.00	\$36,126	87.6%	Hinsdale
9332.00	\$73,388	177.9%	Monterey/Tyringham
9333.00	\$49,433	119.8%	New Marlborough
9334.00	\$47,109	114.2%	Otis/Sandisfield
9342.00	\$72,614	176.0%	West Stockbridge
9343.00	\$58,608	142.0%	Alford/Egremont/Mt. Washington
9351.00	\$61,403	148.8%	Hancock/New Ashford/Richmond
9352.00	\$53,158	128.8%	Pittsfield
9353.00	\$35,511	86.1%	North Adams

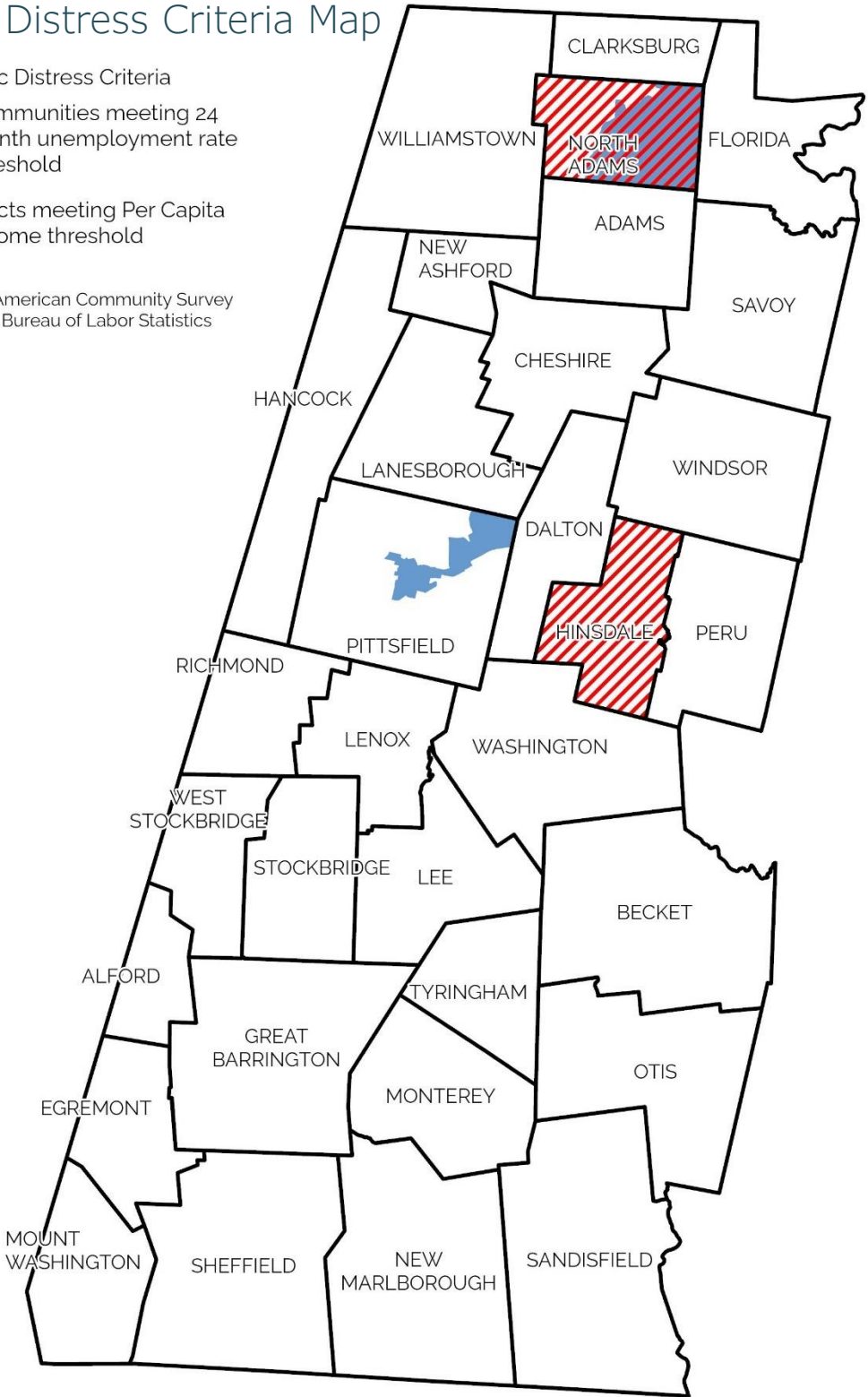
Source(s): US Census Bureau, American Community Survey, 5-Year Estimates, Table B19301.

# Appendix C

## Economic Distress Criteria Map

- Economic Distress Criteria
-  Communities meeting 24 month unemployment rate threshold
  -  Tracts meeting Per Capita Income threshold

Source(s): American Community Survey 2018-2022, Bureau of Labor Statistics 2022-2024



# Appendix D

## 2024 Annual Priority Project Updates

### Food Access & Security

**Project Title:** Farm to Food Access

**Source:** Berkshire Grown, Inc.

**Location:** County-wide

**Project Summary:** Launched in 2021, Berkshire Grown’s Farm to Food Access Program (F2FA) arranges large-scale buying contracts between food access organizations and local farmers to augment the emergency food supply with fresh, locally grown, nutritionally dense food. Berkshire Grown establishes advance buying contracts with local farms and pays a 20% deposit for crops to be delivered to their walk-in storage cooler where the food is aggregated, stored, and distributed. According to their capacity, the food access organizations pay 30-80% of the balance due to the farmers.

**2024 Update:** Funds raised through private foundation grants and a Local Food Purchasing Assistance grant from the Massachusetts Department of Agriculture cover the cost of the purchases from local farms and food producers. A three-year grant from the USDA Regional Food System Partnership grant (2023 – 2025) supports the establishment of the Berkshire Mobile Farmers Market, serving low-income/low-access areas of the County.

**Project Title:** Farmland Access and Conservation

**Source:** Berkshire Natural Resources Council

**Location:** County-wide

**Project Summary:** Berkshire Natural Resources Council (BNRC) is engaged in the expansion of farmland access and farm viability strategies, which will be applied across the county. Such efforts include buy-protect-sell, wraparound farm support services, and deeper collaborations with supporting organizations. In 2022, BNRC is in the process of purchasing a former dairy farm adjacent to one of its conservation reserves (land open for public, passive recreation.)

**2024 Update:** BNRC established the Berkshire Farms Fund to encourage protection and preservation of farmland and farm housing in the region. A recent example of this fund in action is the purchase of Many Forks Farm in Clarksburg by BNRC (a farm previously owned by Sharon Wyrick using a community supported agriculture farm share model) and subsequent leasing to Molly Comstock, who will take ownership at an affordable, preservation-reduced price of entry within a few years. As part of the conveyance, BNRC will place the entire farm into legal conservation status, so that the property will continue in perpetuity as a working farm.

**Project Title:** Growing the Future Food Economy of the Berkshires

**Source:** Berkshire Agricultural Ventures

**Location:** County-wide

**Project Summary:** This initiative builds on priorities of the Berkshire Blueprint 2.0 relating to the Food and Agriculture cluster: 1) expand local food processing and distribution capacity to grow markets; 2) increase financial viability for existing farmers; 3) build a best-in-class food and farm to table training center; 4) spark the next generation of entrepreneurs and social innovation in the farm and food business; and 5)

build the Berkshire brand as a destination for food, culinary, and farm to table authenticity. Implementing these priorities will involve: 1) Supporting processing, distribution, and other supply chain infrastructure projects for local food producers; 2) Development of existing support services for food and agricultural owner-operators, including one-on-one business technical assistance, financing, and grant writing support; 3) Prioritization of regenerative agriculture adoption to improve climate change resilience in the sector while catalyzing opportunities for greenhouse gas mitigation; and 4) funding commitments from private foundations, investors, state and federal agencies to support the above priorities.

**2024 Update:** Strong progress has been made on several fronts – see representative activity listed within pages related to CEDS Goals.

**Project Title:** Shared Cold and Freezer Storage Facility

**Source:** 1Berkshire/Berkshire Agricultural Ventures

**Location:** County-wide

**Project Summary:** To address food access, storage, and security, this needs-driven effort will design and build a cooperatively owned and operated cold and freezer storage facility that provides ample space for our agricultural and food-based business stakeholders in the Berkshires. The proximal access to cold and freezer storage at scale will decrease carbon footprints from the transportation of goods, decrease costs for farms and buyers of food goods, and improve direct access to local food by the regional population.

**2024 Update:** The scope of work will focus on commercial kitchen capacity as an essential complement to cold storage. Shareable commercial kitchen space is a more important and more scarce asset limiting small business growth for food products. Work under a Massachusetts budget earmark will focus on feasibility and needs assessment rather than design or permitting.

## Housing

**Project Title:** Berkshire Cottages at 100 Bridge Street

**Source:** CDC of South Berkshire

**Location:** Great Barrington

**Project Summary:** The CDC of South Berkshire is planning to develop the remaining 2-acre parcel of a redevelopment project which includes Bentley Affordable Housing Complex and the CDC's Riverfront Park. The new complex is in the preliminary planning stages, with one possibility including a mix of rental units and home ownership. When complete, this will be the CDCSB's fourth affordable housing complex in Great Barrington, increasing to a total of more than 150 units. The CDCSB is in discussions with Berkshire Housing Development Corporation as a co-sponsor and has begun working with the Great Barrington Affordable Housing Trust as a source of down payments for potential homebuyers.

**2024 Update:** During April/May 2024 - Environmental Protection Agency (EPA) contractors are on the site for several days to extract soil samples for laboratory testing. Based on the soil sampling results, EPA will decide what, if any cleanup actions are needed. While this work is occurring, the CDCSB development team is meeting with potential co-developers for an affordable housing complex.

**Project Title:** 20 East Street Redevelopment

**Source:** Town of Adams

**Location:** Adams

**Project Summary:** 20 East Street is a 5.7-acre parcel, home to the town's former Community Center and close to downtown. An RFP in 2021 resulted in CMV Construction of Stephentown NY being awarded the project, and approval of a future purchase and sale agreement being approved at the Town of Adams' June

2021 Town Meeting. Phase 1 of CMV's proposal is to redevelop the Community Center structure into eight market-rate housing units. Phase 2 will explore roughly twenty additional townhouse-style housing units throughout the rest of the site. The developer would like to utilize the Town's Smart Growth zoning during the second phase, which will require 20% of the units to be designated as affordable. The developer also plans to pursue the creation of an early childhood education center at the site.

**2024 Update:** Permitting for Phase 1 of the redevelopment was completed in the summer of 2023 for the creation of nine (9) market rate apartments in the former Community Center building. Construction began in late 2023 and it is anticipated that units will be available for rent by the fall of 2024. The Town is coordinating with the developer on plans for Phase 2.

**Project Title:** White Terrace

**Source:** City of Pittsfield

**Location:** Pittsfield

**Project Summary:** Proposed renovation of the historic White Terrace building trio on North Street in downtown Pittsfield into 41 affordable apartments with supportive services. Design work is complete, and a purchase and sale agreement has been executed with an experienced developer.

**2024 Update:** White Terrace has been acquired by a housing developer. The property will be developed into 41 units of affordable housing with onsite supportive services. The project includes multiple funding sources, including Historic Tax Credit, LITC, City of Pittsfield CDBG, and ARPA funds, and will be under construction in the late fall of 2023. The total cost of the project is \$18 million.

**Project Title:** Wright Building

**Source:** City of Pittsfield

**Location:** Pittsfield

**Project Summary:** Project consists of the renovation of the historic Wright Building on North Street in downtown Pittsfield. The completed project will create 16-20 market rate residential units on the upper two stories and 12,000 square feet of modern commercial space on the ground floor.

**2024 Update:** The Wright Building is a priority project for the City. It has been stalled due to the lack of state funding for Housing Development Incentive Projects. The City will be moving forward with a local TIF in FY2024 and the project will continue to look for additional sources of funding.

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## Tourism, Hospitality & Outdoor Recreation

**Project Title:** 79 Bridge Street

**Source:** Town of Great Barrington

**Location:** Great Barrington

**Project Summary:** Redevelopment and reuse of the former Searles and Bryant Schools in downtown Great Barrington. In 2014, renovations on the former Bryant School were completed and the building reopened as the world headquarters for Iredale Cosmetics. In 2016, the former Searles School was sold to 79 Bridge Street Realty LLC, owned by local hotel developer Vijay Mahida, who intends to convert the building into a 60,000-square-foot luxury hotel with 88 rooms.

**2024 Update:** Expected completion date has been updated to 2025.

**Project Title:** Adventure Trail Design and Engineering

**Source:** North Adams Adventure Trail Consortium

**Location:** North Adams

**Project Summary:** This proposed 3.4-mile scenic path intended to continue the Williamstown bike path currently under construction, would cross the Hoosic River multiple times, incorporate elevated boardwalks through abandoned industrial waterways, reimagines century-old infrastructure, and highlights North Adams history, passing through repurposed mill buildings and rugged natural landscapes. While the long-term goal is to connect with the Ashuwillticook Trail to the south, the Adventure Trail is laser-focused on connecting cultural, educational, and recreational assets in North Adams and Williamstown, catalyzing increased economic activity, leveraging private investment, and creating outdoor opportunities for residents and visitors. After many years of study and route selection, the project is now in the active design and engineering phase. A grant from Mass Trails funded full survey and alignment work on the western half of the trail, and Mass DOT funded a feasibility study for the eastern portion (completed in early 2022.) Additional private funds have been raised to continue the design and engineering process and work is progressing in collaboration with Mass DOT so that project may be added to the Commonwealth's construction funding cycle.

**2024 Update:** In 2023, the western half of the route was further defined in collaboration with MASS DOT and the TOURISTS resort team. The completion of and opening of the 2.4-mile bike path in Williamstown has added additional urgency for the advancement of the North Adams Adventure Trail as North Adams is now the missing link between the active Williamstown trail to the west and the Ashuwillticook trail to the south. In early 2024, Berkshire Regional Planning Commission coordinated a collaborative application to the US DOT RAISE grant program, seeking funding to bring 25 miles of connecting trail, including the Adventure Trail portion, to full design, making it eligible for future construction funding.

**Project Title:** Adams Theater Redevelopment

**Source:** Adams Theater LLC

**Location:** Adams

**Project Summary:** Adams Theater LLC has purchased the long-vacant (since 1967) 11,056-square-foot building in the heart of downtown Adams, which includes an unused auditorium and two vacant street-front retail spaces. After extensive planning and community engagement, renovations of the lobby/café and bathrooms have begun. The auditorium needs electric and mechanical upgrades as well as a new roof and an accessible new floor. Adams Theater aims to develop a new business model for performing arts centers that would expand the space and program to non-traditional users, including local schools, event rentals, and regional performing arts groups looking for teaching, rehearsal, and performance space.

**2024 Update:** After extensive planning, community engagement, and renovations for 24 months, the Adams Theater opened for a pop-up season between May 2023 and October 2023. The season included 16 performances and was well attended with over 2,000 ticket buyers. In November 2023, the Adams Theater resumed renovation and is targeting a 2025 Grand Opening. Once completed, the Adams Theater will be an inclusive, accessible, and interdisciplinary arts and performance venue that accelerates downtown redevelopment. Its mission is to cultivate creative partnerships, elevate arts accessibility in small towns, and produce cultural exchange.

**Project Title:** Explore Northern Berks (Digital Tourism Office)

**Source:** North Adams Chamber of Commerce

**Location:** North Adams

**Project Summary:** This mobile app will act as a digital Office of Tourism to make Northern Berkshire County business, cultural, and natural recreation information more easily accessible and accurate for locals and visitors. The Explore Northern Berks app will: Clarify and amplify a unified story and brand for the Northern Berkshires that has not previously been done; expand the digital marketing footprint for all local businesses



in the Northern Berkshires, especially for those that don't have the resources or expertise to manage their own digital marketing; centralize, curate, and maintain local information about businesses, cultural activities, natural resources, and events to encourage more spending in our local economy; elevate and highlight minority-owned businesses.

**2024 Update:** No changes.

**Project Title:** Greylock Glen Resort Project

**Source:** Town of Adams

**Location:** Adams

**Project Summary:** The Town's Greylock Glen Resort, envisioned as a four-season recreation and environmental education destination, includes the construction of an environmental education center (the "Outdoor Center"), a 140-site campground, lodging and conference facilities, a performing arts amphitheater, and multi-use trails system with a Nordic ski center. The Glen is well positioned adjacent to the Mount Greylock State Reservation, which is traversed by the Appalachian National Scenic Trail.

**2024 Update:** Construction of the Outdoor Center is underway, with an anticipated opening date in the summer of 2024. The Town of Adams is in negotiations with a selected campground operator. The campground element of the resort development is anticipated to begin in 2025.

**Project Title:** Springside House

**Source:** City of Pittsfield

**Location:** Pittsfield

**Project Summary:** Renovation of the historic Springside House in Pittsfield's Springside Park into a "natural park center" with space for a visitor center, natural and historical exhibits, classrooms, and public gatherings. Potential space for anchor commercial tenants as well as the opportunity to house other environmental and/or historic preservation-based non-profits.

**2024 Update:** A new project funding partner, the National Park Service, has been added to this in the amount of \$500,000. Exterior renovations are completed. Interior renovation designs are underway and will be completed in early 2024 with construction anticipated to begin in mid-2024 with completion by end of 2025.

**Project Title:** Wahconah Park

**Source:** City of Pittsfield

**Location:** Pittsfield

**Project Summary:** The renovation of Wahconah Park, a National Register-listed baseball park grandstand, is a priority project for the City. The project that is being proposed will rebuild the grandstand and bring it into compliance with modern building codes, enhance the fan and operator experience, and preserve the character-defining elements that have made this historic park a beloved sports and entertainment venue for nearly 75 years. Local funds (\$20,000) have already been committed for a comprehensive structural assessment of the grandstand. Additional city funding commitments are being discussed and an overall project funding strategy is being developed. The City will seek funding from the Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs (EOEEA) PARC grant program and the Massachusetts Historic Commission (MHC) Massachusetts Preservation Projects Fund (MPPF), among others.

**2024 Update:** \$2,000,000 in funding has already been committed for architectural and environmental design services and \$3,000,000 was received via a federal earmark administered through HUD. The City will seek additional funding from the Commonwealth of Massachusetts Executive Office of Energy and Environmental Affairs (EOEEA) PARC grant program and the Massachusetts Historic Commission (MHC) Massachusetts



Preservation Projects Fund (MPPF), among others, to assist with construction costs. Construction is anticipated to begin in the summer of 2024. Estimated Completion date is May 2025.

## Municipal & Public Safety Facilities

**Project Title:** Columbus Avenue Parking Garage

**Source:** City of Pittsfield

**Location:** Pittsfield

**Project Summary:** Construction of a new three-story parking garage between Columbus Ave. and Summer St. in downtown Pittsfield. The garage will be adjacent to the Berkshire Intermodal Transportation Center, the primary rail and public transit hub in the County. All pre-construction work has been completed, and the project is shovel-ready; the old garage has been demolished, and the surface lot has been constructed.

**2024 Update:** The City of Pittsfield has not advanced this project further in the last year, and at this time, there are no plans to do so.

**Project Title:** Harriman & West Airport

**Source:** City of North Adams/FAA

**Location:** North Adams

**Project Summary:** Harriman & West Airport (AQW) has a new Administration Building with restaurant space that needs to be built out. A restaurant at the airport would drive additional traffic to Harriman & West and provide economic opportunities for the entire Northern Berkshire area. The view from floor-to-ceiling windows is a stunning view of the runway against the mountains. The restaurant space currently exists with infrastructure but requires kitchen design, build-out and furnishings.

**2024 Update:** No changes.

**Project Title:** Hoosic River Flood Control Modernization

**Source:** Hoosic River Revival Inc./City of North Adams

**Location:** North Adams

**Project Summary:** The current flood control system in North Adams consists of two concrete channelized branches running through the City's downtown, converging at the MASS MoCA complex, and continuing west to Vermont and New York. The flood chutes were constructed by the US Army Corps of Engineers (Corps) in the 1950s and are deteriorating in several locations. Continued deterioration threatens the City's resilience from flooding. The City of North Adams, in partnership with Hoosic River Revival (HRR), endeavors to have the modernization of the Hoosic River flood control system provide four major outcomes: climate resiliency; economic development; an ecologically-sound river; and connections with our cultural, historical, and recreational resources. Our Federal and State representatives are working to obtain the necessary funding for the Corps to undertake a Feasibility Study, a necessary first step in modernizing the flood control system. Once the Feasibility Study is complete, modernization work could begin, and economic development would follow shortly thereafter.

**2024 Update:** The Feasibility Study is in place and work is on-going. A Tentatively Selected Plan for additional design of the flood risk management solution is expected to be available during CY25. Safety of human lives and property is the primary goal of the USACE. Floodplain restoration, ecological and wildlife habitat restoration are additional goals of the study.

**Project Title:** North Adams Public Safety Complex

**Source:** City of North Adams

**Location:** North Adams

**Project Summary:** Construction of a new North Adams Public Safety Complex. The present facility was built in the mid-1950s and is antiquated across many areas (small interior spaces, old roof, electrical, heating, windows, etc.). The building is not fully handicap compliant and the city must temporarily relocate the police department to comply with current Department of Justice demands. The footprint of the overall property is too small to hold both needed police vehicles, let alone employees. It is time to construct a new multi-purposed facility that houses police and fire, emergency/ambulatory, as well as dispatching disciplines. The city is presently doing a "Needs Assessment" with an architect, which in turn will dictate the necessary site size. This work is about 25% completed.

**2024 Update:** The project's preliminary work has continued, and the site still remains as the city's top choice for a new complex. Associated environmental testing on underground contamination has progressed in an increased manner over the last quarter, in which the results still need to be quantified and commented upon by the LSP. Balancing these efforts with the architectural design ones has been challenging, yet both efforts continue concurrently.

**Project Title:** Pittsfield Police Station

**Source:** City of Pittsfield

**Location:** Pittsfield

**Project Summary:** Construction of a new police headquarters facility for the Pittsfield Police Department to replace the current aging and failing facility. The new facility will improve safety standards, expand storage, and accommodate the entire authorized and funded police force, and is part of the city's overall program to enhance public safety and modernize government. Site screening and facility needs assessment have been completed. Short-listed potential sites are being evaluated and ranked. Design and permitting work expected to begin in 2022 with a goal of being shovel-ready by 2023.

**2024 Update:** This project is a priority for the City; however, they do not have a proposed site at this time.

**Project Title:** Williamstown Fire Station

**Source:** Williamstown Fire District

**Location:** Williamstown

**Project Summary:** The Williamstown Fire District is planning to build a new fire station to meet the needs of the community for the next 50 years. Members of the Williamstown Fire Department are equipped and trained to respond to structural and wildland fires, search and rescue, ice and water rescue, hazardous materials spills or releases, motor vehicle extrication, CPR, and first aid support. The department is also responsible for code enforcement, community education, fire prevention, and safety training.

**2024 Update:** The project was voted on for a total approval of \$22.5 million by the town of Williamstown. The Fire District has spent funds on design and planning and has begun clearing the land where the new fire station will be. The Fire District has secured a \$6.5m BAN for beginning construction costs. The estimated completion date has been adjusted to 2025.

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## Programs & Services

**Project Title:** Berkshire Family YMCA Building Renovation and Expansion

**Source:** Berkshire Family YMCA

**Location:** Pittsfield

**Project Summary:** The Y building at 292 North Street is composed of two structures; a 1909 building (housing the childcare facility) and an addition built in 1981 (housing pool and fitness facilities). The major components of the facility project are:

- **Childcare Center Renovation:** The YMCA’s full-day, year-round, high-quality care is highly valued by local families. The Y provides a 50% reduction of the daily rate for childcare for qualified families through our financial aid process. The quality and size of the nationally accredited child development program is being expanded to address community needs and to shorten our ever-present waiting list. Available slots will increase by 35%, from 70 to 100+. Renovations will include the addition of a multi-purpose room with open space for gross motor development and enhanced staff facilities.
- **Health and Fitness Improvements:** A youth basketball court will be installed to support the Y’s thriving basketball program and other youth and adult group programs. An elevated indoor walking/running track for year-round use will be added above the court to offer flat, smooth-surfaced exercise options in a monitored, climate-controlled setting. This is especially important for seniors, and those challenged by uneven surfaces and inclement weather.
- **Structural, systems, and façade improvements:** Drafty and bricked-up windows will be replaced with energy-efficient glass to let natural daylight in. Mortar joints will be repointed, LED lights will be installed, and an energy-efficient heating and cooling system will be installed to conserve energy and save on utility costs. This also opens the front-facing façade on North St., opening the Y to the community.

**2024 Update:** No update provided.

**Project Title:** BRPC Brownfields Program

**Source:** Berkshire Regional Planning Commission

**Location:** County-wide

**Project Summary:** Two-part assessment program and revolving loan fund (RLF) used to provide municipalities and developers with the resources to assess and clean up brownfield sites. Through its assessment program, BRPC hires a licensed site professional to investigate potential contamination on sites. The RLF program provides flexible loans (and sub-grants) to municipalities and other entities to help pay for the removal of contamination. The purpose of this program is to promote the reuse and redevelopment of contaminated, vacant, or underutilized properties.

**2024 Update:** In the last 12-18 months the program has allocated \$226,700 in assessment funds through the regional program at 12 sites in 4 communities. Staff is assisting two towns with the grant management of cleanup and assessment grants awarded to the towns by EPA (total grants \$1M). We have worked with a non-profit and a community to submit two cleanup applications to EPA (\$3.7M). Through the revolving loan fund, the program has closed three loans totaling \$5M (in the last 12 months). All RLF funds are allocated, and BRPC recently applied to EPA for an additional \$5M in Supplemental RLF (BIL funds).

**Project Title:** VIM Berkshires Facility Expansion

**Source:** VIM Berkshires

**Location:** Great Barrington/Pittsfield

**Project Summary:** Volunteers In Medicine (VIM)’s mission is to provide access to free, comprehensive, quality health care for income-qualified, uninsured, and underinsured adults living in the Berkshire region, with a vision of a society in which everyone has an equal opportunity to achieve good health. VIM’s services include primary and preventive medical care, women’s health, full restorative dentistry, behavioral health, optometry, diabetic and nutritional counseling, and non-opioid pain management incorporating acupuncture, therapeutic massage, and mindfulness training. VIM treats the social determinants of health as a fully integrated component of every patient’s care. VIM’s Social Determinants of Health program provides patients with hundreds of direct referrals annually to over 30 area social service agencies to assist

with housing, food insecurity, job training, education, and other critical services that impact their health outcomes.

Since 2004, VIM's patient base has grown steadily to more than 1,300, in response to external policies and practices that leave so many without adequate care. In the past year, 90% of VIM's medical patients were minority immigrants. Dental patients represent a more mixed population as Medicare patients do not receive dental benefits. Most patients work multiple part time jobs that offer no benefits.

To keep pace with rapidly increasing demand, VIM needs to expand and upgrade our facility. This expansion will allow VIM to continue to provide comprehensive health care to the most vulnerable. VIM currently rents 4200 square feet. With an opportunity to expand to 5200+ feet, and option to buy the building. The expansion project will include a complete renovation of current space as well as incorporating additional square footage.

**2024 Update:** VIM's original plan was to expand and renovate their Great Barrington facility, and they were considering purchasing the building. As VIM moved through this process, they noticed that more and more of their patients were coming to their Great Barrington facility from Pittsfield. This led VIM leadership to reconsider expansion plans. Rather than do a complete renovation to our Great Barrington facility, it made more sense to open a second location in Pittsfield and do just a small expansion in Great Barrington. VIM located a space to rent on South Street in Pittsfield and signed the lease in June, then began renovations on the space, working with Allegrone Construction. VIM hired additional staff members and are training them in Great Barrington. VIM received a block grant from the City of Pittsfield to help with some soft costs. In June, VIM launched a \$10 million campaign to fund the new facility in Pittsfield, to complete a strategic renovation in Great Barrington and to create a sustainability fund that will serve as an ongoing source of support and will allow them to maintain the high quality of services. This funding will allow VIM to adapt and respond to the growing needs of our patients and the community and develop timely new initiatives.

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## Mixed Use & Commercial Site Redevelopment

**Project Title:** Blackinton Infrastructure

**Source:** City of North Adams/TOURISTS

**Location:** North Adams

**Project Summary:** The first phase of this project involves significant infrastructure improvements to the historic Blackinton neighborhood in North Adams to address longstanding flooding and drainage issues caused by the 19th century industrial waterways once used to feed the Blackinton Mill and the adjacent former tannery property. Ultimately, the project will restore the former tannery site to a landscaped greenspace and new parking area, a public canoe launch, and trailhead for a publicly accessible trail system. This project will lay the groundwork for a an eight-figure mixed-use redevelopment of the Blackinton Mill site by developers of the nearby TOURISTS Hotel and will help advance the long-awaited North Adams bike path project. The Blackinton Mill redevelopment has been approved for federal and state Historic Rehabilitation Tax Credit programs and the developers are eager to move forward. However, this critical infrastructure work must be completed prior to the mill renovation. As of July 2022, the first phase of the project is being put out to bid for construction to begin this year.

**2024 Update:** As of April 2024, final work on Phase 1 construction is being completed post-winter. Phase 2 scope and design is being refined and updated for a construction bidding process later this year. The work will continue to support the ongoing North Adams Adventure Trail planning process and improve a long-blighted property. The adjacent private mixed-use redevelopment of the historic Blackinton Mill, which will

now include a significant manufacturing component, is advancing alongside the infrastructure improvements.

**Project Title:** Columbia Mill Redevelopment

**Source:** Town of Lee

**Location:** Lee

**Project Summary:** The Columbia Mill is a former paper mill built in 1826 and in operation until 2008.

**2024 Update:** The mill owners are currently exploring redevelopment opportunities.

**Project Title:** Curtis Fine Paper Redevelopment

**Source:** Town of Adams

**Location:** Adams

**Project Summary:** The Curtis Fine paper site is an 11.8-acre former industrial property in Adams with contamination found in soil, water, and hazardous waste throughout the existing structures. The property was owned and operated by several paper companies throughout its life, with mill operations ending in 2003. The Town is currently in the process of acquiring the property through tax-title and is eager to facilitate its reuse and redevelopment. Town ownership of the property is anticipated soon. The site is prime for redevelopment as it is located adjacent to a major transportation route (Route 8), as well as rail. Additionally, the property is fully connected to electric, water, and sewer utilities. Its relatively large size and multiple structures could accommodate potential subdivision and multiple uses. The Town needs to identify and mitigate development constraints (environmental contaminants, functionally obsolete buildings, etc.) on the property for the private sector to transition the property to a higher and better use (and contribute to the local economy and tax base).

**2024 Update:** During 2023, the Town finally acquired ownership of the Curtis Paper property via tax-title. Additionally, the Town utilized a \$50,000 Massachusetts Community Compact Best Practices grant to hire VHB to complete a highest and best use study for the property. The study identified several potential scenarios for redevelopment. The Town plans to release an RFP for the disposition and redevelopment of the property in the Spring of 2024 to identify a qualified and capable developer. Additionally, the Town received an EPA Brownfields Assessment grant that it will use to study environmental cleanup needs for the site to facilitate redevelopment.

**Project Title:** Dowlin Building Redevelopment

**Source:** Veselko Buntic/Dowlin Building LLC

**Location:** North Adams

**Project Summary:** The Dowlin Building (101-107 Main Street) in downtown North Adams was built in 1895 and has been home to a variety of businesses as well as a 50-unit apartment complex. The building has sat vacant for over a decade, leaving a massive gap in the downtown corridor. Redevelopment of this building will encompass a top to bottom renovation into a mixed-use complex that aims to incorporate elements of housing, hospitality, and retail. Additionally, the preservation and restoration of historic components of the building will be done to maintain its iconic historic integrity as one of the largest buildings remaining downtown.

**2024 Update:** To date, significant work has been done to clear out and secure the interior of the building to reveal underlying structures for engineering purposes, and to identify historic elements for preservation in the redevelopment process. At ground level, a complete restoration of the commercial level facade has been completed, including the fabrication and installation of all new windows, custom-made historically accurate metalwork, and stonework repointing. Uplighting has also been added to the building to showcase its architecture more prominently at night.

**Project Title:** Eagle Mill Redevelopment

**Source:** Eagle Mill Redevelopment, LLC

**Location:** Lee

**Project Summary:** Eagle Mill is a former paper mill originally built in 1808 and most recently operated by Schweitzer-Mauduit until the facility's closure in 2008. In 2017, Eagle Mill Redevelopment, LLC purchased the site, and has since acquired several abutting and nearby properties. Eagle Mill Redevelopment plans to complete a two-phase \$70,000,000 renovation of the mill and surrounding properties comprised of historic renovation of three mill buildings and construction of three new buildings into a mixed-use complex that will include 122 affordable apartments, 6 ownership townhouse units, 10,000-square-foot restaurant/market space and 4000 square feet of commercial/office space.

**2024 Update:** There will be 131 affordable housing units and 6 market-rate condominium townhouses. Potentially, there will be approximately 10,000 square feet of retail/commercial space in Phase II. A demolition and building permit has been issued by the Town of Lee for Phase I, 56 affordable units. Demolition of the 7 abutting, vacant houses was completed on September 14, 2023. The estimated completion date for Phase I is January 2025.

**Project Title:** Greylock Mill Redevelopment

**Source:** Town of Lee

**Location:** Lee

**Project Summary:** Greylock Mill is a former paper mill that was built in the 1960s and operated by Schweitzer-Mauduit until 2008. Lee Town Development purchased the property with the intention of converting it into a cannabis cultivation and manufacturing plant.

**2024 Update:** The property was purchased by Lee Town Development in 2023 and is available for lease or sale.

**Project Title:** Greylock WORKS

**Source:** LATENT Productions

**Location:** North Adams

**Project Summary:** Greylock WORKS is the adaptive repurposing of a 240,000 square-foot former cotton-spinning mill with a synergistic mix of uses, including indoor and outdoor event spaces, farm-to-table restaurant, incubator kitchen, artisanal food production areas, co-work community, fitness center, residential lofts ( $\pm$  50), and public waterfront park. Greylock WORKS' goal remains to create complementary culture, strengthen communities, and support a circular economy through regenerative design and connection to place. The movement to safeguard healthy regional food systems is growing. Greylock WORKS' programming strives to increase access to nutrition, engage multiple generations through convivial interaction around the terroir of the region, train a hospitality workforce, and help support a philosophy that values the intellect, the arts, and the natural environment. Greylock WORKS celebrates local food as a cultural complement to the bounty of art and education that the region already enjoys.

**2024 Update:** Greylock WORKS is continuing its incremental development strategy. In response to a dire need for housing, 50 modern lofts are being constructed on the western half of the campus, the first 24 of which will be ready for occupancy by the end of 2024. Concurrently, commercial tenancies are thriving and expanding alongside maker markets, performances, and private events. An affiliated nonprofit entity called Greylock FLUME is in the planning stage of activating the 20,000 SF South Wing building into a plant-based food innovation program, celebrating food as culture while weaving together new stories of resilience via strategic collaborations with Berkshire Grown and regional farmers.



**Project Title:** Housatonic School Redevelopment

**Source:** Town of Great Barrington

**Location:** Great Barrington, Village of Housatonic

**Project Summary:** Planned redevelopment of 1909 former Housatonic Elementary School. A local committee is meeting to discuss and review proposed reuse/redevelopment scenarios. RFP with associated marketing materials was issued in early 2022. As of October 2022, two development teams are competing to redevelop the school: one team proposes housing, one team proposes a mixed-use use housing/commercial use.

**2024 Update:** The Town has designated a developer, WDM Properties, who will renovate the building in 2024 to create eight two-bedroom apartments affordable to households at not more than 100% of area median income. The historic exterior elements will be preserved. Total development cost is estimated to be approximately \$3.5 million.

**Project Title:** Monument Mills Area Reuse

**Source:** Town of Great Barrington

**Location:** Great Barrington, Village of Housatonic

**Project Summary:** Redevelopment of Monument Mills, a National Historic Register-listed mill complex, into approximately 100 mixed-income residential units, 12,000 square feet for office and retail use, a restaurant/café space, a river walk reconnecting the village to the adjacent Housatonic River, and integrated on-site parking.

**2024 Update:** No changes.

**Project Title:** Waverly Mills/Spinning Mill/5-7 Hoosac St. Redevelopment

**Source:** Adams Spinning Mill Partners, LLC

**Location:** Adams

**Project Summary:** The project involves the phased redevelopment of over 238,000 SF of vacant former mill space into approximately 160 units of affordable, workforce, and market-rate rental housing. The project involves two buildings: 5 Hoosac Street, which consists of 44,000 square feet and is planned to create 26 market rate rental units and approximately 13,000 square feet of retail space on the first floor. 7 Hoosac Street, comprising 194,000 square feet is planned to create 134 affordable and workforce apartment units and an additional 10,000 square feet of retail. There will be various unit sizes, 1-, 2- and 3-bedroom units featuring modern amenities, plus a fitness center, multi-purpose rooms, and spaces for recreational uses (i.e., arts, music, etc.).

**2024 Update:** The properties have been approved to be within an historic district for historic tax credit and preservation purposes. Part 1 application has been made and approved for 5 Hoosac. Part 2 for 5 Hoosac is underway, but tax credits have already been allocated for 5. Part 1 has been submitted and approved for 7 Hoosac. Part 2 has not yet been submitted.

**Project Title:** Western Gateway Urban Heritage State Park

**Source:** City of North Adams/North Adams Redevelopment Authority

**Location:** North Adams

**Project Summary:** Western Gateway Urban Heritage State Park (HSP) consists of 9 separate parcels and 8 structures, of which 3 are currently occupied for commercial or institutional uses. The site ownership is the City (three parcels) and the North Adams Redevelopment Authority (6 parcels). The site comprises much of the Urban Renewal Area (UR-2). The focal area is the HSP, a four-plus acre parcel listed on the National Register of Historic Places as the Freight Yard Historic District. A former rail depot, this parcel contains six buildings and a courtyard. The site was, in the early 1980s, envisioned as becoming a retail destination attracting as many as 100,000 annual visitors by leveraging its proximity to both downtown and Mt.

Greylock. Due to several factors, including limited vehicular and pedestrian access, economically obsolete building, and poor site visibility, such a vision has yet to be realized and the subsequent disinvestment in the property has resulted in moderate-to-severe structural disrepair. The city secured a \$50k “Technical Assistance Grant” from MassDevelopment in 2021 to do existing conditions and market analysis. Two basic strategies have been identified over the years, one being the outright sale or a long-term lease. A venture for this in 2014 proved fruitless. The more encouraging route, a “building-by-building” approach, is to recruit new tenants for substantial private investment into each building in return for attractive terms. Another tenant has had preliminary discussions on the refurbishment of Building 3, as well as the incorporation of its two adjoining buildings.

**2024 Update:** The City of North Adams is actively seeking grant funding through the Commonwealth’s Community One Stop Portal for roof replacement on Building 4, which houses a rail museum operated by DCR as well as a commercial tenant. Additionally, the city is seeking to work with BRPC’s Brownfields Program on a hazardous building materials assessment project.

**Project Title:** William Stanley Business Park, Site 9 Redevelopment

**Source:** Pittsfield Economic Development Authority (PEDA)

**Location:** Pittsfield

**Project Summary:** The William Stanley Business Park, located less than a half-mile from downtown in the heart of the Morningside neighborhood, consists of approximately 52 acres, formerly the core of General Electric’s industrial facilities in the city. Three parcels are developed and occupied, seven site remain available for new business and industry. Site 9 is the largest and most prominent section of the park. This 6.5-acre parcel has remained undeveloped for over 20 years due to its deplorable condition.

**2024 Update:** The Pittsfield Economic Development Authority raised over \$10 million in grants from various sources for the Redevelopment of Site 9. The project began in January 2024 and includes the cracking and crushing of the concrete foundations and pavements, the addition of 100,000+ cubic yards of clean fill, utility corridors, roadways, and greenspace within the parcel. The project is expected to be completed by the end of the year.

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## Workforce & Industry Support

**Project Title:** Berkshire Black Enrichment Center (formerly Berkshire Black Business and Entrepreneur Center)

**Source:** Berkshire Black Economic Council

**Location:** Pittsfield

**Project Summary:** The Berkshire Black Economic Council (BBEC) plans to create a collaborative workspace for underserved Black-owned small businesses and entrepreneurs in Berkshire County. BBEC will conduct scoping sessions, complete a market study, create a high-level business model, and assess potential site locations and building requirements. BBEC’s design will integrate best practices for meeting the needs of Black-owned businesses, the vast majority of which are sole practitioners or microbusinesses. BBEC is currently evaluating two potential locations in Pittsfield. The Berkshire Black Enrichment Center will serve several functions:

- 1) A gathering space for the Black community to be exposed to new ideas and innovations through creative presentations, and, when appropriate, performances,
- 2) A functional space where the Black business community to share and gain knowledge and skills,
- 3) A meeting space where established businesses and community leaders can provide aspiring and new small business owners and entrepreneurs with guidance and inspiration,



4) A creative space that provides the tools, equipment, and supplies necessary to practice and perfect goods and services to optimize business success,

5) A resource for the broader community on cultural competence and competitiveness through collaboration.

**2024 Update:** As of April, BBEC reports a timeline of 6-8 months for schematic design.

**Project Title:** Berkshire Blueprint 2.0 Implementation

**Source:** 1Berkshire

**Location:** County-wide

**Project Summary:** The Berkshire Blueprint 2.0 is the product of nearly five years of intensive research, interviews, and planning. This work, coordinated by 1Berkshire, aims to maintain an evolving but structured strategic imperative with the goal of sustained economic development across the region. Launched in February 2019, the Berkshire Blueprint 2.0 utilizes a cluster-based model to address the needs, and help to track and benchmark work, in six central industrial clusters. These clusters, each facilitated by a partner Hub, include Advanced Manufacturing, Engineering and Technology, Creative Economy, Food and Agriculture, Healthcare and Wellness, Hospitality and Tourism, and Outdoor Recreation. Along with a set of cross-cutting themes that impact everyone across the region, the Berkshire Blueprint 2.0 Advisory Committee, Cluster Hub leadership, and the team at 1Berkshire continue to provide resources, implementation support, and benchmarking to activate the goals and objectives of the Blueprint over time, while continuing to update the document through addenda that maintains contemporary importance and impact. This implementation model will allow for additional clusters, refreshed cross-cutting themes, and an agile approach to provide sustained and high-impact economic development for Berkshire County.

**2024 Update:** No changes.

**Project Title:** Berkshire Compact for Education and Berkshire County STEM Pipeline

**Source:** Massachusetts College of Liberal Arts (MCLA)

**Location:** County-wide

**Project Summary:** This initiative works to improve access to post-secondary education and raise the aspirations of all Berkshire County residents to pursue 16 or more years of education and/or training in a technical field and strives to build connections between the needs of the workplace and the local education system by providing students with knowledge of college and career readiness. The Berkshire Blueprint 2.0 is now used as the framework for the program's design. In the past year the Berkshire Compact for Education partnered with MassHire-Berkshire as well as the Berkshire STEM Network to collaborate on two major projects for the region's students. The third week in October was STEM Week. Utilizing Pittsfield Community Television's resources, a series of twenty-five programs were streamed and also placed on-demand, which captured several topics regarding STEM (Science, Technology, Engineering, and Math) subjects in the county. Topics included Berkshire Innovation Center, Boyd Technologies, Berkshire Sterile Manufacturing, education lectures on the topics of physics and environmental science, as well as career opportunities with the Sciences. Lessons in agriculture and chemistry were also included. In April, the partners hosted a STEM Café at Berkshire Community College as well as an informational program with General Dynamics at MCLA. The High School/College Dual Enrollment program continues to provide access for students from the county's high schools as well as an Early College program which will be built into the Drury High School curriculum.

**2024 Update:** No changes.

**Project Title:** Berkshire Innovation Center 2.0

**Source:** Berkshire Innovation Center

**Location:** County-wide

**Project Summary:** The Berkshire Innovation Center, Inc. (BIC) is in the process of planning and securing funding for BIC 2.0. BIC 2.0 will advance BIC's reach and impact by expanding the HQ in Pittsfield and extending its presence in northern and southern Berkshire County. This is an opportunity to further promote entrepreneurship and economic equality for young people throughout the Berkshires, and truly make the Berkshires a premiere rural innovation hub. Expansion at HQ in Pittsfield would include a flex space that would complement our existing facility and allow the Berkshires to host large-scale business and technology conferences and events. The new building, which will also feature private office space for growing companies in the region, will complement the current Innovation Center in form and function and together the two buildings will be the foundation for a true campus for technology in the heart of the Berkshires.

BIC's expansion into Southern Berkshire County could feature a full renovation of the historic Housatonic Village School, which will fuel the economic revitalization of downtown Housatonic. The 22,000 SF project will feature a digital design studio, cyber-cafe, AR/VR sim lab, and co-working space, and embrace the community of audio engineers and special effects technicians. It will be a hub for coding and gaming competitions and hackathons. It will be rebuilt as a living laboratory and learning space for green building technologies. Students and organizations connected to BIC South will have access to the equipment at the BIC and will be funneled into county-wide educational and workforce development programming. BIC's expansion into Northern Berkshire County will serve as the launch pad for the BIC's Learning Institute. It will be a collaborative partnership with Mass MoCA, along with local and regional educational partners, that will not only give the BIC a physical presence to better reach and serve students and organizations in Northern Berkshire County but will create new learning experiences at the intersection of creativity and innovation.

**2024 Update:** As a central hub for advanced manufacturers and other technology-focused businesses in our region, The BIC has helped industry partners adopt new technologies, access capital, and drive our economy. Last year, in partnership with MassTech and MIT, the BIC launched a robust new Manufacturing Academy to advance the growth and impact of both our business and academic members. In fulfilling our non-profit mission, and cognizant that our region's economic prosperity depends on the talent we develop, the BIC has built innovative programs for students from around the County. The BIC's growth has generated a tremendous amount of excitement, but it also challenges the limits of its current building. Many times, spaces are occupied, reserved, too far away, or limited in ways that preclude the BIC from reaching as many diverse students and young professionals as it could. Thus, to provide access to partners, students, and professionals throughout the Berkshires, the BIC is both seeking to expand its HQ in Pittsfield and extend its presence across the county with smaller nodes in Great Barrington and North Adams.

The BIC has taken important steps toward this vision in the last 12 months. With support from Mass Development, a planning study regarding the proposed expansion of the BIC is near completion. Separately, but relatedly, and also with the support of Mass Development, the BIC is partnering with the City of Pittsfield on a planning study to consider creating a formal "Innovation District" on the 52-acre William Stanley Business Park, within which the BIC is located. Finally, in October 2023, the BIC opened its North Adams node, a 2,500 SF "experience center" in a premiere location in the middle of the campus of the Massachusetts Museum of Contemporary Art (MASS MoCA).

**Project Title:** Berkshire Skills Cabinet and Berkshire Workforce Blueprint

**Source:** MassHire Berkshire Workforce Board

**Location:** County-wide

**Project Summary:** The Berkshire Skills Cabinet (established in 2016) is a partnership of education, economic, and workforce agencies that set regional workforce priorities as part of a statewide network.

1. Pipeline development working with K-12 systems (3,500 youth annually),

2. Recruitment efforts working with MassHire Berkshire Career Center (2,500 residents, 75 youth, and 500 employers annually),
3. Training initiatives working un/underemployed residents (goal of 100 annually) AND working with employers for incumbent worker training & on-the-job training efforts (goal of 25 annually),
4. Retention efforts working with 50-75 HR and business leaders to assist with their workforce needs.

The Berkshire Workforce Blueprint is a regional strategic plan based on intensive research, planning, and data gathering, and compiled by partners in workforce, education, and economic development. Originally established in 2018 with annual updates (including a response to the economic recovery and resiliency of the pandemic), the plan established priority industry sectors and occupations that help to guide resources that come into the region for maximum effectiveness.

**2024 Update:** No changes.

**Project Title:** BFMC+

**Source:** Berkshire Film and Media Collaborative

**Location:** Lenox

**Project Summary:** BFMC+ (previously referred to as Kemble Street Studios) is a creative film and media education center, to be housed inside a state-of-the-art production facility located in the Elayne Bernstein Theater Building on the campus of Shakespeare & Company in Lenox, with additional facilities at another educational organization. A project of the Berkshire Film and Media Collaborative, BFMC+ is a mixed studio and classroom environment dedicated to education in the art and craft of filmmaking and responsible media messaging, establishing the Berkshires as an international destination for media thought leadership and production, while also being accessible to everyone living in the region. BFMC envisions an inclusive environment where a diversity of viewpoints is essential, and will support this in hiring, recruitment, partnerships, scholarship programs and proactive engagement with diverse communities locally and nationally.

**2024 Update:** Engineering studies and a first round of architectural renderings were completed by Clark+Green and Bek. Berkshire Film and Media Collaborative has signed an MOU with Shakespeare & Co. placing a hold on a portion of the facility while BFMC performs due diligence. A proposed long-term lease is under consideration. As of January, \$340,000 of \$450,000 needed for Phase 2 has been raised (hiring architectural firm, engineering studies, legal expenses, and fees to host site).

**Project Title:** Connecting Activities

**Source:** MassHire Berkshire Workforce Board

**Location:** County-wide

**Project Summary:** Operated by the MassHire Berkshire Workforce Board, Connecting Activities, a statewide initiative funded through the Department of Elementary & Secondary Education, provides career readiness programming for all students in grades K-12. All of the region's eleven public school districts are partnered with the Berkshire Workforce Board in sustaining and expanding upon their career readiness systems to ensure every student graduates with a solid post-secondary and career plan. Connecting Activities places students in an array of career awareness, exploration, and immersion programs and activities to develop essential workforce skills and facilitate career and post-secondary education readiness. The program annually connects around 400 - 450 high school students with internships and structured work experiences, 2,500 students with career awareness and exploration activities, and 50+ educators with teacher externships and career-readiness oriented professional development opportunities. Approximately 45% of student interns are employer-paid, contributing to regional income and pipeline development. All students in paid and unpaid internships and structured work experiences receive credit toward graduation and their workplace skill development is tracked using the Massachusetts Work-Based-Learning Plan.

**2024 Update:** Project Summary updated with recent numbers and program description.

**Project Title:** CDCSB Small Business Assistance Program

**Source:** Community Development Corporation of South Berkshire

**Location:** Southern Berkshire County

**Project Summary:** The Small Business Technical Assistance (SBTA) program, offered at no cost to participants, enables the CDCSB to assist area businesses at various stages of development, from prestart-up to existing businesses planning for growth and scaling. The primary program goal is to equip active owners with foundational business operations knowledge, as well as practical guidance on business development issues, tasks, and initiatives that allow them to launch, pivot, or expand their businesses. The primary outcome is business growth and the creation of jobs. The services that the SBTA provides are not meant to substitute the work of staff or to replace an existing role in the clients' organizations—we want to help participants develop their own "toolbox" of best practices that serve as a foundation for their business goals.

**2024 Update:** The SBTA program is thriving with a robust number of clients and consultants working within the program. The program has been expanded to provide workshop/seminar-style training in addition to one-on-one, individualized consulting.

**Project Title:** Digital and Tech Enabled Economy

**Source:** 1Berkshire

**Location:** County-wide

**Project Summary:** Through the work of the Tech Impact Collaborative, and in alignment with the Berkshire Blueprint 2.0, we will grow an inclusive, dynamic, digital and tech enabled innovation hub in the Berkshires. This hub work will tackle the project in multiple ways, including facilitating supports for entrepreneurs and innovators in tech enabled industries, improving resources for remote workers living in the Berkshires, bolstering programmatic components that help up-skill and re-skill individuals or tech enabled jobs, and working to improve equitable access to high-speed internet to the home across the region. Through these components, the Berkshires will see improved assets that help support the next generation of industry and innovation, as well as help to recruit and retain a critical and trained workforce in the region.

**2024 Update:** No changes.

# Appendix E

## 2024 CEDS Committee and BRPC Rosters

The 2024 Berkshire County CEDS Performance Progress Report was developed in consultation with members of the CEDS Committee. The Committee roster is shown below, along with brief bios indicating the members' areas of expertise and their representation roles on the committee. Following that is a listing of our communities' delegates and alternates who serve on the Berkshire Regional Planning Commission.

**Table 6. Comprehensive Economic Development Strategy Committee**

Contact Information	Description
<p><b>George Ambriz</b>  <i>Berkshire Community College/Public</i>                      1350 West Street                      Pittsfield, MA 01201</p>	<p>Mr. Ambriz serves as the Director of Academic and Career Advising at Berkshire Community College, contributing to the committee both as a representative of higher education and workforce development.</p>
<p><b>Roger Bolton</b>  <i>Berkshire Regional Planning Commission</i>                      1 Fenn Street, Suite 201                      Pittsfield, MA 01201</p>	<p>Mr. Bolton is a retired professor of Economics at Williams College; he serves on the CEDS Committee and the BRPC Environmental Review Committee and has a special interest in regional economics.</p>
<p><b>Linda Clairmont</b>  <i>Berkshire Community College</i>                      1350 West Street                      Pittsfield, MA 01201</p>	<p>Ms. Clairmont has joined BCC as Executive Director of Workforce Development and Community Education and formerly served as the Mayor of Pittsfield.</p>
<p><b>Michael Coakley</b>  <i>City of Pittsfield</i>                      City Hall - 70 Allen Street                      Pittsfield MA 01201</p>	<p>Mr. Coakley serves as the Business Development Director for the City of Pittsfield and is a liaison to the Western Mass Economic Development Partners.</p>
<p><b>A.J. Enchill</b>  <i>Berkshire Black Economic Council</i>                      33 Dunham Mall, Suite 101                      Pittsfield, MA 01201</p>	<p>Mr. Enchill is the President &amp; Executive Director of the Berkshire Black Economic Council.</p>
<p><b>Malcolm Fick</b>  <i>Chair, BRPC</i>                      1 Fenn St., Suite 201                      Pittsfield, MA 01201</p>	<p>Mr. Fick serves as the Chair of the Berkshire Regional Planning Commission and President of the board of Berkshires Tomorrow, Inc. He is Chair of the Great Barrington Historical Commission.</p>
<p><b>Keith Girouard</b>  <i>MA Small Business Development Center                      - Berkshire Regional Office</i>                      33 Dunham Mall, Suite 103                      Pittsfield MA 01201</p>	<p>Mr. Girouard is the Regional Director with the Berkshire Regional Office of the MA Small Business Development Center. He is the private sector representative for small business assistance.</p>

<p><b>Kyle Hanlon</b>  <i>Plimpton &amp; Hills Corporation</i>                  28 Yorkshire Avenue                  Pittsfield, MA 01201</p>	<p>Mr. Hanlon is the Chair of the Berkshire CEDS Committee and sits on the Executive Committee of the Berkshire Regional Planning Commission.</p>
<p><b>Lesley Herzberg</b>  <i>Berkshire Historical Society</i>                  780 Holmes Road                  Pittsfield, MA 01201</p>	<p>Ms. Herzberg is the Executive Director of Berkshire Historical Society at Arrowhead, representing the non-profit cultural sector on the CEDS committee.</p>
<p><b>Benjamin Lamb</b>  <i>1Berkshire</i>                  66 Allen Street                  Pittsfield, MA 01201</p>	<p>Mr. Lamb is the Director of Economic Development at 1Berkshire, the Region’s state-designated Regional Economic Development Organization (REDO) and Regional Tourism Council.</p>
<p><b>Bryana Malloy</b>  <i>MassHire Berkshire Workforce Board</i>                  75 South Church St., Suite 355                  Pittsfield, MA 01201</p>	<p>Ms. Malloy serves as the manager of Industry Relations at the MassHire Berkshire Workforce Board.</p>
<p><b>Thomas Matuszko</b>  <i>Berkshire Regional Planning Commission</i>                  1 Fenn Street, Suite 201                  Pittsfield, MA 01201</p>	<p>Mr. Matuszko serves as the Executive Director of Berkshire Regional Planning Commission.</p>
<p><b>Laurie Mick</b>  <i>City of Pittsfield</i>                  City Hall - 70 Allen Street                  Pittsfield MA 01201</p>	<p>Ms. Mick serves on the CEDS Committee as the representative from the Pittsfield Economic Revitalization Corporation (PERC).</p>
<p><b>Michael Nuvallie</b>  <i>City of North Adams</i>                  City Hall - 10 Main Street                  North Adams MA 01247</p>	<p>Mr. Nuvallie is the Community Development Director for the City of North Adams and serves on the Berkshire Brownfields Committee. He is the Public Official representing Northern Berkshire County.</p>
<p><b>Ian Rasch</b>  <i>Alander Construction</i>                  40 Railroad Street                  Great Barrington, MA, 01230</p>	<p>Mr. Rasch is one of the principals with Alander Construction and has more than 17 years of experience in real estate development and construction management. He is the private sector representative for this industry.</p>
<p><b>Christopher Rembold</b>  <i>Town of Great Barrington</i>                  Town Hall - 334 Main Street                  Great Barrington MA 01201</p>	<p>Mr. Rembold is the Assistant Town Manager/Director of Planning &amp; Community Development in Great Barrington and is the Public Official representing Southern Berkshire County. He is Vice-Chair of the CEDS Committee.</p>

<p><b>Shannon Smith</b>  <i>Berkshire Agricultural Ventures</i>                  321 Main Street, Suite 202                  Great Barrington, MA 01230</p>	<p>Ms. Smith is the Director of Lending &amp; Finance for Berkshire Agricultural Ventures, supporting special projects and overseeing finance and compliance.</p>
<p><b>Ben Sosne</b>  <i>Berkshire Innovation Center</i>                  Pittsfield, MA 01201</p>	<p>Mr. Sosne is the Executive Director of the Berkshire Innovation Center, recognized as a Priority Project in the 2017-2022 Berkshire CEDS.</p>
<p><b>Alternate Members</b></p>	
<p><b>Jayne Bellora</b>  <i>MA Small Business Development Center</i>                  - Berkshire Regional Office                  33 Dunham Mall, Suite 103                  Pittsfield MA 01201</p>	<p>Ms. Bellora serves as the Client Services Coordinator and Business Advisor for the Berkshire Regional Office of MSBDC.</p>
<p><b>Heather Boulger</b>  <i>MassHire Berkshire Workforce Board</i>                  75 South Church St., Suite 355                  Pittsfield, MA 01201</p>	<p>Ms. Boulger is the Executive Director of the MassHire Berkshire Workforce Board and serves as the Workforce Development Board representative on the CEDS Committee.</p>
<p><b>Rebecca Busansky</b>  <i>Berkshire Agricultural Ventures</i>                  321 Main Street, Suite 202                  Great Barrington, MA 01230</p>	<p>Ms. Busansky serves as the Executive Director of Berkshire Agricultural Ventures (BAV).</p>
<p><b>Justine Dodds</b>  <i>City of Pittsfield</i>                  City Hall - 70 Allen Street                  Pittsfield MA 01201</p>	<p>Ms. Dodds is the Director of Community Development for the City of Pittsfield. She also serves as Alternate to the Berkshire Regional Planning Commission from Pittsfield.</p>
<p><b>Maureen McLaughlin</b>  <i>Berkshire Community College</i>                  1350 West Street                  Pittsfield, MA 01201</p>	<p>Ms. McLaughlin serves as the Director of Strategic Initiatives at Berkshire Community College.</p>
<p><b>Kevin Pink</b>  <i>1Berkshire</i>                  66 Allen Street                  Pittsfield, MA 01201</p>	<p>Mr. Pink is the Deputy Director of Economic Development at 1Berkshire, the Region's state-designated Regional Economic Development Organization (REDO) and Regional Tourism Council.</p>
<p><b>Teeashia Scott</b>  <i>Berkshire Black Economic Council</i>                  33 Dunham Mall, Suite 101                  Pittsfield, MA 01201</p>	<p>Ms. Scott is the Executive Assistant at the Berkshire Black Economic Council.</p>



**Berkshire Regional Planning Commission Partnering Communities:**

Adams, Alford, Becket, Cheshire, Clarksburg, Dalton, Egremont, Florida, Great Barrington, Hancock, Hinsdale, Lanesborough, Lee, Lenox, Monterey, Mount Washington, North Adams, New Ashford, New Marlborough, Otis, Peru, Pittsfield, Richmond, Sandisfield, Savoy, Sheffield, Stockbridge, Tyringham, Washington, West Stockbridge, Williamstown, and Windsor.

**Table 7. FY2024 Berkshire Regional Planning Commission Delegates and Alternates**

Community	Name	Representing
Adams	Michelle Picard, Delegate	Planning Board (PO)
	John Duval, Alternate	Select Board (PO)
Alford	Alex Glover, Delegate	Planning Board (PO)
	Shirley Mueller, Alternate	
Becket	Robert Ronzio, Delegate	Planning Board (PO)
	Diana Mott, Alternate	
Cheshire	Peter Traub, Delegate	Planning Board (PO)
	Aaron Singer, Alternate	
Clarksburg	<i>vacant</i> , Delegate	Planning Board (PO)
	<i>vacant</i> , Alternate	
Dalton	Caleb Darby, Delegate	Planning Board (PO)
	Dan Esko, Alternate	
Egremont	Mary McGurn, Delegate	Planning Board (PO)
	Stephen Lyle, Alternate	
Florida	Cynthia Bosley, Delegate	Planning Board (PO)
	Joan Lewis, Alternate	
Great Barrington	Pedro Pachano, Delegate	Planning Board (PO)
	Malcolm Fick, Alternate	Planning Board (PO)



Hancock	Christie Derby, Delegate	Planning Board (PO)
	<i>vacant</i> , Alternate	
Hinsdale	Keith Harrison, Delegate	Planning Board (PO)
	Richard Roussin, Alternate	
Lanesborough	Leanne Yinger, Delegate	Planning Board (PO)
	<i>vacant</i> , Alternate	
Lee	Buck Donovan, Delegate	Planning Board (PO)
	<i>vacant</i> , Alternate	
Lenox	Pam Kueber, Delegate	Planning Board (PO)
	<i>vacant</i> , Alternate	
Monterey	Laura Mensi, Delegate	Planning Board (PO)
	<i>vacant</i> , Alternate	
Mount Washington	Keith Torrico, Delegate	Planning Board, (PO)
	<i>vacant</i> , Alternate	
New Ashford	Mark Phelps, Delegate	Planning Board, Select Board (PO)
	Kevin Flicker, Alternate	
New Marlborough	Jonathan James, Delegate	Planning Board (PO)
	Robert Hartt, Alternate	
North Adams	Kyle Hanlon, Delegate	Planning Board, Redev. Auth. (PO)
North Adams	Lisa Hall Blackmer, Alternate	City Council (PO)
Otis	Mark Anthony, Delegate	Planning Board (PO)
	<i>vacant</i> , Alternate	
Peru	Samuel Haupt, Delegate	Planning Board, MPO Alt. (PO)
	<i>vacant</i> , Alternate	

Pittsfield	Sheila Irvin, Delegate	Community Development Board (PO)
	Justine Dodds, Alternate	
Richmond	Pete Lopez, Delegate	Planning Board (PO)
	<i>vacant</i> , Alternate	
Sandisfield	Barbara Cormier, Delegate	Planning Board (PO)
	Lisa Leavenworth, Alternate	
Savoy	Sarah Satterthwaite, Delegate	Planning Board (PO)
	Bill Drosehn, Alternate	
Sheffield	Sari Hoy, Delegate	Planning Board (PO)
	Rene Wood, Alternate	
Stockbridge	Nancy Socha, Delegate	Planning Board (PO)
	Christine Rasmussen, Alt.	
Tyringham	Amanda Hamilton, Delegate	Planning Board (PO)
	<i>vacant</i> , Alternate	
Washington	Don Gagnon, Delegate	Planning Board (PO)
	Peter Matson, Alternate	
West Stockbridge	<i>vacant</i> , Delegate	Planning Board (PO)
	<i>vacant</i> , Alternate	
Williamstown	Cory Campbell, Delegate	Planning Board (PO)
	Roger Bolton, Alternate	
Windsor	Doug McNally, Delegate	Planning Board (PO)
	Chris Cozzaglio, Alternate	Select Board (SB)