

2025 CEDS Performance Report

Berkshire County CEDS 2023-2027

Submitted to the U.S. Economic Development Administration on June 30, 2025



BRPC

Berkshire Regional Planning Commission

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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: 2025

Reporting Period End Date: June 30, 2025

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Five-year CEDS Time Period: 2023-2027

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Berkshire 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 2025 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 2025 Annual Report was endorsed by the Berkshire CEDS Committee on May 7, 2025, and by the Berkshire Regional Planning Commission on May 15, 2025.

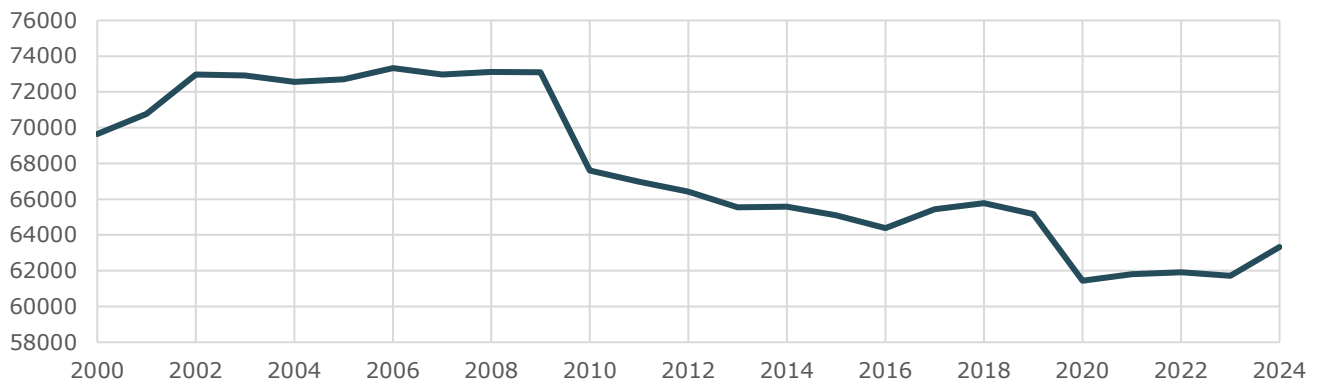
Section 1: Regional CEDS Updates

Economic Conditions

Labor Force

Between 2023 and 2024, the Berkshire County labor force increased by 1,599 workers (2.6%) from 61,722 to 63,321 workers. The labor force remained 6,102 (9.2%) below the 2000 level of 69,423 workers and 10,037 (14.7%) below the recent peak level of 73,358 workers in 2007. See Figure 1.

Figure 1. Berkshire County Labor Force, 2000 - 2023

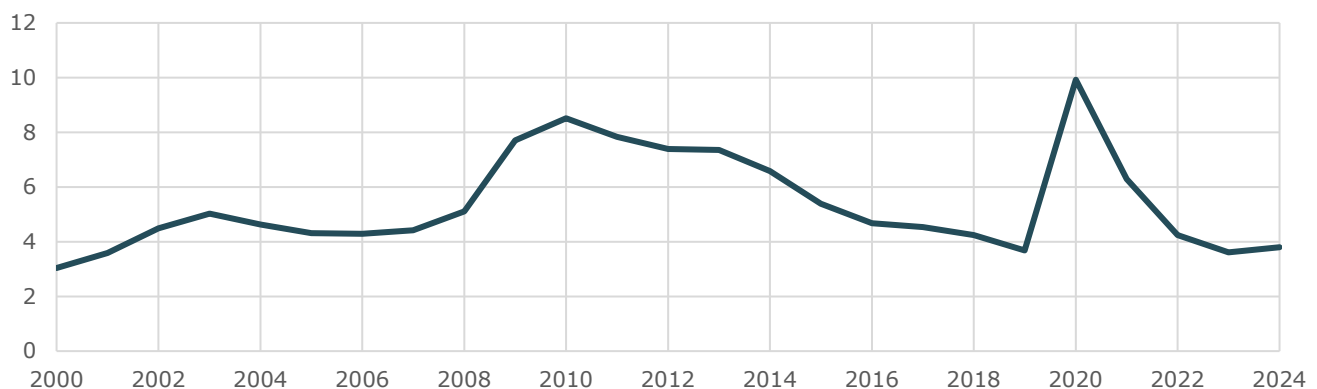


Source(s): MA Dept. of Economic Research, Labor Force and Unemployment Data.

Unemployment

Between 2023 and 2024 the Berkshire County 12-month average unemployment rate increased slightly from 3.6% to 3.8%. This remained among the lowest unemployment rates the region has recorded this century, with only 2000 and 2023 having lower 12-month average unemployment rates. See Figure 2.

Figure 2. Berkshire County Unemployment Rate, 2000 - 2023

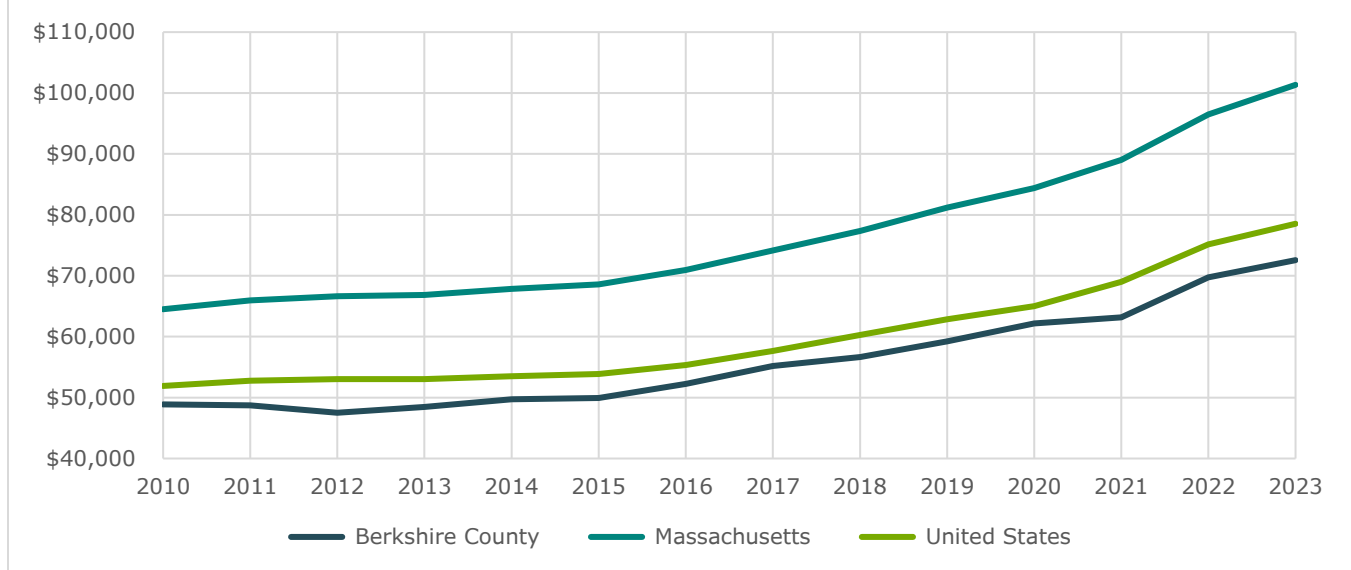


Source(s): MA Dept. of Economic Research, Labor Force and Unemployment Data.

Median Household Income

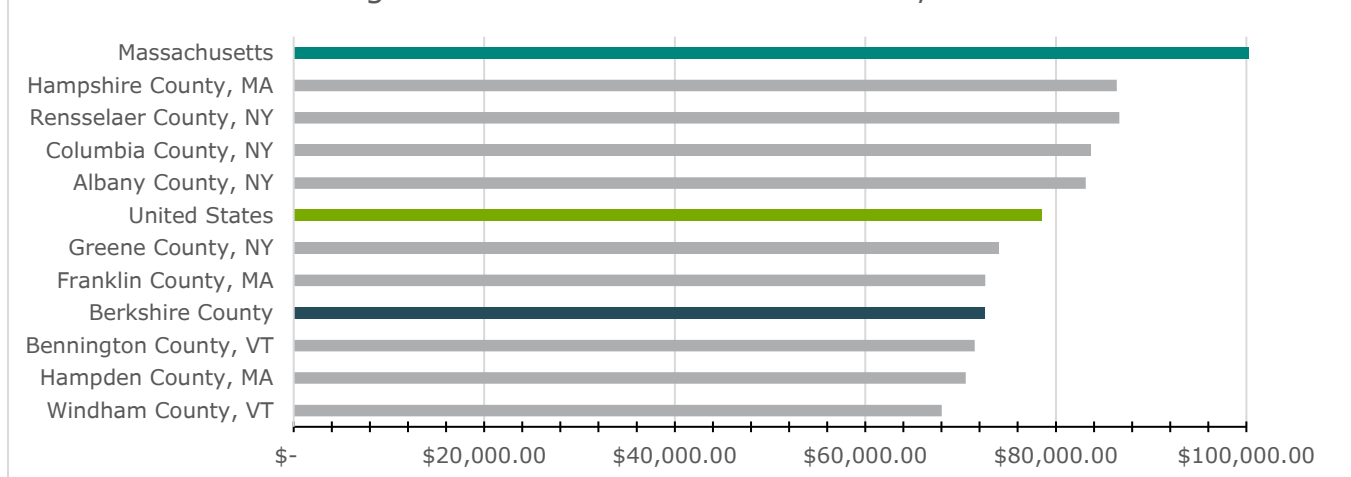
Based on the most recent available data, Berkshire County's median household income is \$72,565. This is an increase from \$69,744 in 2022, a rise of \$2,821 or 4.0%. However, the county still trails behind the national median income of \$78,538 and Massachusetts' median income of \$101,341, both of which grew at higher rates of 4.5% and 5.0%, respectively. See Figure 3.

Figure 3. Median Household Income, 2010 - 2023



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 continue to have median household incomes lower than Berkshire County. See Figure 4.

Figure 4. Median Household Income, 2023



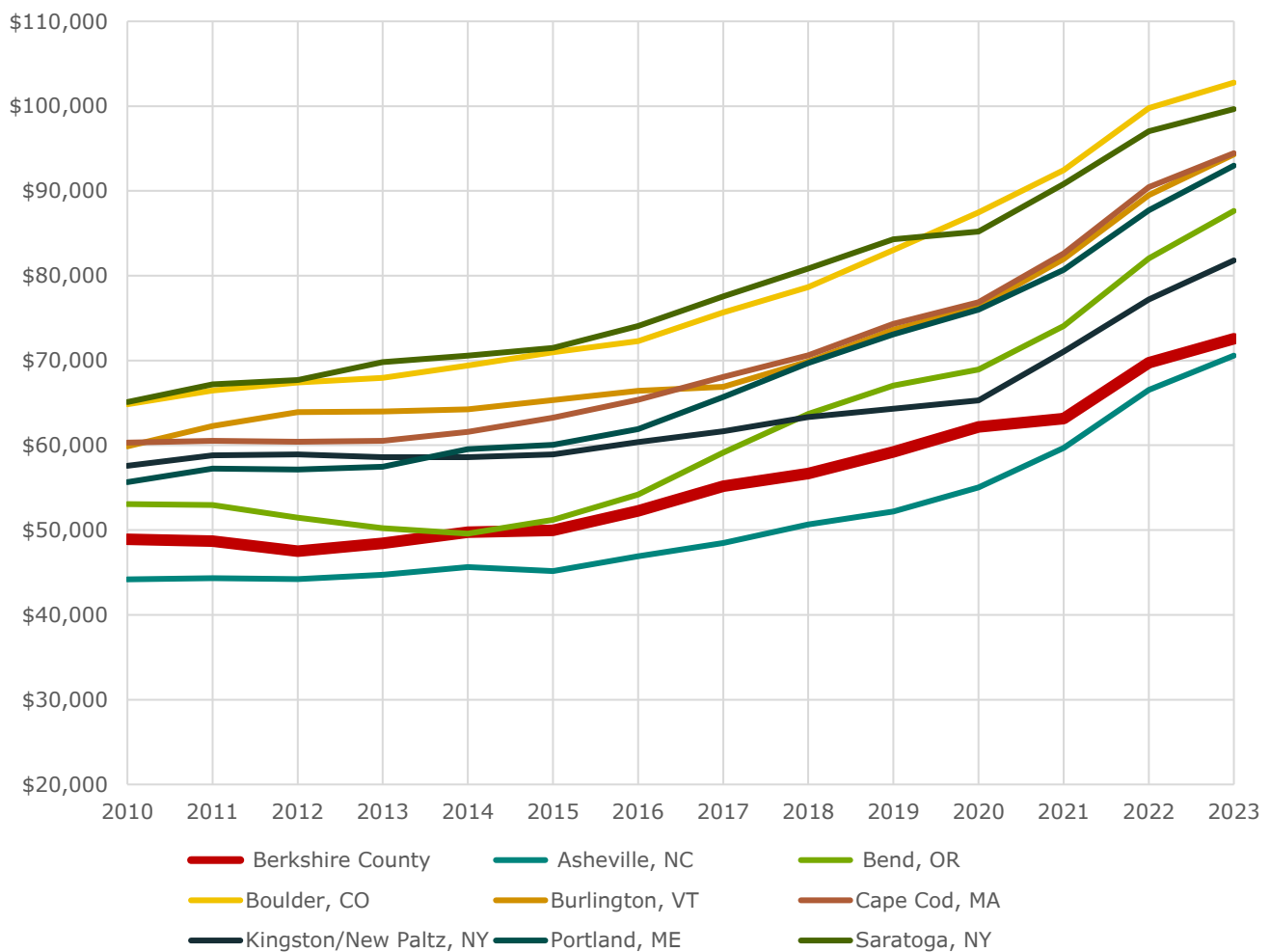
Median Household Income Data Source: U.S. Census Bureau, U.S. Department of Commerce. "Median Household Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars) by Tenure." *American Community Survey, ACS 5-Year Estimates Detailed Tables Table B25119, 2023*, <https://data.census.gov/table/ACSDT5Y2023.B25119?q=b25119>. Accessed on December 26, 2024.



Berkshire Regional Planning Commission's Berkshire Benchmarks identified eight comparable regions in 2023. These include counties of similar size, population density, and economic makeup to ours, with a significant focus on outdoor recreation and arts & culture as both tourism and quality of life factors. The regions currently being compared include Asheville (Buncombe County, NC), Bend (Deschutes County, OR), Boulder (Boulder County, CO), Burlington (Chittenden County, VT), Cape Cod (Barnstable County, MA), Kingston/New Paltz (Ulster County, NY), Portland (Cumberland County, ME), and Saratoga (Saratoga County, NY).

Among these regions, Berkshire County stands out for having one of the lowest median household incomes **and** growth rates. Other comparable counties with similar or smaller growth rates have significantly higher incomes, while those with similar incomes have experienced more substantial growth.

Figure 5. MHI vs. Comparable Regions, 2010 - 2023

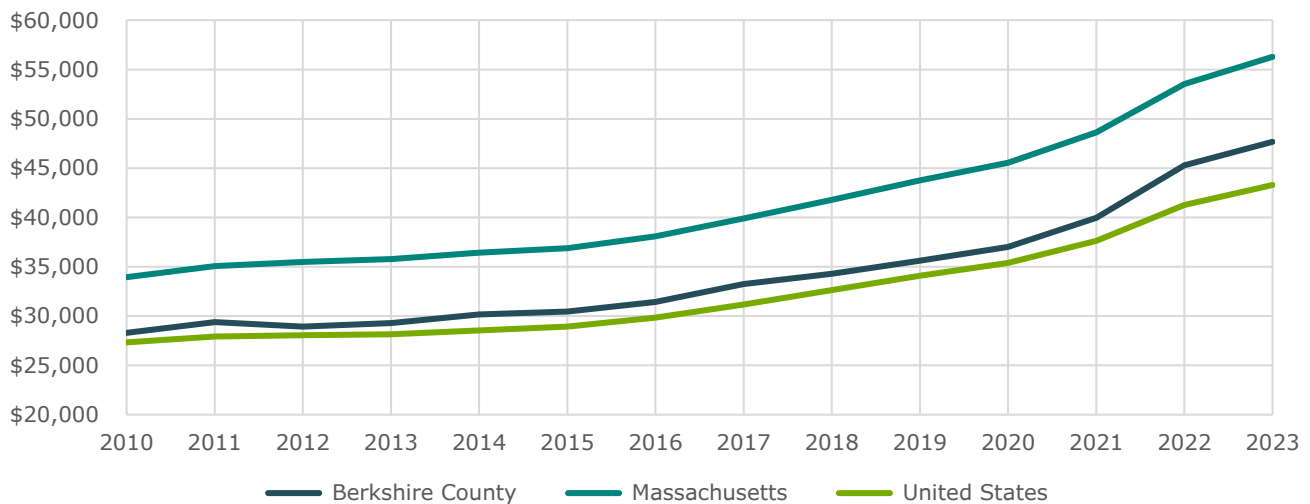


Source: U.S. Census Bureau, U.S. Department of Commerce. "Median Household Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars) by Tenure." *American Community Survey, ACS 5-Year Estimates Detailed Tables Table B25119, 2023*, <https://data.census.gov/table/ACS5Y2023.B25119?q=b25119>. Accessed on May 1, 2025.

Per Capita Income

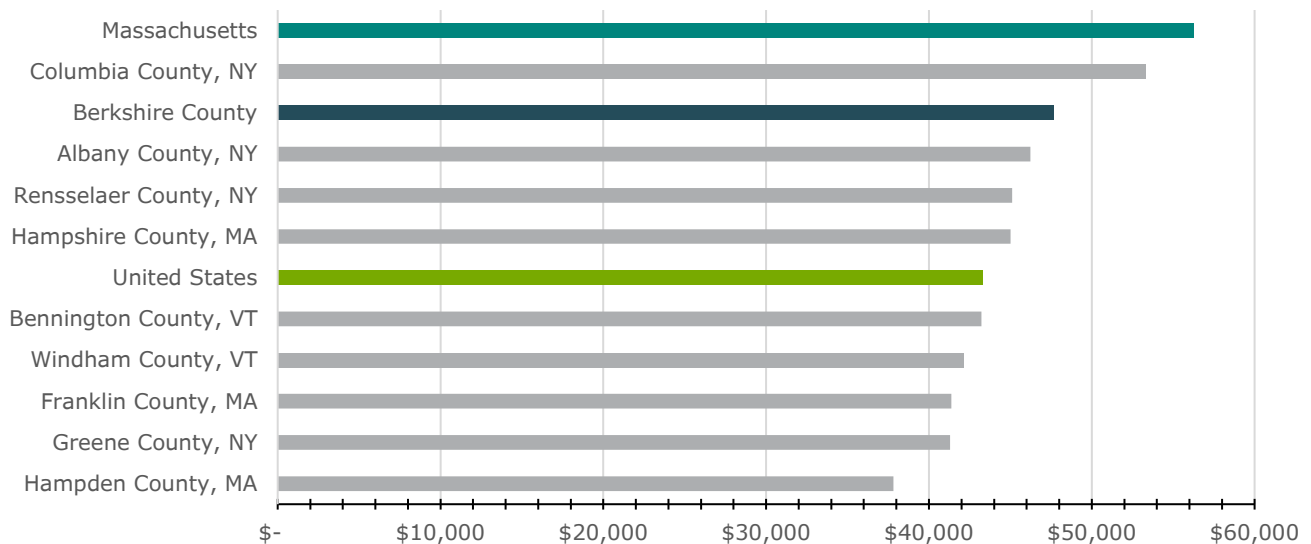
The 2023 per capita income for Berkshire County was \$47,668. This was lower than the Massachusetts per capita income of \$56,284 but higher than the United States per capita income of \$43,289. See *Figure 5*.

Figure 5. Per Capita Income, 2010 - 2023



Among neighboring counties, Berkshire County again had the second-highest per capita income, with only Columbia County recording a higher 2023 value. See *Figure 6*.

Figure 6. Per Capita Income, 2023



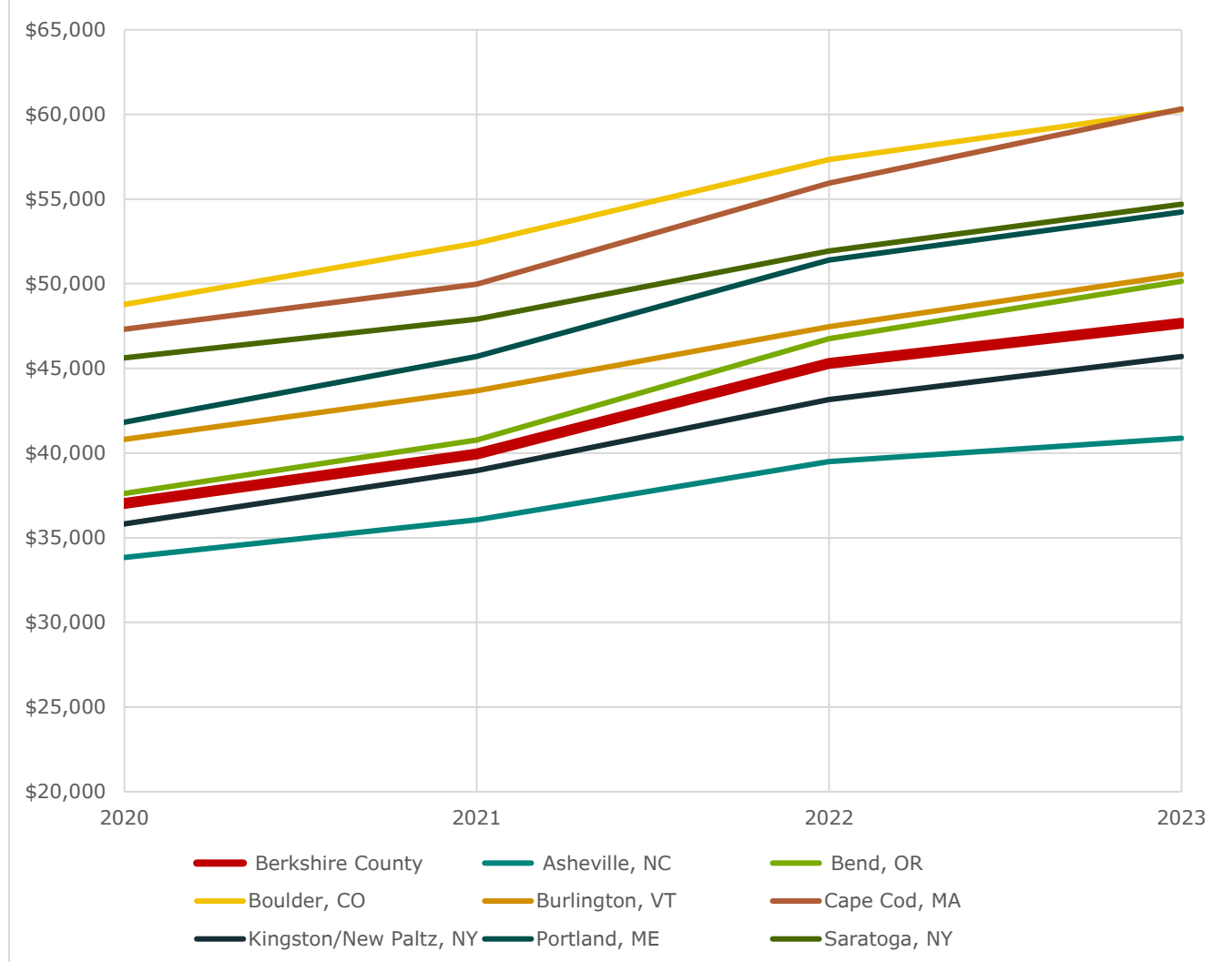
Per Capita Income Data Source: U.S. Census Bureau, U.S. Department of Commerce. "Per Capita Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)." *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B19301, 2023*, <https://data.census.gov/table/ACSDT5Y2023.B19301>. Accessed on December 26, 2024.



The Per Capita Income for Berkshire County in 2023, based on 2019-2023 US Census American Community Survey data, is \$47,668. This has increased by \$2,368 since 2022, a 5.2% increase. The income is above the US Per Capita Income of \$35,384 (4.9% growth) but below the Massachusetts income of \$56,284 (5.2% growth).

Compared to the comparable counties selected for Berkshire Benchmarks in 2023 (see list on page 7), Berkshire County is one of the lowest (two counties have lower incomes), and two counties have lower growth rates (one county has a lower income and lower growth).

Figure 5. PCI vs. Comparable Regions, 2020 - 2023



Source: U.S. Census Bureau, U.S. Department of Commerce. "Per Capita Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)." *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B19301, 2023*, <https://data.census.gov/table/ACSDT5Y2023.B19301>. Accessed on December 26, 2024.

Average Annual Pay by Industry Sector

In 2023, the top-paid sectors were Utilities, Information, Finance and Insurance, and Professional and Technical Services. Annual pay in the Information* sector has increased dramatically (from \$91,520 in 2022), at a slightly faster pace than in Massachusetts. The lowest-paid sectors were Accommodation and Food Services, Arts, Entertainment, Recreation, and Retail Trade. See *Table 1*.

Table 1. Average Annual Pay by Sector, Berkshire County, MA, & US, 2023

NAICS	Sector	Berkshire County	Massachusetts	United States
11	Agriculture, Forestry, Fishing, and Hunting	\$45,398	\$60,886	\$45,424
21	Mining, Quarrying, Oil and Gas Extraction	\$81,979	\$84,942	\$123,428
22	Utilities	\$118,711	\$144,852	\$128,473
23	Construction	\$69,822	\$95,019	\$77,171
31-33	Manufacturing	\$72,050	\$100,758	\$82,575
42	Wholesale Trade	\$87,562	\$124,035	\$98,588
44-45	Retail Trade	\$39,453	\$45,941	\$41,140
48-49	Transportation and Warehousing	\$48,913	\$64,650	\$63,998
51	Information*	\$123,350	\$172,626	\$154,901
52	Finance and Insurance	\$108,995	\$190,644	\$135,740
53	Real Estate and Rental and Leasing	\$54,232	\$103,922	\$74,536
54	Professional and Technical Services	\$103,365	\$169,907	\$121,254
55	Management of Companies and Enterprises	\$60,023	\$153,758	\$146,963
56	Administrative and Waste Services	\$57,603	\$65,966	\$56,232
61	Educational Services	\$66,012	\$81,331	\$61,808
62	Health Care and Social Assistance	\$63,522	\$70,289	\$62,827
71	Arts, Entertainment, and Recreation	\$37,212	\$53,750	\$49,164
72	Accommodation and Food Services	\$30,789	\$34,768	\$28,667
81	Other Services, Except Public Administration	\$42,803	\$51,918	\$50,702
92	Public Administration	\$62,452*	\$93,080*	\$70,869

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages. Data extracted on April 30, 2025

*Source: Massachusetts Department of Economic Research, Employment and Wages (ES-202)

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 3.9% as of March 2025, which matched the national rate. However, three municipalities did meet this distress criterion, with Adams and North Adams exceeding the national 24-month unemployment rate by 1 percentage point, and Cheshire exceeding it by 1.2 percentage points. *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 2023 per capita income exceeding the national figure by \$4,379 (10.1%). However, four 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, three are located in Pittsfield (9001, 9002, 9011) and one in North Adams (9213). This was an improvement from 2022, in which six census tracts – four in Pittsfield and two in North Adams – met this distress criterion. However, Per Capita Incomes within several census tracts declined from 2022 to 2023, including in both distressed and non-distressed tracts. *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 2023-2027 SWOT revealed several items that benefit from further clarification in 2025:

Strengths

- Berkshire Funding Focus and other collaborative efforts to be more aggressive about grant seeking, although there is a stretched capacity to achieve and manage all the funded projects.
- Free community college for most students has been a strong success, leading to a 32% increase in enrollment at BCC.
- Strong environment of philanthropy in the region, well-coordinated via Funders Roundtable.
- Personal consumption expenditures in live entertainment, museums and libraries continue to grow, and at faster rates than spectator sports, theme parks, or cinemas, per the Federal BEA.
- The state's 40-R Smart Growth Zoning initiative allows municipalities to provide expedited permitting, encourages density, and provides financial incentives for developers and municipalities.

Weaknesses

- Grid capacity limitations pose challenges for business ventures and expansions, EV charging, and solar uptake. High energy costs in Massachusetts also pose challenges to industry.
- Simon's Rock Campus closure is resulting in a large number of lost jobs, and will have negative impact on the local economy until redevelopment can be explored and realized.
- Capital investment intentions appear to be deteriorating in early 2025, aligned with national trends.
- Share of renters' median income needed to afford monthly payments on a 'typical value' home has increased to 60-70% in Berkshire County, per 2023 ACS.
- The former Berkshire Mall property remains closed with no viable redevelopment plans underway.
- Although Berkshire County holds the most PILOT-eligible land, it receives the least reimbursement of payment in lieu of taxes from the Commonwealth.
- The selected developer for a campground at Greylock Glen backed out of their plans to begin construction in 2025/26 due to lack of financing.

Opportunities

- Seasonal Communities Designations are tentatively viewed as an opportunity, a potential "stackable credential" along with other overlays or designations. Eight Berkshire towns are currently included.
- ADUs by right per the MA housing bill; funding to get ADUs built will still be a concern.
- Remote work dynamic, which resulted in people coming to the Berkshires during the pandemic. 1Berkshire is launching the "Belong Berkshires" initiative to welcome and integrate new residents.
- The Economic Development Bond Bill passed late in 2024 invests in key priority sectors including applied AI and robotics; program to create tech hubs modeled after the EDA tech hubs. It also includes a robust list of potential earmarks for Berkshire County projects and organizations.
- The state's Business Front Door had a soft launch with the start of an online portal in spring of 2025.
- The Berkshire Carousel will reopen in May of 2025, after a long closure.

Threats

- Potential loss of federal funding, specifically CDBG, EPA, EDA, Transportation (via MASS DOT), Public Health, Broadband (via MBI), and USDA related to the current administration's efficiency measures.
- Business succession is accelerating in terms of retirements and closures of small, family-owned businesses. Many are not transitioning to a new owner or the next generation.
- Solar siting: authority of the state to determine sizes and locations for large-scale projects.
- Arts & Entertainment has the third-highest number of undocumented employees in the US among NAICS sectors, accounting for a large portion of the Berkshire County economy.
- The unknown potential impacts widespread tariffs could have on numerous sectors of the economy.

- The population of Berkshire County, with a median age of 47.8 years (compared to 38.7 years in the US), is particularly vulnerable to reductions in programs such as Social Security.
- Municipalities and private employers are facing large increases in insurance and other fixed costs, challenging short-term budgets, and leading to less long-term investment in infrastructure, etc.
- Proposals to eliminate the tax-exempt status of municipal bonds threaten to significantly raise the cost of borrowing for local investments.
- Reductions in international visitation to the US, specifically to the Berkshires as a tourism destination, threaten to severely impact the local economy.

Section 2: Summary of Accomplishments

The 2023-2027 Berkshire CEDS sets five primary goals for the region. This section highlights representative activities in the last 12-18 months. It is not an exhaustive list, but captures many initiatives.

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 Community Health Improvement Plan, for Berkshire County was finalized in 2024.
- ✓ Berkshire Health Systems (BHS) opened a new Urgent Care Facility in Lenox.
- ✓ BRPC's online digest of outdoor recreation resources in Berkshire County, berkshiresoutside.org, launched in 2024. In its first year, the site was visited by over 77,000 users in 103,000 sessions.
- ✓ [Berkshire Agricultural Ventures](#) (BAV) coordinates a county-wide Market Match program, which leverages with private donations to increase food access at farmers' markets, helping markets consistently double SNAP benefits year-round. In 2024 and 2025 YTD, the program has dispersed \$227,000 in matching funds, doubling 5,368 sales transactions for 135 participating farm vendors.
- ✓ Berkshire United Way is coordinating a Berkshire Early Childhood Education working group, meeting with stakeholders, legislators, and supporting entities to discuss wages, C-3 funding, etc.
- ✓ The Southern Berkshire Food Web meets on a regular basis and is now working with a data analyst to capture more accurate information. They are also exploring the possibility of collaborating with Berkshire Bounty to identify community navigators for farmers' markets and other sites.
- ✓ The Home Modification Loan Program funds additions and adaptations to help individuals with disabilities and older adults remain in their own homes. HMLP offers 0% interest loans, up to \$50,000 (\$30,000 to owners of manufactured homes) for projects such as ADUs, ramps and lifts, kitchen and bathroom modifications, sensory spaces, and fencing.
- ✓ Berkshire Agricultural Ventures (BAV) secured \$150,000 to provide targeted cohort and one-on-one TA, grant writing, and business planning to dairy farmers over an 18-month program.
- ✓ \$74,941 award to BAV to develop a web tool for a Meat Processor Resource Directory, consolidating lists of regional supply chain services and vendors.
- ✓ The City of Pittsfield and Berkshire Health Systems partnered to successfully pursue a \$1.95 million hazard mitigation grant from the Massachusetts Emergency Management Agency for a new generator, fuel tank, and transformer for Berkshire Medical Center.
- ✓ Several communities are exploring local housing needs assessments and the establishment of affordable housing trusts.

Goal # 2: Resilient Communities

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

Representative Activities:

- ✓ 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 addressing of contaminated sites. The revolving fund was recapitalized with \$3.5 million in 2024.
- ✓ Efforts continue to explore and implement shared services to help relieve staff recruitment and retention issues as well as budgetary concerns in small communities.
- ✓ The Suffolk University/Massachusetts Municipal Association held its first-ever cohort for the Certificate in Local Government Leadership & Management program in Berkshire County during the 2024/25 school year, with 23 students completing the program.
- ✓ A strong contingent of Berkshire County municipal officials attended the Connect 351 conference in January of 2025, hosted by the Massachusetts Municipal Association.
- ✓ The City of Pittsfield worked 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. The plan was completed in May of 2025.
- ✓ BRPC, alongside other consultants, continues to work throughout Berkshire County to develop Digital Equity Plans and Charrettes for municipalities and, in some cases, assists directly with the implementation of plan recommendations. The region participated in the Massachusetts Broadband Institute's (MBI) BEAD Challenge in the Commonwealth.
- ✓ The Berkshire Municipal Managers Association (BMMA), BRPC, and the Berkshire Selectmen's Association have launched a series of networking opportunities for municipal officials.
- ✓ The [Blackshires Leadership Accelerator Program](#) successfully completed its second cohort in 2024. The third Leadership Accelerator cohort is underway in the spring of 2025.
- ✓ Berkshire Agricultural Ventures (BAV) secured over \$1.5m in public grant funding to support business technical support, infrastructure investment, and resource development for food system businesses in Berkshire County (from 2023 to date).
- ✓ Berkshire Agricultural Ventures has created a Risk Assessment program being piloted in Connecticut and Berkshire County, which has helped four farms in Berkshire county secure a total of \$219,000 in funding to address will help farms identify farm-specific operational risks related to weather patterns in our region and strategies to adapt.
- ✓ The town of Lee has added a town planner position after completing a Comprehensive Plan for the community in 2024. The FY25 budget calls for an assistant land use position.
- ✓ Several communities have added co-responders to support their police departments.
- ✓ During its Annual Town Meeting in May 2025, Egremont adopted the state's Community Preservation Act at 3%.

Goal # 3: Future-Ready Workforce

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

Representative Activities:

- ✓ [The Berkshire Innovation Center](#) (BIC) completed the second cohort of participants in the BIC Manufacturing Academy, in partnership with MIT. *See Priority Project updates for more info.*
- ✓ The [Berkshire Workforce Board](#) (BWB) revised the Berkshire Workforce Blueprint in 2024 which identifies the region's priority industries and occupations . Prioritized industries include Healthcare & Social Assistance; Advance Manufacturing & Engineering; Hospitality, Culinary, & Management; Education & Childcare; and Clean Energy & Trades.
- ✓ MassHire Berkshire Career Center leveraged \$2.6M, which assisted 3,518 job seekers and 777 employers with their workforce needs during FY24.
- ✓ BWB secured \$128K to train 50 un-/underemployed residents in entry-level manufacturing. Training was provided by McCann Tech and Berkshire Community College. There were 14 on-the-job training slots available, with 8 currently established.
- ✓ BWB secured over \$2.2 million in Behavioral Health/Healthcare Hubs resources for the years 2024-2026 to establish medical assistant, certified clinical medical assistant, registered behavior technician, nursing assistant, certified nursing assistant, emergency medical technician, phlebotomy technician, and practical nurse training.
- ✓ BWB worked with all public middle and high schools leveraging \$392,675 in resources to support the school districts' Career Readiness Models and systems with a goal to support at least 400 internships and 2,500 K-12 students in career awareness, exploration, and immersion activities.
- ✓ Berkshire Community College is planning a Berkshire State of Work Summit in June of 2025. This one-day conference will focus on the workforce challenges and opportunities facing Berkshire employers, from attracting the right talent to ensuring their employees flourish in a supportive and dynamic work environment. Thematic tracks include Recruiting and Retention, Communication and Workplace Culture, and Workplace Readiness Skills.
- ✓ 1Berkshire, through a state earmark, funded 2 semesters of an ESOL course BCC that aims to prepare students for participation in the business and entrepreneurial ecosystem of the region. The first class has concluded this month and the next class begins in the Fall of 2025.
- ✓ The Massachusetts Sheriffs' Association awarded 2nd Street Second Chances program of the year. The program assists residents re-enter life after incarceration.
- ✓ The Lenox Chamber of Commerce has launched an annual Job Fair to help local job seekers connect with employers in their immediate community and from the Chamber membership.
- ✓ The MA Cultural Economy Advisory Council published the 2025 CEAC report to the governor in April, which includes strategies for promoting business acumen and workforce development for creative workers in the Commonwealth.

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:

- ✓ 1Berkshire, in partnership with OLLI and the BIC, coordinates the Tech Impact Collaborative, an effort focused on furthering the Berkshires' digital and tech-enabled industry. This work is central to furthering efforts of the 1Berkshire Economic Recovery Corps Fellow through the IEDC, funded by the EDA, which will conclude in the Fall of 2026.
- ✓ 1Berkshire entrepreneurial meetups average approximately 21 attendees on an almost monthly basis. Between FY24 and FY25, 1Berkshire hosted 14 meetups with a total of 295 attendees.
- ✓ 1Berkshire continues to host "[the jobs thing](#)", an exclusive jobs portal which only hosts positions paying \$40,000+ a year or the hourly equivalent. Since its launch in July 2018, it has hosted over 1,700 high-paying jobs, seen over 500,000 site visits, more than 110,000 unique users, and over 10,000,000 digital impressions. New layers, including a seasonal jobs portal, new e-comm strategies, and enhanced outreach plans promise to add dynamism to the system going forward.
- ✓ 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 50+ properties to help promote them to investors and developers.
- ✓ [The Nonprofit Center of the Berkshires](#) (NPC), which provides coaching and referrals and serves as a fiscal sponsor to new nonprofits, offers an annual Nonprofit Boot Camp for new and small nonprofits focused on governance, fundraising, legal, and financial basics. In 2024, NPC also launched "Get on Board," a service to match skilled community members with nonprofits needing board members. A 2024 Sharing Resources convening identified several avenues to explore to lower nonprofit costs. The NPC List Serve has grown to 260 subscribers and continues to host post-job descriptions and share important and timely information.
- ✓ The Massachusetts Small Business Development Center (SBDC) made a significant impact on the small business community in 2024, working with 239 clients, including 143 startups and 96 established businesses. Of these, 57% were woman-owned businesses. Over the course of 582 hours of counseling, the SBDC helped 7 businesses launch, creating 146 new jobs, and assisting businesses in acquiring \$4.63 million in funding. Additionally, the SBDC played a key role in boosting business revenue, helping companies increase their collective revenue by \$7 million.
- ✓ The City of Pittsfield, Berkshire Innovation Center, Pittsfield Economic Development Authority, and other partners, including 1Berkshire and BRPC, continue to explore the potential for an Innovation District in Pittsfield, with assistance from MassDevelopment.
- ✓ The City of Pittsfield is offering a 10-year TIF agreement in support of Unistress Corporation's \$4 million, 50-position expansion of its manufacturing facility.
- ✓ The Pittsfield Economic Revitalization Corporation (PERC) provided \$350,000 in ARPA grant funding to small businesses and disproportionately impacted areas over the last two years. So far this year, they have awarded \$70,000 in TA grants to 11 small businesses, provided over \$50,000 in 5+ hours of consulting to 15 small businesses, and are partnering with 1Berkshire to support succession planning.

Goal # 5: Robust Infrastructure

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

Representative Activities:

- ✓ The [Berkshire Flyer](#) will continue to provide seasonal rail service between NYC and Pittsfield each weekend from early summer through Labor Day.
- ✓ 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, has completed a review of alternatives, outlining issues and opportunities. Regional Planning Agencies in the affected areas are seeking funds to conduct an economic impact study.
- ✓ The TriTown Connector which provides on-demand micro-transit rides, and uses an app or phone call for reservations, has been renamed to [South County Connector](#) and has expanded to serve Egremont, Great Barrington, Monterey, Stockbridge, West Stockbridge, and Sheffield, with limited service to additional destinations for individuals with disabilities. A feasibility study is being conducted to establish similar micro-transit service in the rest of the county.
- ✓ The Route 2 overpass study continues and is collaborating with several related projects affecting the City of North Adams.
- ✓ US DOT awarded BRPC and partners a \$17 million RAISE/BUILD grant for engineering and design of the Adventure to Ashuwillticook Trail in early 2025.
- ✓ In the William Stanley Business Park in Pittsfield, Site 9 saw water quality basins installed, utility corridors as well as roadways, curbs, and sidewalks constructed, with funding secured to ready sites 7 and 8 as well through MassDevelopment's Site Readiness Program.
- ✓ The demolition of buildings 12 and 14 on the Pittsfield Economic Development Authority site (formerly GE) has been completed.
- ✓ MassDOT performed or will perform several FHWA funded projects in FY24 and FY25, including:
 - Bridge Replacement Bridge Street over Town Brook in Lanesborough
 - Vulnerable Road User (VRU) Systematic Safety Improvement Project near Bus Stops in Lenox and Great Barrington.
 - Reconstruction of East Street (Lyman Street to Merrill Road) in Pittsfield.
 - Bridge Preservation Quality Street over Hoosic River in Adams.
 - Bridge Replacement Meadow Street over Powder Mill Brook in Lee.
 - Bridge Replacement Keyes Hill Road over Umpachene River in New Marlborough.

Section 3: Challenges and Mitigation

Specific to BRPC efforts related to pursuing our CEDS Goals in Berkshire County, the current pause of the EDA Partnership Planning program, as well as other perennial grant opportunities, is of concern. Although our current Partnership Planning contract extends through June of 2026, uninterrupted ability to support economic development efforts in the region is critical.

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, lack of access to capital, and concerns regarding tariffs.

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.
- Funding has been secured to update 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.
- Berkshire Regional Planning Commission, designated by EDA to coordinate Economic Development District (EDD) activity, will continue to pursue Priority Projects that 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 identifying and tracking impactful projects over the five years of this CEDS cycle.

In maintaining this list, the CEDS Committee stresses that annual reviews and updates are important ways to continue identifying, refining, and improving the prioritization of projects in Berkshire County.

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)

Wright Building (Pittsfield)

Tourism, Hospitality & Outdoor Recreation

79 Bridge Street Redevelopment (Great Barrington)

Adventure Trail Design & Engineering (North Adams)

Adams Theater Redevelopment (Adams)

Greylock Glen (Adams)

Springside House Restoration (Pittsfield)

Wahconah Park (Pittsfield)

*MASS MoCA Creative Campus (North Adams)

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

*Northern Berkshire Community Coalition Community Center (North Adams)

*Blackshires Success Impact Initiative

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)
 **Simon's Rock Campus (Great Barrington)

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

** Indicates a project added to the Priority list in 2025

Projects removed from the Priority List as of 2024:

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

Projects removed from the Priority List as of 2025:

White Terrace (Pittsfield) – near completion
 Explore Northern Berks Digital Tourism Office (North Adams) - discontinued
 VIM Berkshires Facility Expansion (Great Barrington and Pittsfield) - complete

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.

Appendix A

24-Month Local Area Unemployment Statistics

Table 2. Economic Distress Criteria – Primary Elements

Threshold Calculation Explanation: Geographic areas with a more than 1% higher unemployment rate than the US over the same time frame are characterized as economically distressed by EDA.

	Berkshire County	United States	Threshold Calculation
24-Month Average Unemployment Rate	3.9%	3.9%	0%

Source(s): U.S Dept. of Labor Statistics, Unemployment Rate (LNS14000000).

Table 3. Economic Distress Criteria – Geographic Components

Municipality	24-Month Unemployment Rate	Threshold Calculation
Adams	4.9%	1
Alford	2.3%	-1.6
Becket	4.0%	0.1
Cheshire	5.1%	1.2
Clarksburg	4.1%	0.2
Dalton	4.3%	0.4
Egremont	2.7%	-1.2
Florida	3.8%	-0.1
Great Barrington	3.5%	-0.4
Hancock	3.0%	-0.9
Hinsdale	4.5%	0.6
Lanesborough	3.8%	-0.1
Lee	3.5%	-0.4
Lenox	3.6%	-0.3

Monterey	2.9%	-1
Mount Washington	2.1%	-1.8
New Ashford	3.0%	-0.9
New Marlborough	3.4%	-0.5
North Adams	4.9%	1
Otis	3.5%	-0.4
Peru	3.8%	-0.1
Pittsfield	4.0%	0.1
Richmond	3.4%	-0.5
Sandisfield	3.3%	-0.6
Savoy	4.5%	0.6
Sheffield	2.8%	-1.1
Stockbridge	4.1%	0.2
Tyringham	3.0%	-0.9
Washington	4.3%	0.4
West Stockbridge	3.8%	-0.1
Williamstown	3.2%	-0.7
Windsor	3.9%	0.0

Source(s): 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

Threshold Calculation Explanation: Geographic areas with less than 80% of the US per capita income over the same time frame are characterized as economically distressed by EDA.

Berkshire County 2023 PCI	United States 2023 PCI	Threshold Calculation
\$47,668	\$43,289	110.1%

Source: U.S. Census Bureau, U.S. Department of Commerce. "Per Capita Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)." American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B19301, 2023, <https://data.census.gov/table/ACSDT5Y2023.B19301>. Accessed on December 26, 2024.

Table 5. Economic Distress Criterion – Geographic Elements

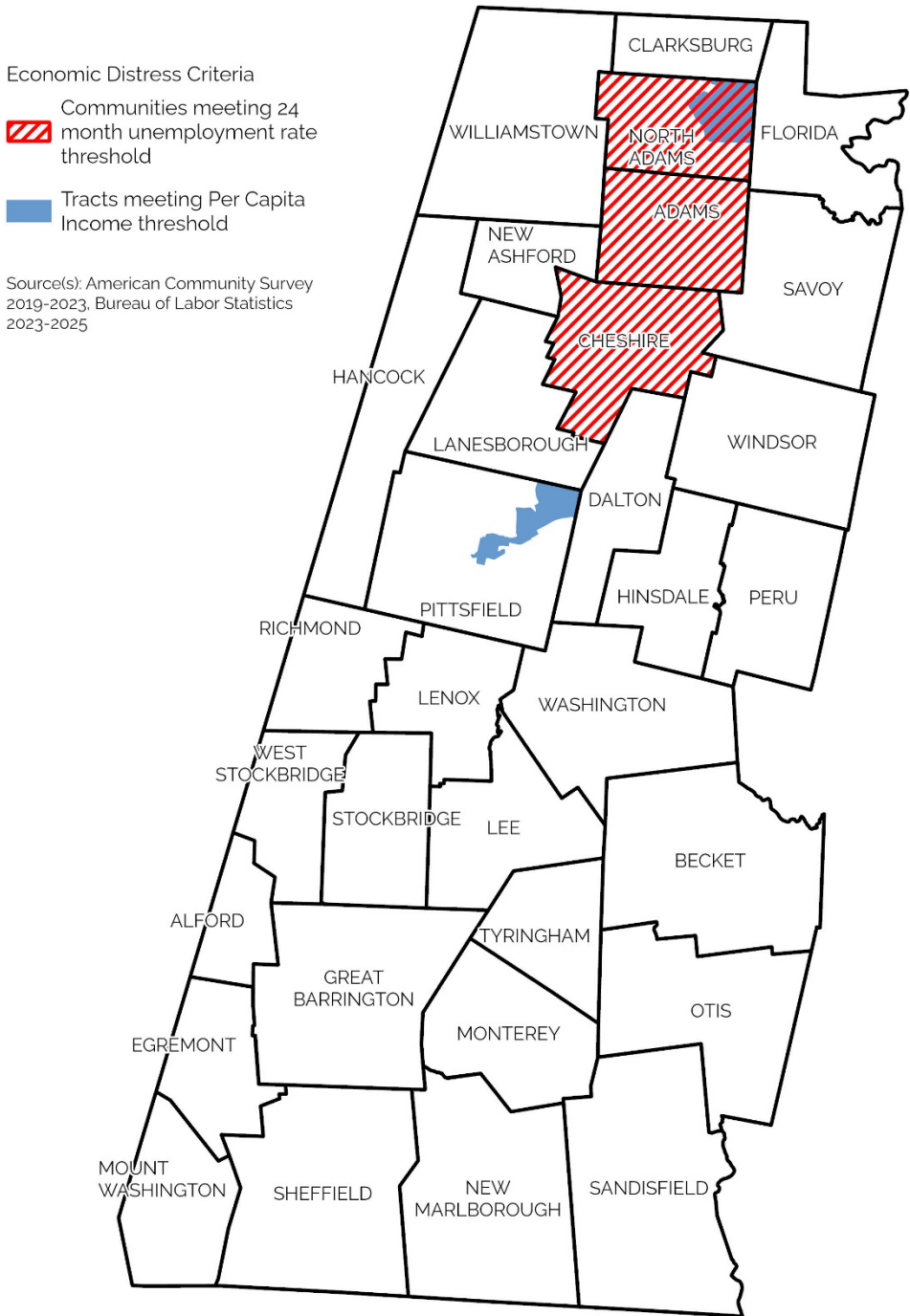
Census Tract	2023 PCI	Threshold Calculation	Geographic Area
9001.00	\$24,779	57.2%	Pittsfield – declined since 2022
9002.00	\$27,048	62.5%	Pittsfield
9003.00	\$38,770	89.6%	Pittsfield
9004.00	\$57,944	133.8%	Pittsfield
9005.00	\$56,214	129.9%	Pittsfield
9006.00	\$36,119	83.4%	Pittsfield
9007.00	\$41,607	96.1%	Pittsfield
9008.00	\$60,996	140.9%	Pittsfield
9009.00	\$41,624	96.2%	Pittsfield
9011.00	\$32,184	74.4%	Pittsfield – declined since 2022
9111.00	\$43,925	101.5%	Lanesborough
9121.00	\$48,348	111.7%	Dalton
9131.00	\$59,174	136.7%	Lenox
9141.00	\$53,628	123.9%	Lee
9201.01	\$43,218	99.8%	Williamstown – declined since 2022

9201.02	\$55,415	128%	Williamstown
9213.00	\$29,554	68.3%	North Adams – declined since 2022
9214.00	\$35,942	83%	North Adams
9215.00	\$41,943	96.9%	North Adams
9221.00	\$35,119	81.1%	Adams – declined since 2022
9222.00	\$37,182	85.9%	Adams
9223.00	\$39,712	91.7%	Adams – declined since 2022
9231.00	\$41,797	96.6%	Cheshire – declined since 2022
9241.00	\$77,750	179.6%	Stockbridge
9251.01	\$57,897	133.8%	Great Barrington – declined
9251.02	\$53,365	123.3%	Great Barrington
9261.00	\$63,234	146.1%	Sheffield
9311.00	\$44,161	102%	Clarksburg
9313.00	\$40,634	93.9%	Florida/Savoy
9314.00	\$51,648	119.3%	Peru/Windsor - declined
9322.00	\$52,416	121.1%	Becket/Washington
9323.00	\$37,909	87.6%	Hinsdale
9332.00	\$68,957	159.3%	Monterey/Tyringham - declined
9333.00	\$54,066	124.9%	New Marlborough
9334.00	\$55,277	127.7%	Otis/Sandisfield
9342.00	\$85,961	198.6%	West Stockbridge
9343.00	\$66,592	153.8%	Alford/Egremont/Mt. Washington
9351.00	\$64,539	149.1%	Hancock/New Ashford/Richmond
9352.00	\$55,483	128.2%	Pittsfield
9353.00	\$38,895	89.8%	North Adams

Source(s): StatsAmerica; Measuring Distress – Tract Tool. <https://www.statsamerica.org/distress/distract.aspx>. Accessed December 26, 2024.

Appendix C

Economic Distress Criteria Map



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 local farmers and food access organizations that augment the emergency food supply with fresh, locally grown, nutritionally dense food. Berkshire Grown establishes advance buying contracts with local farms for crops to be delivered to their walk-in storage cooler where the food is aggregated, stored, and distributed year-round to local food access sites.

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.

2025 Update: Funds raised through individual donations, private foundation grants, and the Local Food Purchasing Assistance grant from the Massachusetts Department of Agriculture cover the cost of food purchases from local farms for both F2FA program and the Berkshire Mobile Farmers Market, which is supported by a three-year grant from the USDA Regional Food System Partnership grant (2023 – 2025). The Berkshire Mobile Farmers Market is a collaborative program amongst several local nonprofits that addresses the issue of food insecurity exacerbated by a lack of transportation in this rural county by making local food directly available in six low-income/low-access areas. The Berkshire Mobile Farmers Market sells locally grown food on a sliding scale, as well as serving as a mobile food pantry in the summer and fall growing season.

Project Title: Farmland Access and Conservation

Source: Berkshire Natural Resources Council

Location: County-wide

Project Summary: Berkshire Natural Resources Council (BNRC) is engaged in farmland protection, access, and farm viability strategies, which will be applied across the county. Such efforts include utilizing a variety of innovative conservation strategies and increasing collaborations with supporting organizations.

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.

2025 Update: BNRC continues to engage with local, regional, and statewide partners to further farmland protection, access, and viability strategies across the county in order to help implement the Massachusetts

Farmland Action Plan. These efforts include hosting informational workshops for farmers and landowners to provide information on conservation options, grant funding, and succession planning. BNRC is working to complete multiple farmland conservation projects in 2025.

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 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; 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.

2025 Update: Berkshire Agricultural Ventures has established a sustained resource platform for expert technical assistance for farm businesses, including business planning, operational guidance, and grant writing, connecting farms to regional and local supply chain and market resources. Representative work is highlighted above in the CEDS Goals. Progress has been made in attracting capital to agricultural businesses, including training more agricultural grant writers, raising the profile of Berkshire agricultural businesses among state, federal, and foundation grant programs, and raising and deploying \$998,000 of flexible low-cost loans since 2023 through local revolving loans.

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 impact 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 scarcer 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.

2025 Update: Berkshire Agricultural Ventures completed a market and asset analysis, identified capacity and need, and is actively working to network existing facilities and agricultural entities in need of storage to use what is available while avoiding major capital outlay for adding facilities/capacity that could be redundant and non-sustainable.

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 the 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: Environmental Protection Agency (EPA) contractors were on the site in April/May of 2024 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.

2025 Update: The Environmental Protection Agency (EPA) completed its investigation and has declined to participate in the clean-up. CDCSB is utilizing additional testing data from the TPA investigations to advance our approach to the remaining work and anticipates continuing to develop the project as described above.

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 was 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.

2025 Update: Construction is 80% complete and on schedule to obtain a Certificate of Occupancy by June 2025. However, the developer informed the Town in February 2025 that the project is on hold due to an unforeseen cost of installing a new water line along the entrance drive for the building's fire suppression system (expected cost is \$375,000 given the length of the drive). The developer is requesting public financial assistance.

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 move forward with a local TIF in FY 2024, and the project will continue to look for additional sources of funding.

2025 Update: In April of 2024, the City Council and Mayor approved a local TIF for the project. In August of 2024, the project received State Tax Credits to fill the funding gap. Phase 1 of the project (the Wright Building) is currently under construction; Phase 2 (the old Jim's House of Shoes Building) will be under construction in late 2025.

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.

2025 Update: Expected completion date has been extended to 2026.

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.

2025 Update: In early 2025, BRPC received a Notification of Award for a US DOT RAISE grant in the amount of approximately \$17.3 Million to bring a 9.3-mile stretch of shared-use path between the current northern

terminus of the Ashuwillticook and the Williamstown Mohican Path to full design, engineering, and permitting. This will make the section “shovel-ready” and eligible for the state’s Transportation Improvement Program (TIP) and/or for other grant programs, including a future round of RAISE.

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 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 interdisciplinary arts and performance venue that accelerates downtown redevelopment. Its mission is to cultivate creative partnerships, elevate arts access in small towns, and produce cultural exchange.

2025 Update: Despite ongoing renovations in the winter seasons, the Adams Theater Presents (the 501c3 non-profit organization formed in October 2023 as the sole presenting organization for the arts and community programs at 27 Par Street) uses the warmer months of May to October to present an eclectic program of music, dance, theatre, comedy, and multimedia arts from local luminaries to international talents. The Adams Theater is taking on a leadership role in revitalizing downtown Adams, building communities, and promoting arts in rural neighborhoods.

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.

2025 Update: At the end of 2024, the Town completed water infrastructure improvements (installation of 350,000-gallon water storage tank, new water lines, etc.) to serve the entire Glen development. Construction of the 9,200 square feet Outdoor Center was also completed in 2024, with the Town celebrating the grand opening in October. Prior to opening the Center, the Town of Adams selected Mass Audubon to serve as the Center's educational provider and CHG Catering and Events to serve as the Center's food service provider. In 2024 Town staff obtained an \$11,063 Massachusetts Broadband Institute Digital Equity grant to equip the Center with Smart TVs and a voice amplification system. Center staff received a \$25,000 Woodlands Partnership grant to install a cantilevered shade structure outside of the educational wing. While

it continues to work with the selected developer of the Campground, the Town also will initiate the solicitation process to select a qualified developer of the Glen project's lodging component.

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.

2025 Update: Interior renovation designs are underway and will be completed in spring 2025. Construction is anticipated to begin in the summer of 2025 with phase 1 work to be completed by the end of 2025. Additional funding will need to be sought for subsequent phases of renovation.

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.

2025 Update: \$2,000,000 in funding has been committed for architectural and environmental design services, and \$3,000,000 was received via a federal earmark administered through HUD. Even after a local commitment of capital funding (\$15 m), the project continues to carry a funding delta of approximately \$8 million. Construction documents will be completed in spring 2025 if the funding gap is closed.

Project Title: MASS MoCA Creative Campus

Source: MASS MoCA

Location: North Adams

Project Summary: With 110,000 square feet of leasable space, MASS MoCA's campus has long provided small businesses with office space on its former factory site. These 50+ tenants have been a significant

part of MASS MoCA's operational revenue since MASS MoCA's inception, which has, in turn, become a generative force for their commerce and identities. However, pandemic-related changes to on-site working space and businesses' reduced operational capacities have illuminated a pivot point in leasing activities: some larger tenants seek square footage reductions, others are approaching retirement, and several will vacate their leases in the upcoming 1-3 years.

While the impact on MASS MoCA's operating revenues could become substantial, these vacancies provide a timely opportunity to cohesively re-imagine what the future of lease areas on the campus could become. MASS MoCA is beginning the process of designing and devising a proactive plan for attracting creative businesses and cultural not-for-profits where an adjacency with MASS MoCA adds direct positive mutual benefit. MASS MoCA envisions this space, in aggregate, as populated by mission-aligned creative businesses and organizations that facilitate connection and collaboration, and who draw other creatives to the area.

To reconfigure this aspect of operations, campus image, and impact on others, MASS MoCA needs to conduct a rapid master plan and economic feasibility study that benchmarks market rates, designs, and estimates necessary renovations to modernize these spaces for appropriate use and attractiveness, and to consult with colleague organizations, LLCs, and developers. This work will also entail coordinating with owners of North Adams' existing office spaces to transition several current tenants onto Main Street, thus repopulating the nearly 50,000 square feet of empty office space in the City's downtown.

2024 Update: (added in 2024)

2025 Update: With ongoing support of the Barr Foundation, MASS MoCA is building upon the strategic framework for the Creative Campus project established over the past 18 months—developed through extensive market research, rent roll and historic leasing operations analysis, surveying existing campus tenants, and expert consultant input—and will soon embark on this initiative's pre-development phase, bringing on a consulting partner with deep expertise in creatively-led community development to create a comprehensive action plan for the Creative Campus place visioning and implementation design over the course of six months in 2025. This plan will identify the range of opportunities for repositioning commercial space in the project to maximize site activation, further explore how the Creative Campus development can enhance economic bonds between the MASS MoCA campus and the North Adams Main Street/Eagle Street district and outlay initial Phase I redevelopment plans.

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.

2025 Update: No change since 2024.

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.

2025 Update: Securing a tenant for the restaurant/kitchen space has continued to prove challenging. To date, no private sector party has been willing to absorb the cost of fit-out for the kitchen. New signage along the Route 2 corridor is needed.

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: 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.

2025 Update: The Feasibility Study of the flood control system is progressing, and the US Army Corps of Engineers is expected to present a "short list" of design alternatives to the City in early 2025. HRR, in collaboration with the City, has undertaken a major new Placemaking initiative that identified 13 potential sites along the river and, with community input, selected two of those sites as demonstration projects to create access to the river. Outreach will begin in early 2025 to ensure that designs are in, by, and for North Adams neighborhoods. An MVP grant will fund outreach and design for the demonstration projects with an additional \$50,000 for stormwater mitigation provided through a consent decree with Specialty Minerals.

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.

2025 Update: The identified site continues to be the priority choice for the City, and site assessment work is ongoing.

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.

2025 Update: No changes since 2024.

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.

2025 Update: The \$22.5 million new fire station held its formal groundbreaking ceremony in early September 2024, which was followed by the commencement of site preparation. Since then, the foundations have been completed, and the masonry contractor is currently constructing the CMU walls for the stairs and elevator core. Structural steel erection is expected to begin in early January, with topping out anticipated in early February. The first bond anticipation note (BAN) of \$6.5 million has been replaced with a new BAN of \$13.9 million to fund these construction costs. The project remains on schedule for completion and turnover to the Williamstown Fire District in December 2025.

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, temperature-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.

2025 Update:

- **Childcare Center Renovation:** Increase from 70 to 90+ children in childcare. Renovations included the addition of a multi-purpose room with open space for gross motor development and enhanced staff facilities. Improved learning experiences by adding a curriculum called Brightwheel and added several teachers and promoted another Director. Engaged staff in trainings including behavioral training.
- **Health and Fitness Improvements:** A brand-new blue basketball court was installed to support the Y's thriving basketball program and other youth and adult group programs. Volleyball, pickleball, basketball, and other activities are constantly utilizing that space. An elevated indoor walking/running track for year-round use has been added above the court to offer flat, smooth-surfaced exercise options in a monitored, temperature-controlled setting - especially important for seniors, and those challenged by uneven surfaces and inclement weather.
- **Structural, systems, and façade improvements:** Drafty and bricked-up windows were replaced with energy-efficient glass to let natural daylight in. Mortar joints were repointed, LED lights were installed, and an energy-efficient heating and cooling system was installed to conserve energy and save on utility costs. This also opened the front-facing façade on North St., opening the Y to the community.

Project Title: BRPC Brownfields Program

Source: Berkshire Regional Planning Commission

Location: County-wide

Project Summary: A 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).

2025 Update: In the last 12-18 months the program has allocated \$420,000 in assessment funds through the regional program at 14 sites in 4 communities. Staff is assisting 3 municipalities and 1 nonprofit with the grant management of cleanup and assessment grants awarded by EPA (total grants \$4.7M). Through the revolving loan fund, the program has closed three loans totaling \$5M (in the last 15 months). EPA awarded BRPC an additional \$3.5M in Supplemental RLF (BIL funds) and BRPC has received two additional loan requests totaling \$2.4M.

Project Title: Northern Berkshire Community Coalition (nbCC) Community Center

Source: nbCC

Location: North Adams

Project Summary: The Northern Berkshire Community Coalition, after 40 years in operation, is seeking to redevelop the 18,000 sq ft building located at 192 State Street, North Adams into a central community and resource center for the communities of Northern Berkshire County. The building, purchased in July 2023, will be redeveloped to be an ADA-compliant complex that will house the Northern Berkshire Bike Coalition, a community convening space for up to 200 people, shared kitchen space, the nbCC offices, smaller convening spaces for organization and public use, and individual office spaces to provide tenant space for mission-aligned entities in need of a physical office in Northern Berkshire County. This will be a true hub of resources, programming, and community convening space that will provide program growth and increased opportunities for empowerment for the 38,000+ residents of the nbCC service area.

2024 Update: (added in 2024)

2025 Update: no changes since 2024

Project Title: Blackshires Success Impact Initiative

Source: Blackshires Community Empowerment Foundation

Location: Pittsfield

Project Summary: The initiative comprises sector-specific discussions and learning sessions for community members and leaders. These sessions, including Idea Jams, Speaker series, Workshops, and Roundtables, will contribute to a comprehensive development framework for the community. The culmination will be a strategic blueprint for community collaboration and execution, incorporating ongoing recommendations for development.

2024 Update: (added in 2024)

2025 Update: Through the Equity in Arts and Culture Idea Jam, with 72 registrants and representation from over 20 cultural organizations, the initiative has successfully engaged diverse voices from cultural organizations and Black artists, capturing actionable insights to drive change. A separate Idea Jam focused on Black Health Equity was held in January, with over 30 community stakeholder registrants. A Youth Development Think Tank is in development, and a Success Impact Summit is scheduled for February 27th, which will serve as a pivotal moment to consolidate efforts, present findings, and establish sustainable frameworks for continued progress.

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 a trailhead for a trail system. This project will lay the groundwork for 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.

2025 Update: In early 2025, BRPC received a Notification of Award for a US DOT RAISE grant in the amount of approximately \$17.3 Million to bring a 9.3-mile stretch of shared-use path to full design, engineering, and permitting. (see listing in Tourism, Hospitality & Outdoor Recreation section).

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.

2025 Update: No update provided.

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, gas, and sewer utilities. Its relatively large size and multiple structures could accommodate potential subdivisions 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 needs for the site to facilitate redevelopment.

2025 Update: In 2024, the Town issued an RFP for the disposition and redevelopment of the property to identify a qualified and capable developer but, with the uncertainty of environmental constraints, received no responses. Currently, the Town is using funds under its EPA Brownfields Assessment grant to identify the extent of environmental contamination and develop appropriate strategies 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.

2025 Update: Since internal investigatory work has commenced, significant historic infrastructure has been identified for preservation and incorporation in future redevelopment. Initial design work is underway for multiple options, including: a primarily hospitality centered project with first floor commercial space, or a mixed-use complex with a broader spread of offerings.

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.

2025 Update: As of October 2024, the renovation of two historic mill buildings, which date back to 1805, began last year with the demolition of seven existing homes on West Center St. for parking. Site remediation and exterior demolition are nearly complete. After four to six more weeks of interior demolition, framing will begin. The two buildings were originally meant to be completed by the end of 2025, but will likely take a few months longer to complete. The two mill buildings will contain 56 apartments, 70% of which will be affordable, 25% of which will be workforce housing, and 5% of which will be Section 8 housing. Eagle Mill Redevelopment will apply for tax credits for the second phase of development in December. This phase consists of the construction of a new building on the eastern portion of the site that will contain 43 apartments. These will also be divided into 70% affordable, 25% workforce housing, and 5% Section 8 housing units. This phase may or may not include renovation of the historic machine shop. The machine shop was originally meant to be a mixed-use structure containing retail and office space but was changed to additional housing after the pandemic. The third phase of the project will be the construction of 23 market-rate condominium units. There are also preliminary plans to construct an additional 57 housing units across the street from the main site. All phases are expected to be complete in five or six years.

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.

2025 Update: No update provided.

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 (± 50), and public waterfront park. Greylock WORKS' goal remains to create a 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 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.

2025 Update: Approval to begin occupying the Lofts at Greylock WORKS was obtained in December 2024, and the first residents began moving into completed apartments. Commercial spaces remain oversubscribed. In response to growing membership, a new studio has been renovated to double the size of Greylock Yoga. Celebration of local food is thriving with the growing popularity of the on-site restaurant and scratch pastry businesses. Thoughtful planning has resulted in an ambitious vision for the *Greylock* Gastronomy Lab, featuring a retreat for culinary professionals, an educational garden, and a marketplace for testing innovative food products. 2025 will focus on completing amenities of the residential community, as well as commencing phase 2 of the lofts. A major goal is the replacement of over 150 windows in the 50,000-square-foot building called the North Mill, located prominently along State Rd.

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.

2025 Update: The project has begun and is approximately 50% complete as of January 2025.

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.

2025 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.

2025 Update: Town development review departments will meet with developers and their engineers late in March 2025 to discuss the preliminary site plan for the project. The Town is directing current brownfield assessment funding to update previous studies and inform the parking lot design. Town staff anticipate working with the developer on a future funding application under MassWorks for parking improvements and encapsulation of coal dust and other contaminants in the area between the two buildings. The Town anticipates the project will be developed under its 40R bylaw.

Project Title: Western Gateway Urban Heritage State Park

Source: City of North Adams/North Adams Redevelopment Authority

Location: North Adams

Project Summary: Western Gateway 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.

2025 Update: There is no substantial progress to report. An application to the state's One Stop for Growth portal to replace the roof on building 4 was unsuccessful. An assessment of Building 1 revealed that the only potential hazardous material concerns windows.

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. It was formerly the core of General Electric's industrial facilities in the city. Three parcels are developed and occupied, and seven sites 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.

2025 Update: The revitalization of Site 9 at the William Stanley Business Park was a major economic development endeavor for the City. The construction portion of the \$10.8 million Redevelopment Project at the blighted 16.5-acre site was completed. Final surveys, the revised Grant of Environmental Restriction and Easement (ERE) and final approval by MassDEP are in process. The largest parcel in the business park was completely covered in concrete foundations and pavement. The concrete was cracked and crushed, over 100,000 cubic yards of clean fill and topsoil was brought in, water quality basins and utility corridors were installed, roadways, curbs and sidewalks were constructed, and grass was planted. The once undevelopable acreage is being converted into a viable commercial development ready site.

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.

2025 Update: BBEC is working with the City of Pittsfield to test the site for contaminants, including vapor and soil testing, and will subsequently meet with the EPA. Meanwhile, schematic design and layout efforts will occur between May and October of 2025.

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.

2025 Update: The Blueprint celebrated its 5-year mid-point with a 5-year benchmark document. This document focused on the narrative of activity to date since the blueprint's launch and set the stage for future work which will include increasing facilitated cluster engagement to rebuild collaborative action within industry subsets.

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.

2025 Update: STEM Week Oct. 21-26, 2024 - partnered with Pittsfield TV to provide virtual programming throughout the week including a presentation on Wind Power by Max Diltthey, UMass Amherst. MCLA, Williams College, Berkshire Community College, Flying Cloud, Berkshire Innovation Center, and Berkshire Museum all hosted in-person events during the week. Also partnered with MassHire to provide transportation of local high school students for a tour of Mativ; MCLA and the Berkshire STEM Network hosted the Region I Middle School Science Fair on April 26, 2024; Medical Pathways Students from Hoosac Valley came to MCLA for a presentation on healthcare careers and tours of the radiologic technology and nursing suites at BMC North; Drury high school students working on a greenhouse design challenge project ended the unit with a tour of MCLA's greenhouse; Met with middle school science teachers at Drury high school to discuss strategies for increasing participation in the middle school science fair.

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. 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 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).

2025 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. In 2023/2024, 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 students and young professionals as it could. Over the last 12-18 months, BIC

has taken important steps toward the vision of expansion at HQ. 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 has partnered 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. The BIC has also worked closely with a private developer who has signed a purchase and sale agreement to acquire and develop a key parcel in the park. BIC also won a US Department of Energy ‘MAKE IT’ Prize to create a roadmap to leveraging the park as a space for clean energy manufacturing to grow. Currently, we are working with the MassTech Collaborative with the hope of designating the parcel as a Massachusetts “Tech Hub” — which could increase access to State resources and facilitate an expansion of the current BIC.

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.

2025 Update: The Berkshire Workforce Blueprint 3.0 was submitted to Massachusetts Workforce Skills Cabinet on behalf of the Berkshire Regional Skills Team. Updated priority industries include Healthcare and Social Assistance, Advanced Manufacturing and Engineering, Hospitality, Culinary, and Management, Education and Childcare, and Clean Energy and Trades.

Project Title: BFMCM+

Source: Berkshire Film and Media Collaborative

Location: Lenox

Project Summary: BFMCM+ (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, BFMCM+ 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. BFMCM+ envisions an environment where a diversity of viewpoints is essential, and will support this in hiring, recruitment, partnerships, scholarship programs and proactive engagement with communities locally and nationally.

2024 Update: Engineering studies and a first round of architectural renderings were completed by Clark+Green, and 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 the \$450,000 needed for Phase 2 has been raised (hiring architectural firm, engineering studies, legal expenses, and fees to host site).

2025 Update: With the awarding of a \$200,000 grant from the Massachusetts Cultural Council/Mass Development Cultural Facilities Fund last summer, we have reached our Phase 2 fundraising goal for the new studio. We are currently raising the match for this grant in order to release the funding. In preparation for the studio build, we developed and launched a 13-week high school documentary film curriculum, "Your Voice Through Video," at Pittsfield High. Students are making 6-minute films about subjects that are important to them, that relate to their course of study. Our plan is to take this course of study in every high school in Berkshire County. Next for the studio build in Lenox is Shakespeare & Company's application to the town to change the zoning of their property. In the meantime, we are looking at possible alternative locations.

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.

2025 Update: Each district has a team consisting of administrators, educators, counselors and specialized staff to manage and expand upon their career readiness systems annually. In addition to the numbers indicated above, the program annually engages over 1,000 students with career pathway opportunities.

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.

2025 Update: No changes since 2024.

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 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.

2025 Update: With the addition of an EDA-funded Economic Recovery Corps Fellow, the Digital and Tech Enabled Economy work has been enhanced by adding 2.5 years of new capacity that will support STEM internship implementation with tech-enabled startups, new workforce skill programming, and capital navigation support for tech founders and startups.

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
Roger Bolton <i>Berkshire Regional Planning Commission</i> 1 Fenn Street, Suite 201 Pittsfield, MA 01201	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.
Linda Clairmont <i>Berkshire Community College</i> 1350 West Street Pittsfield, MA 01201	Ms. Clairmont has joined BCC as Executive Director of Workforce Development and Community Education and formerly served as the Mayor of Pittsfield.
Michael Coakley <i>City of Pittsfield</i> City Hall - 70 Allen Street Pittsfield MA 01201	Mr. Coakley serves as the Business Development Director for the City of Pittsfield and is a liaison to the Western Mass Economic Development Partners.
A.J. Enchill <i>Berkshire Black Economic Council</i> 33 Dunham Mall, Suite 101 Pittsfield, MA 01201	Mr. Enchill is the President & Executive Director of the Berkshire Black Economic Council.
Malcolm Fick <i>Chair, BRPC</i> 1 Fenn St., Suite 201 Pittsfield, MA 01201	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.
Robert DelMastro <i>MA Small Business Development Center - Berkshire Regional Office</i> 33 Dunham Mall, Suite 103 Pittsfield MA 01201	Mr. DelMastro is the Regional Director of the Springfield and Pittsfield Regional Offices of the MA Small Business Development Center. He is the private sector representative for small business assistance.
Kyle Hanlon <i>Plimpton & Hills Corporation</i> 28 Yorkshire Avenue Pittsfield, MA 01201	Mr. Hanlon served as Chair of the Berkshire CEDS Committee and sits on the Executive Committee of the Berkshire Regional Planning Commission.

Lesley Herzberg <i>Berkshire Historical Society</i> 780 Holmes Road Pittsfield, MA 01201	Ms. Herzberg is the Executive Director of Berkshire Historical Society at Arrowhead, representing the non-profit cultural sector on the CEDS committee.
Benjamin Lamb <i>1Berkshire</i> 66 Allen Street Pittsfield, MA 01201	Mr. Lamb is the Director of Economic Development at 1Berkshire, the Region's state-designated Regional Economic Development Organization (REDO) and Regional Tourism Council.
Bryana Malloy <i>MassHire Berkshire Workforce Board</i> 75 South Church St., Suite 355 Pittsfield, MA 01201	Ms. Malloy serves as the manager of Industry Relations at the MassHire Berkshire Workforce Board.
Thomas Matuszko <i>Berkshire Regional Planning Commission</i> 1 Fenn Street, Suite 201 Pittsfield, MA 01201	Mr. Matuszko serves as the Executive Director of Berkshire Regional Planning Commission.
Laurie Mick <i>City of Pittsfield</i> City Hall - 70 Allen Street Pittsfield, MA 01201	Ms. Mick serves on the CEDS Committee as the representative from the Pittsfield Economic Revitalization Corporation (PERC).
Michael Nuvalle <i>City of North Adams</i> City Hall - 10 Main Street North Adams, MA 01247	Mr. Nuvalle 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.
Ian Rasch <i>Alander Construction</i> 40 Railroad Street Great Barrington, MA, 01230	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.
Christopher Rembold <i>Town of Great Barrington</i> Town Hall - 334 Main Street Great Barrington, MA 01201	Mr. Rembold is the Assistant Town Manager/Director of Planning & Community Development in Great Barrington and is the Public Official representing Southern Berkshire County. He is Vice-Chair of the CEDS Committee.
Shannon Smith <i>Berkshire Agricultural Ventures</i> 321 Main Street, Suite 202 Great Barrington, MA 01230	Ms. Smith is the Director of Lending & Finance for Berkshire Agricultural Ventures, supporting special projects and overseeing finance and compliance.

Ben Sosne <i>Berkshire Innovation Center</i> Pittsfield, MA 01201	Mr. Sosne is the Executive Director of the Berkshire Innovation Center, recognized as a Priority Project in the 2017-2022 Berkshire CEDS.
Alternate Members	
Jayne Bellora <i>MA Small Business Development Center - Berkshire Regional Office</i> 33 Dunham Mall, Suite 103 Pittsfield MA 01201	Ms. Bellora serves as the Client Services Coordinator and Business Advisor for the Berkshire Regional Office of MSBDC.
Heather Boulger <i>MassHire Berkshire Workforce Board</i> 75 South Church St., Suite 355 Pittsfield, MA 01201	Ms. Boulger is the Executive Director of the MassHire Berkshire Workforce Board and serves as the Workforce Development Board representative on the CEDS Committee.
Tova Clark Brown <i>Berkshire Black Economic Council</i> 33 Dunham Mall, Suite 101 Pittsfield, MA 01201	Ms. Brown serves as the Chief of Staff for the Berkshire Black Economic Council.
Rebecca Busansky <i>Berkshire Agricultural Ventures</i> 321 Main Street, Suite 202 Great Barrington, MA 01230	Ms. Busansky serves as the Executive Director of Berkshire Agricultural Ventures (BAV).
Justine Dodds <i>City of Pittsfield</i> City Hall - 70 Allen Street Pittsfield MA 01201	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.
Kevin Pink <i>1Berkshire</i> 66 Allen Street Pittsfield, MA 01201	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.

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.
FY2025 BRPC Delegates and Alternates

Community	Name	Representing
Adams	Michelle Picard, Delegate	Planning Board
	John Duval, Alternate	Select Board, BRPC Exec. Committee and Finance Committee
Alford	Alexandra Glover, Delegate	Planning Board
	<i>vacant</i> , Alternate	
Becket	Robert Ronzio, Delegate	Planning Board
	Diana Mott, Alternate	
Cheshire	Peter Traub, Delegate	Planning Board
	<i>vacant</i> , Alternate	
Clarksburg	<i>vacant</i> , Delegate	Planning Board
	<i>vacant</i> , Alternate	
Dalton	Robert Collins, Delegate	Planning Board
	Daniel Esko, Alternate	
Egremont	Mary McGurn, Delegate	Planning Board, BRPC Exec. Committee
	Stephen Lyle, Alternate	
Florida	Cynthia Bosley, Delegate	Planning Board
	<i>vacant</i> , Alternate	
Great Barrington	Pedro Pachano, Delegate	Planning Board; BRPC Exec. Committee, Commission Development Committee
	Malcolm Fick, Alternate	Planning Board; BRPC Exec. Comm. (Chair), Comm. Development (Ex Officio)
Hancock	Christie Derby, Delegate	Planning Board
	David Boyer, Alternate	

Hinsdale	Tony Zaniboni, Delegate	Planning Board
	Richard Roussin, Alternate	
Lanesborough	Leanne Yinger, Delegate	Planning Board
	Mark Siegars, Alternate	
Lee	Buck Donovan, Delegate	Planning Board; BRPC Exec. Committee, Fin. Comm., Commission Development
	Sean Regnier, Alternate	
Lenox	Mark Smith, Delegate	Planning Board
	Pamela Kueber, Alternate	
Monterey	Laura Mensi, Delegate	Planning Board
	<i>vacant</i> , Alternate	
Mount Washington	Keith Torrico, Delegate	Planning Board
	<i>vacant</i> , Alternate	
New Ashford	Mark Phelps, Delegate	Planning Board, Select Board
	<i>vacant</i> , Alternate	
New Marlborough	Jonathan James, Delegate	Planning Board
	<i>vacant</i> , Alternate	
North Adams	Kyle Hanlon, Delegate	Planning Board, Redevelopment Auth.; BRPC Executive Committee
	<i>vacant</i> , Alternate	
Otis	Mark Anthony, Delegate	Planning Board
	<i>vacant</i> , Alternate	
Peru	Samuel Haupt, Delegate	Planning Board, MPO Alternate; BRPC Executive Committee and Fin. Comm.
	<i>vacant</i> , Alternate	

Pittsfield	Sheila Irvin, Delegate	Community Development Board; BRPC Exec. Comm., Regional Issues Comm., Berkshire Brownfields Committee
	Justine Dodds, Alternate	
Richmond	Pete Lopez, Delegate	Planning Board
	<i>vacant</i> , Alternate	
Sandisfield	Barbara Cormier, Delegate	Planning Board
	<i>vacant</i> , Alternate	
Savoy	<i>vacant</i> , Delegate	Planning Board
	<i>vacant</i> , Alternate	
Sheffield	Sari Hoy, Delegate	Planning Board
	Lee Buttala, Alternate	
Stockbridge	Nancy Socha, Delegate	Planning Board
	Christine Rasmussen, Alt.	BRPC Exec. Comm., Regional Issues
Tyringham	Amanda Hamilton, Delegate	Planning Board
	<i>vacant</i> , Alternate	
Washington	Don Gagnon, Delegate	Planning Board
	Rose Borgnis, Alternate	
West Stockbridge	Chris Tonini, Delegate	Planning Board
	Kathleen Keresey, Alternate	
Williamstown	Samantha Page, Delegate	Planning Board
	Roger Bolton, Alternate	BRPC Environmental Review Committee
Windsor	Doug McNally, Delegate	Planning Board, BRPC Commission Development Committee, Exec. Comm.
	Ben Bederson, Alternate	Select Board