

2026 CEDS Performance Report

Berkshire County CEDS 2023-2027

Submitted to the U.S. Economic Development Administration on June 29, 2026

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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: 2026

Reporting Period End Date: June 30, 2026

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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.

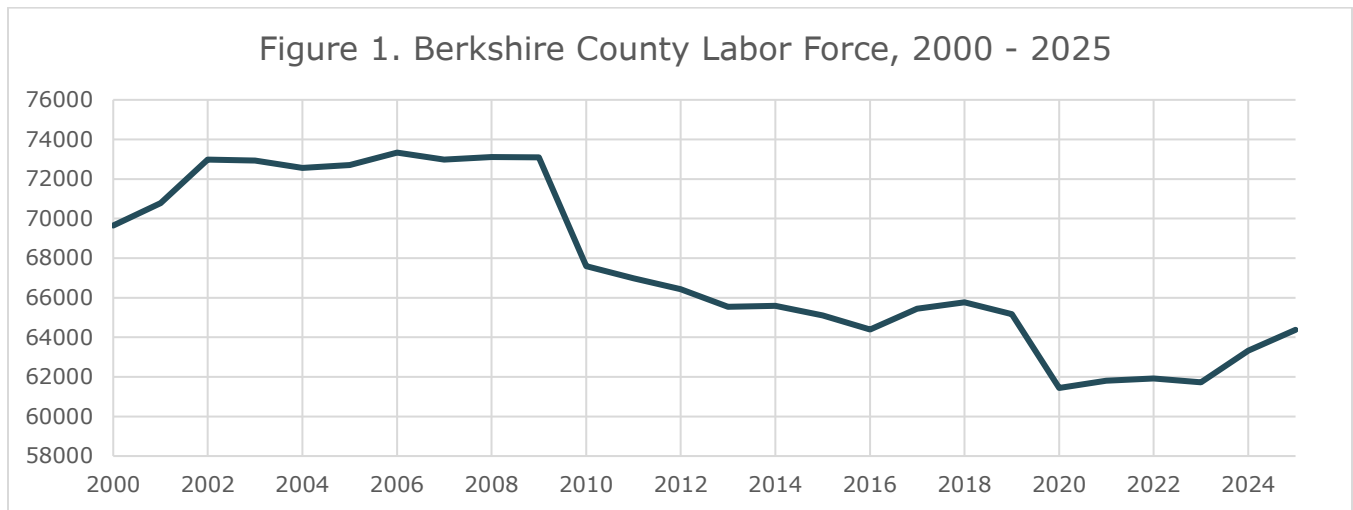
The 2026 Annual Report was endorsed by the Berkshire CEDS Committee on May 6, 2026, and by the Berkshire Regional Planning Commission on May 21, 2026.

Section 1: Regional CEDS Updates

Economic Conditions

Labor Force

Between 2024 and 2025, the Berkshire County labor force increased by 1,057 workers (1.7%) from 63,321 to 64,378 workers. The labor force remains 5,054 below the 2000 level of 69,423 workers and 8,956 below the recent peak level of 73,334 workers in 2006. See *Figure 1*.

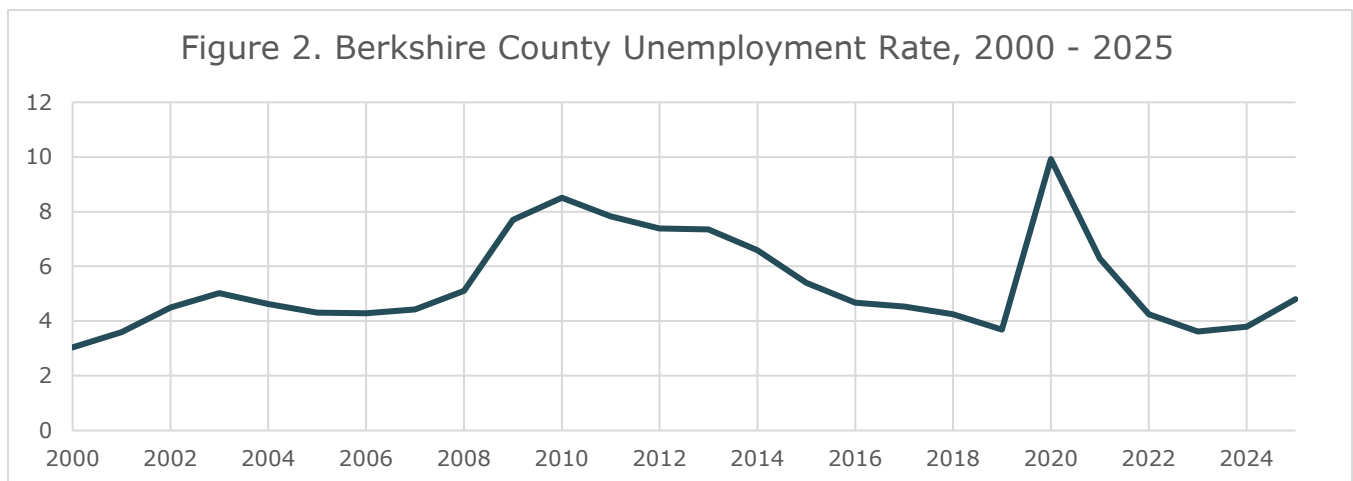


Source(s): MA Dept. of Economic Research, Labor Force and Unemployment Data.

Unemployment

During 2025, the Berkshire County 12-month average* unemployment rate increased from 3.8% to 4.8%. This remained among the lowest unemployment rates the region has recorded since 2000. See *Figure 2*.

*Data for October of 2025 remains unavailable due to the federal govt. shutdown, so this reflects an 11-month average.

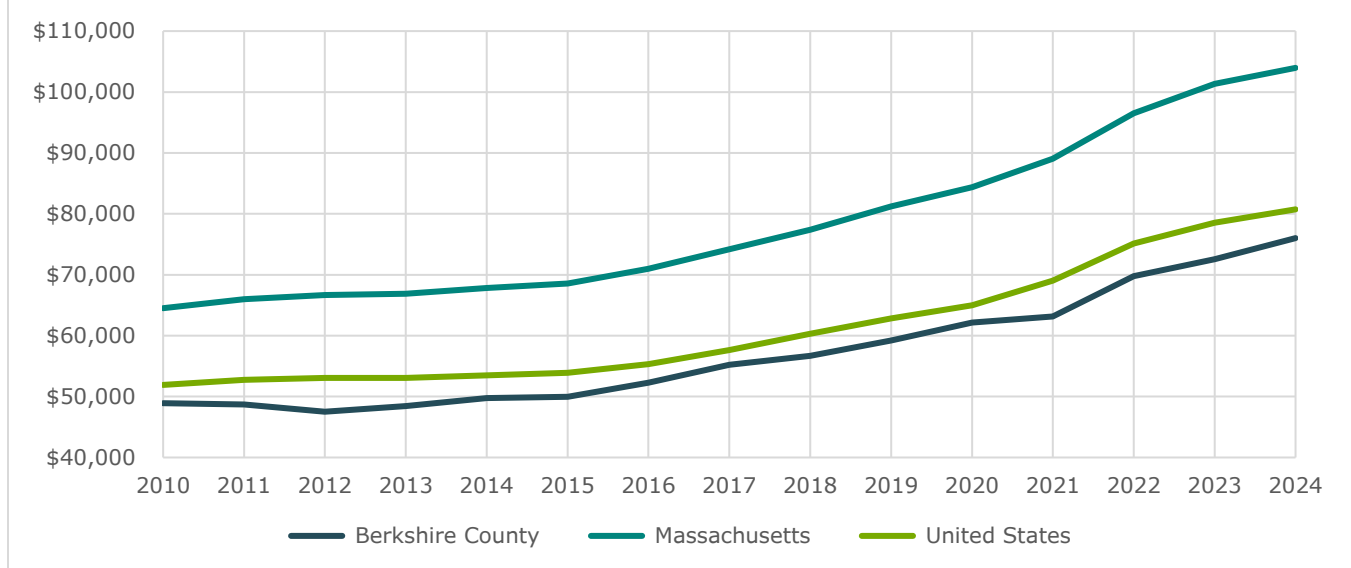


Source(s): MA Dept. of Economic Research, Labor Force and Unemployment Data.

Median Household Income

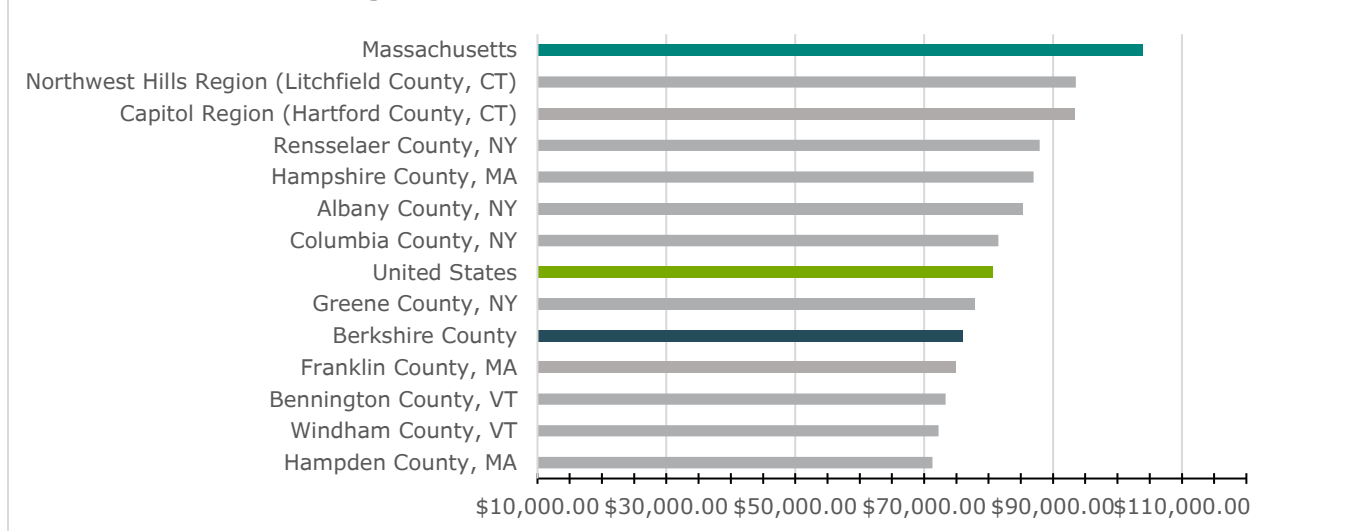
Based on the most recent available data, Berkshire County's median household income is \$76,013. This is an increase from \$72,565 in 2023, a rise of \$3,448 or 4.8%. This increase is larger than the increase from 2022 to 2023. However, the county still trails behind the nation (\$80,734) and Massachusetts (\$103,960), both of which grew at slower rates of 2.8% and 2.6%, respectively. See *Figure 3*.

Figure 3. Median Household Income, 2010 - 2024



Of neighboring counties, Bennington, Franklin, Hampden, and Windham counties now have median household incomes lower than Berkshire County. Franklin County was ahead in 2023. See *Figure 4*.

Figure 4. Median Household Income, 2024

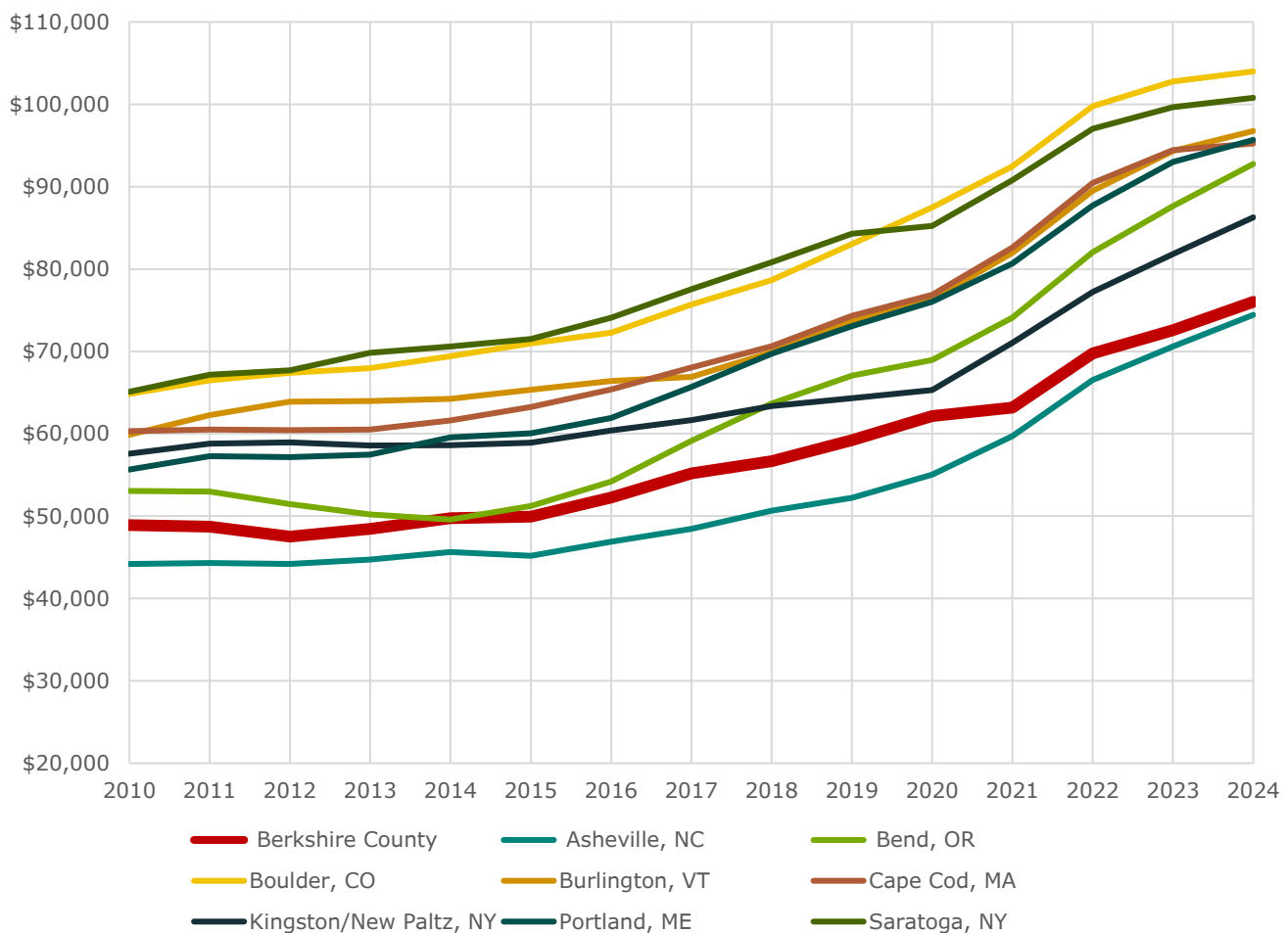


Median Household Income Data Source: U.S. Census Bureau. "Median Household Income in the Past 12 Months (in 2024 Inflation-Adjusted Dollars) by Tenure." *American Community Survey, ACS 5-Year Estimates Detailed Tables Table B25119, 2024*, <https://data.census.gov/table/ACSDT5Y2024.B25119?q=b25119>. Accessed on February 3 and 25, 2026.



Berkshire Regional Planning Commission's Berkshire Benchmarks identified eight comparable regions to track beginning 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 the second-lowest median household income. Barnstable County had the lowest growth rate in 2024. Bend, Oregon experienced the highest growth rate (5.8%) in the latest timeframe.

Figure 5. MHI vs. Comparable Regions, 2010 - 2024

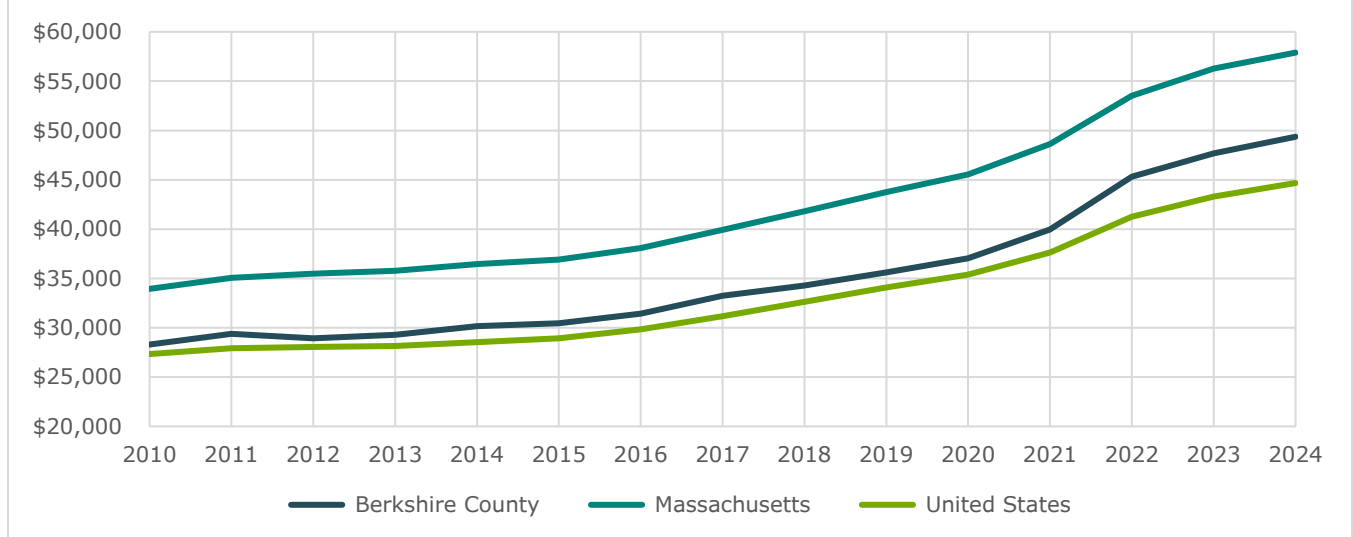


Source: U.S. Census Bureau. "Median Household Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars) by Tenure." *American Community Survey, ACS 5-Year Estimates Detailed Tables Table B25119*, 2024, <https://data.census.gov/table/ACSDT5Y2024.B25119?q=b25119>. Accessed on February 3, 2026.

Per Capita Income

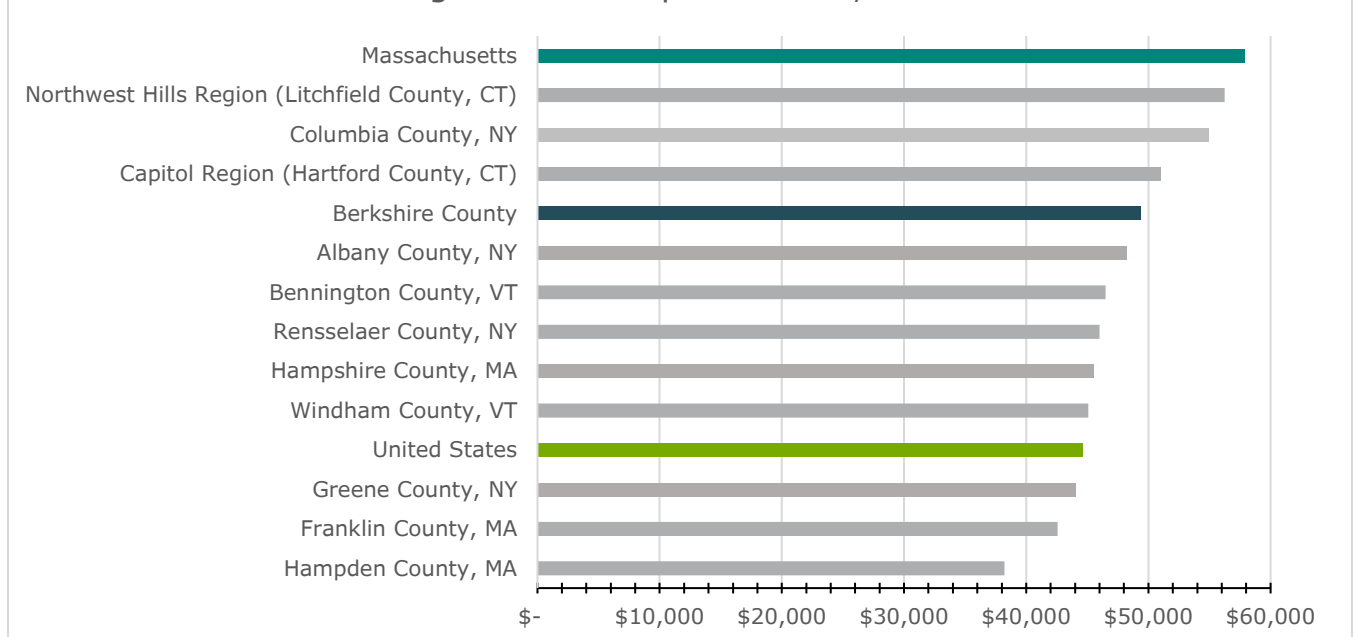
The 2024 per capita income for Berkshire County was \$49,365, growing by 3.5% since 2023. This was lower than the Massachusetts per capita income of \$57,897 but higher than the United States per capita income of \$44,673. See *Figure 5*.

Figure 5. Per Capita Income, 2010 - 2024



Among neighboring counties, Berkshire County remains in the top half of per capita income, with Columbia County, NY and both neighboring regions in Connecticut recording higher 2024 values. See *Figure 6*.

Figure 6. Per Capita Income, 2024

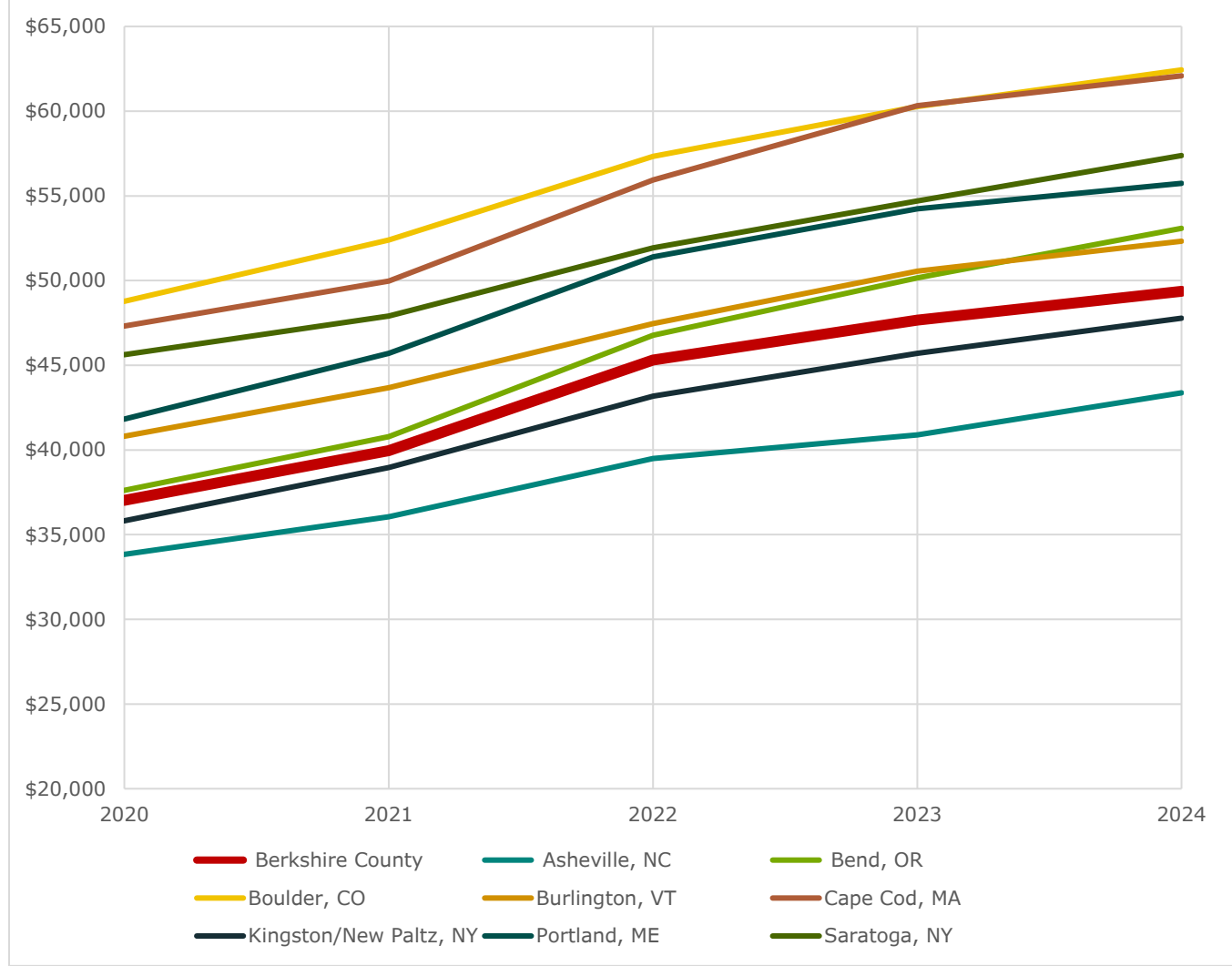


Per Capita Income Data Source: U.S. Census Bureau, "Per Capita Income in the Past 12 Months (in 2024 Inflation-Adjusted Dollars)." *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B19301, 2024*, <https://data.census.gov/table/ACSDT5Y2024.B19301>. Accessed on February 3 and 25, 2026.



Compared to the comparable counties selected for Berkshire Benchmarks tracking beginning in 2023 (see list on page 7), Berkshire County remains one of the lowest (only two counties have lower per capita incomes). Cape Cod experienced a similarly slow rate of PCI growth in 2024 but has a significantly higher PCI than Berkshire County in dollars annually.

Figure 5. PCI vs. Comparable Regions, 2020 - 2024



Source: U.S. Census Bureau, U.S. Department of Commerce. "Per Capita Income in the Past 12 Months (in 2024 Inflation-Adjusted Dollars)." American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B19301, 2024, <https://data.census.gov/table/ACSDT5Y2024.B19301>. Accessed on February 2, 2026.

Average Annual Pay by Industry Sector

In 2024, the top-paid sectors were Utilities, Information, Finance and Insurance, and Professional and Technical Services. Annual pay in the Information sector again increased (from \$123,350 in 2023). Lowest-paid sectors were Accommodation and Food Services (although this is higher than the national average), Arts, Entertainment, Recreation (significantly lower than the national average) and Retail Trade. Average annual pay in the Agriculture, Forestry, Fishing and Hunting Sector is lower than in 2023, as is Arts, Entertainment and Recreation. See Table 1.

Table 1. Average Annual Pay by Sector, Berkshire County, MA, & US, 2024

NAICS	Sector	Berkshire	Massachusetts	U.S.
11	Agri. Forestry, Fishing, and Hunting	\$44,964	\$60,540	\$46,942
21	Mining, Quarrying, Oil and Gas	\$82,929	\$88,221	\$129,918
22	Utilities	\$124,076	\$148,849	\$134,956
23	Construction	\$72,941	\$99,956	\$81,054
31-33	Manufacturing	\$75,896	\$105,649	\$85,461
42	Wholesale Trade	\$93,373	\$130,893	\$101,805
44-45	Retail Trade	\$40,300	\$46,449	\$42,075
48-49	Transportation and Warehousing	\$50,943	\$67,363	\$67,202
51	Information	\$132,870	\$193,162	\$174,448
52	Finance and Insurance	\$112,982	\$200,766	\$143,074
53	Real Estate and Rental and Leasing	\$54,864	\$107,236	\$77,035
54	Professional and Technical	\$108,012	\$182,538	\$128,082
55	Mgmt. of Companies/Enterprises	\$76,642	\$162,558	\$161,228
56	Administrative and Waste Services	\$57,697	\$70,882	\$57,961
61	Educational Services	\$68,029	\$84,224	\$64,023
62	Health Care and Social Assistance	\$65,619	\$73,043	\$64,628
71	Arts, Entertainment, and Recreation	\$36,858	\$55,031	\$50,483
72	Accommodation and Food Services	\$31,285	\$35,918	\$29,838
81	Other Services, Except Public	\$44,618	\$54,049	\$52,723
92	Public Administration -local govt. only	\$54,461	\$91,912	\$74,145

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages. Data extracted on February 3 and 13, 2026

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 4.3% as of March 2026, one tenth of a point above the national rate. **However, three municipalities did meet this distress criterion, with Cheshire exceeding the national 24-month unemployment rate by 1.1 percentage points, North Adams exceeding the national 24-month unemployment rate by 1.2 percentage points, and Adams exceeding it by 1.3 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 2024 per capita income exceeding the national figure by \$4,692 (10.5%). **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).** These are the same four tracts meeting the Per Capita Income distress criteria as in 2023. However, Per Capita Incomes within several census tracts declined from 2023 to 2024, 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 prompted further clarification in 2026:

Strengths

- Berkshire Funding Focus has expanded to include research and vetting of private foundation grant opportunities in addition to state and federal grant programs.
- Municipal networking opportunities coordinated by BRPC, the Berkshire Selectmen's Association, and the Berkshire Municipal Managers Association have supported a more cohesive voice for municipal officials across the region.
- Intentional collaboration among the four Western Massachusetts counties and their various economic development organizations is also increasing.
- Sharp Sterile Manufacturing (formerly Berkshire Sterile Manufacturing) is poised to expand through a \$28 million equipment investment, roughly doubling the site's production capacity. This follows roughly \$12 million in building improvement investments since the acquisition in 2023, and will grow the number of employees (currently 230) at the Lee, MA site.
- Berkshire County continues to add to and improve its outdoor recreation offerings, leveraging the outdoor recreation economy which grew by 2.8% nationally in 2024, but by 6.9% in Massachusetts during the same period.

Weaknesses

- Grid capacity limitations continue to pose challenges for business ventures and expansions, EV charging, and solar uptake. High energy costs in MA also pose challenges to industry.
- Staffing shortages in elder care are projected to further worsen as the number of people aged 85 and over expands by about two thirds across Massachusetts in the next 5 years (with older cohorts being even more prevalent in Berkshire County, specifically). Similarly, care for disabled or young family members due to serious illness poses continuity and overall concerns regarding sustainability of employment for some residents.
- Municipalities in MA are exempt from the state's Paid Family and Medical Leave program, leaving municipal employees – a large share of jobs in the region – to rely on short- and long-term disability coverage in the event that they or a family member needs care.

Opportunities

- Businesses and non-profit organizations in Berkshire County are taking a close look at the potential benefits of using AI to support their goals.
- The closure of Simon's Rock campus in Great Barrington will provide an opportunity for redevelopment.
- Berkshire County municipalities may consider adopting a Mill Revitalization/Redevelopment Overlay District as has successfully been implemented in other Massachusetts communities such as Athol, Dudley, Grafton, Hardwick, Grafton, North Andover, Russell, and Wareham.
- The new Seasonal Communities designation, for which approximately half of Berkshire County municipalities is eligible, will provide opportunities to address housing shortage challenges.
- The South County Connector micro transit service has expanded and is now doing approximately 2,000 rides per month. A recent feasibility study to implement micro transit in the central and northern Berkshires is also very promising.
- School districts throughout the county are securing funds to replace outdated and dilapidated buildings, increasing vocational and technical training opportunities, and exploring collaborations.
- Upcoming events such as the Mass250 and World Cup may help to boost tourism to the state.
- Inter-municipal agreements and collaborative arrangements help to address concerns around recruitment and retention of municipal staff.
- The Commonwealth's Department of Higher Education is exploring a substantial increase in access to early college, with a goal of engaging 40% of all high school students, potentially offering more affordable access to undergraduate degrees.

- Berkshire businesses and organizations are exploring the efficiencies and effectiveness of AI, especially in terms of data aggregation and analysis, with several organizations being proactive about offering locally based workshops and educational materials.

Threats

- Cost of Living increases in Massachusetts make it difficult to attract and retain new residents. A late 2025 poll by Suffolk University and the Boston Globe indicated that 1 in 3 voters have considered leaving the state due to costs.
- International visitation has decreased, including from Canada which is typically a very strong feeder market for the Berkshires.
- Potential loss of federal funding, specifically CDBG, EPA, EDA, Transportation (via MASS DOT), Public Health, Broadband (via MBI), and USDA continue to be a major concern.
- Volatile dynamics around tariffs on materials and finished products have created unstable conditions for manufacturers and other businesses, particularly impactful for smaller businesses with less ability to adjust to changing conditions.
- Berkshire Gas recently proposed rate increases that would result in prices rising between 22.9 and 25.6 percent, depending on household income and gas usage.
- Berkshire businesses, organizations, and individuals are at risk of data theft through AI programs, as well as the potential overreliance on AI to produce content and analyze data. AI may also pose a threat to graduating high school and college students in terms of a rapidly changing job market.

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 it captures many initiatives.

Goal # 1: Healthy People

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

Representative Activities:

- ✓ Central Berkshire Habitat for Humanity [broke ground in July of 2025](#) on a housing development on North Plain Road in Housatonic (Great Barrington) which will include 20 single-family homes.
- ✓ A group of Simon's Rock alums have formed the "Simon's Rock Village Committee" and are working toward a [proposed conversion of the campus](#) to affordable, multigenerational housing and community recreation facilities, after Bard College announced the closure of the campus in 2024/2025.
- ✓ BRPC's online digest of outdoor recreation resources in Berkshire County, [berkshiresoutside.org](#), saw increased traffic in 2025, with over 205,000 page views and a 58% increase in users compared to its first year.
- ✓ Berkshire Bounty and Community Health Programs, Inc./CHP Berkshires received a combined \$29,000 through the Local Food Policy Grant Program (administered by MDAR) which supports emerging and established local food policy councils and food working groups as they build stronger, more resilient local food systems.
- ✓ Several communities, including Pittsfield and Lanesborough, are currently working with BRPC to develop Open Space and Recreation Plans.
- ✓ The MA Department of Public Health is working with MassHealth to implement more than 20 provisions within the 2024 maternal health law designed to bolster access to services and tackle disparities in care outcomes. Specific steps include a voluntary credentialing program, and a ramped up home visiting program for newborns.
- ✓ Office space in downtown Pittsfield will be converted into 23 rental housing units (19 of which will be market rate) with support from the Commonwealth's Commercial Conversion Tax Credit Initiative. The City of Pittsfield will consider a 10-year Tax Increment Financing (TIF) agreement with the developer, Allegrone Companies.
- ✓ Pittsfield will also see 47 affordable housing units developed through the EOHLC's Affordable Housing Development grant program.
- ✓ Volunteers in Medicine (VIM) has completed its expansion of offices in Pittsfield.
- ✓ Berkshire Natural Resources Council (BNRC) conserved nearly 1,170 additional acres across 8 land protection projects in 2025. BNRC also opened the Tom Ball Mountain Reserve to the public in June of 2025, adding almost four miles of new trails in the southern Berkshires.

- ✓ BNRC also secured more than \$1,400,000 from state agencies and private foundations to support two key efforts: a 66-acre expansion of Thomas and Palmer Brook reserve in Great Barrington and the conservation of 109 acres within the critically important Appalachian Trail corridor.
- ✓ BNRC was awarded \$180,000 (paired with local 1:1 match) through the Massachusetts Office of Travel and Tourism's Destination Development Capital grant program to enhance visitor access and wayfinding at several trailhead locations.
- ✓ Mill Town Capital has launched the Mill Town Charitable Foundation, a public charity with a focus on strengthening public education in Pittsfield and throughout the region. The new entity – distinct from the private Mill Town Foundation - is designed to work with local stakeholders to identify gaps in the region's educational landscape and bring in new resources, programming and funding to close them.
- ✓ Several communities continue to pursue local housing needs assessments and the establishment of affordable housing trusts. Additionally, communities are considering adoption of the new Seasonal Communities designation in Massachusetts.

Goal # 2: Resilient Communities

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

Representative Activities:

- ✓ The City of Pittsfield, in partnership with MassDevelopment, is considering the concept of a Business Improvement District (BID).
- ✓ The City of Pittsfield is currently working with a private consultant to develop a new Comprehensive Plan. Additional communities currently working on or anticipating a new Comprehensive Plan include Cheshire, Lanesborough, Otis, and Sandisfield.
- ✓ The City of Pittsfield is investing in early stages of a larger drinking water project expected to reach completion in 2033. The City's finance subcommittee recently supported a request to borrow \$15,000,000 for upgrades at two water treatment plants, part of an overall \$165,000,000 project total.
- ✓ The Town of Egremont has launched a [custom AI language model](#) to answer resident questions about short term rentals, tiny homes, ADUs, and other planning and zoning related questions, using a version of ChatGPT which draws exclusively from the town's bylaws and state-level zoning laws.
- ✓ The Town of Adams' Select Board has voted to designate a target area along Route 8 as a "blighted and decadent area" with the intention of obtaining needed resources such as CDBG funding to directly address deteriorated and blighted conditions.
- ✓ Efforts continue to explore and implement shared services to help relieve staff recruitment and retention issues as well as budgetary concerns in small communities. A group of towns in the southern Berkshires have instituted a shared Building Inspection program, with one administrator and several inspectors able to be deployed throughout the region as needed.
- ✓ A large contingent of Berkshire County municipal officials again attended the Connect 351 conference in January of 2026, hosted by the Massachusetts Municipal Association.
- ✓ BRPC continues to work throughout Berkshire County to assist directly with the implementation of Digital Access Plan recommendations.
- ✓ The Berkshire Municipal Managers Association (BMMA), BRPC, and the Berkshire Selectmen's Association continue to host a series of networking opportunities for municipal officials.
- ✓ Implementation of the MA Farmland Action Plan began in 2024, with increased activity in 2025. This long-range strategic initiative intended to guide actions to ensure that farmland and farming are available and viable for current and future generations in Massachusetts.
- ✓ The City of North Adams has added a second planner position in 2026 and will be working in collaboration with the North Adams Partnership, 1Berkshire, and others on several economic development projects in 2026.

Goal # 3: Future-Ready Workforce

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

Representative Activities:

- ✓ Berkshire Community College (BCC) has secured over \$2,000,000 to support construction of a 1,500 sq ft HVAC/R Training Laboratory at their main campus.
- ✓ BCC will benefit from S 2962, a significant borrowing bill authorized by the state legislature which includes \$2.5 billion dedicated for maintenance, repairs and major capital projects at the state's 15 community colleges, nine state universities, and five University of Massachusetts campuses.
- ✓ 1Berkshire has been selected by Jobs for the Future (JFF) as a funded participant in their Inquiry into Building Regional Skills-First Ecosystems initiative. 1Berkshire will partner with JFF and local stakeholders across the Berkshires to examine the conditions, opportunities, and challenges involved in advancing skills-based talent management practices and building a robust and responsive skills-first ecosystem across the region. 1Berkshire's specific focus in this initiative is centered around supporting the growth, retention, and advancement of the regional hospitality sector workforce, in order to support elevating the resident and visitor experience across our dynamic regional spectrum of hospitality, accommodation and service sector operations.
- ✓ The Berkshire Innovation Center (BIC) launched the Technologist Advanced Manufacturing Program (TechAMP) in partnership with MIT during the fall of 2025. Designed to bridge hands-on manufacturing experience with advanced technical and leadership skills, TechAMP creates new pathways for experienced workers to grow into technologist roles.
- ✓ The BIC hosts a Future Innovators program, which introduces young people to hands-on learning, teamwork, and creative problem-solving that spark curiosity and confidence.
- ✓ This year marks the 25th anniversary of the Berkshire Robotics Challenge—a milestone that speaks to the longevity and impact of youth robotics in our region. For a quarter century, this program has inspired students, engaged mentors, and built a strong community around learning, creativity, and problem-solving.
- ✓ The Massachusetts AI Hub and Google are offering AI online training for every Massachusetts resident at no cost through December 31, 2027. Training and certificates are available in Google AI Professional, Google AI Essentials, Google Agile Essentials, Google Career Certificates in Data Analytics, IT Support, and Project Management.
- ✓ The [Berkshire Workforce Board](#) (BWB) revised the Berkshire Workforce Blueprint which identifies the region's priority industries and occupations. Prioritized industries include Healthcare & Social Assistance; Advance Manufacturing & Engineering; Hospitality, Culinary, & Management; Education & Childcare; and Energy & Trades.
- ✓ MassHire Berkshire Career Center leveraged \$2.4M, which assisted 3,518 job seekers and 875 employers with their workforce needs during FY25.
- ✓ BWB secured \$45K to provide 19 on-the-job training slots with manufacturing companies.

- ✓ 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, training over 300.
- ✓ BWB worked with all public middle and high schools leveraging \$330,000 in resources to support career readiness systems and college/career pathways with a goal to support at least 400 internships and 2,500 K-12 students in career awareness, exploration, and immersion activities, assisting 2,750 youth in FY25.
- ✓ MassHire BWB and Career Center partnered with Taconic High School and McCann Tech to launch Career Technical Initiative (CTI) adult evening trainings in 2025. Taconic enrolled 11 in the Auto Body Repair training and 12 in the Welding training. McCann enrolled 14 trainees in Welding, 24 trainees in Automotive Tech, and 12 trainees in Advanced Manufacturing Technology.
- ✓ Berkshire Community College hosted a Berkshire State of Work Summit in June of 2025. This one-day conference focused 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.

Goal # 4: Strong Business Environment

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

Representative Activities:

- ✓ Two Berkshire County businesses were among 48 statewide to share in \$1,849,795.10 in grants from the Biz-M-Power Grant Program administered by MassDevelopment, allowing businesses to (1) buy, expand, improve, or lease a facility, (2) buy or lease equipment, or (3) meet other capital needs of the business.
- ✓ The Berkshire Innovation Center's proposal to create an Advanced Optics Tech Hub has been selected for \$5.2M in funding by the Mass Tech Collaborative. Focusing on the next generation of meta-optics manufacturing, commercialization, and workforce development, the AMAO Tech Hub will bring over 60 new, high quality manufacturing jobs to Pittsfield through two companies – Myrias Optics and ElectroMagnetic Applications (EMA).
- ✓ Common Capital, which operates throughout Western Massachusetts including Berkshire County, was recognized by the US Small Business Administration as the 2025 SBA Massachusetts Microlender of the Year, the SBA Community Advantage Lender of the Year, and #1 lender to Rural Businesses.
- ✓ The Berkshire Innovation Center (BIC) recently launched Leadership Groups focused on energy, artificial intelligence, life sciences, advanced optics, and aerospace and defense. These groups bring together industry, academic, and civic partners to help shape priorities, identify opportunities, and guide ecosystem development in the Berkshires.
- ✓ The 7th Annual Western Massachusetts Economic Ecosystem Summit was held at the Adams Theater in October of 2025, convening stakeholders from across the broader western MA region.
- ✓ The Commonwealth's [Business Front Door](#) officially launched in July of 2025. This first-of-its-kind platform centralizes the incentives offered by the state to help businesses of all sizes, from all sectors, grow in Massachusetts.
- ✓ Entrepreneurialism continues to grow in Berkshire County, with 2,156 business applications in 2024, up from 1,606 in 2023 and 1,265 in 2022, according to the US Census Bureau.
- ✓ The Pittsfield Economic Revitalization Corporation (PERC) will offer several free, virtual workshops to support entrepreneurs consider business transition planning, learn more about AI, and simplify their tax preparation practices during the spring of 2026.
- ✓ 1Berkshire will offer several technical assistance workshops for small businesses through its ongoing Berkshire Economic Recovery Program during the spring of 2026, with topics including Social Media Marketing, Visual Merchandising, Employee Ownership Models, and Succession Planning.
- ✓ 1Berkshire entrepreneurial meetups average approximately 23 attendees on an almost monthly basis. Between FY25 and FY26, 1Berkshire hosted 12 meetups with a total of 250 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 1,966 high-paying jobs, seen over 500,000 site visits, more than 110,000 unique users, and over 10,000,000 digital impressions. New layers include a seasonal jobs option, new e-comm strategies, and enhanced outreach plans that have added dynamism and increased new user types.
- ✓ 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 60+ properties to help promote them to investors and developers.
- ✓ The Massachusetts Small Business Development Center (SBDC) made a significant impact on the small business community in 2025, working with 161 clients, including 98 startups and 63 established businesses. Of these, 51% were woman-owned businesses. Over the course of 331 hours of counseling, the SBDC helped 11 businesses launch, creating 29 new jobs, and assisting businesses in acquiring \$500,00 in funding. Additionally, the SBDC played a key role in boosting business revenue, helping companies increase their collective revenue by \$787K. (Note: quantifiable metrics are underreported – 2025 figures rely only on official signed client attestations and not overall impact.)
- ✓ 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.

Goal # 5: Robust Infrastructure

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

Representative Activities:

- ✓ The [Berkshire Flyer](#) will continue for the 6th year to provide seasonal rail service between NYC and Pittsfield each weekend from early summer through Labor Day.
- ✓ After completion of the [Northern Tier Rail Study](#), which examined the benefits, costs, and investments necessary to implement passenger rail service from North Adams to Greenfield and Boston, Regional Planning Agencies in the affected areas have secured funds to conduct an economic impact study in 2026.
- ✓ The Berkshire County Micro-transit Feasibility Study and Implementation Plan has been completed, and findings indicate that implementation is viable and beneficial. BRPC staff are collaborating with BRTA and are actively working to secure funding, followed by service implementation.
- ✓ The Route 2 Overpass Study was finalized, and removal of the overpass was recommended. Efforts are underway to secure funding for engineering and construction of impacted intersections in downtown North Adams.
- ✓ The Berkshire Medical Center project was finally completed. This project was initiated to address numerous transportation challenges in an area where two highly traveled corridors intersect, and it resulted in the design and construction of a roundabout that accommodates all modes of travel.
- ✓ MassDOT anticipates construction to begin on the following projects to begin in 2026 and 2027:
 - Reconstruction of Mount Washington Road in Egremont (Phase I)
 - Resurfacing and Related Work on Route 8 in Sandisfield
 - Resurfacing and Related Work on Route 7 in Williamstown
 - Bridge Superstructure Replacement, County Road over Ironworks Brook in Sheffield
 - Bridge Preservation, Route 2 over South Branch Hoosic River and Route 8 in North Adams
 - Bridge Replacement, Division Street over Housatonic River in Great Barrington
 - Reconstruction of Ashland Street in North Adams
 - Resurfacing and related road work on Route 20 in Lee

Section 3: Challenges and Mitigation

Specific to BRPC efforts related to pursuing our CEDS Goals in Berkshire County, the late 2025 pause of the EDA Partnership Planning program, as well as other perennial grant opportunities, was 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. The anticipated challenges with the state budget in FY27 are receiving considerable attention.

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 the 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.
- The regional comprehensive plan from 2014, Sustainable Berkshires, which covered a wide range of topics including but not limited to economic development, has been thoroughly reviewed, with an update to be launched soon via an ArcGIS Hub Site. This online interface is intended to be periodically updated, so we will ensure that it aligns with this and future CEDS documents.
- 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 initiatives 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 contacts regional leaders across business, government, and charitable organizations to compile a list ensuring sub-regional and sectoral representation. The list includes construction-based and programmatic projects and serves as the basis for tracking impactful projects over the five years of this CEDS cycle. The CEDS Committee stresses that annual 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

***Building and Leveraging Health Professional Shortage Area (HPSA) Designations

***Families Like Ours

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
 BFM+ (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
- *** Indicates a project added to the Priority list in 2026

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

Projects removed from the Priority List as of 2026:

Williamstown Fire Station - complete
 Berkshire Family YMCA Renovation - 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 (LAUS)

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	4.3%	4.2%	0.1%

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	5.5%	1.3
Alford	3.4%	-0.8
Becket	4.5%	0.3
Cheshire	5.3%	1.1
Clarksburg	4.3%	0.1
Dalton	4.7%	0.5
Egremont	3.6%	-0.6
Florida	4.4%	0.2
Great Barrington	3.8%	-0.4
Hancock	3.8%	-0.4
Hinsdale	4.7%	0.5
Lanesborough	4.5%	0.3
Lee	3.8%	-0.4
Lenox	4.0%	-0.2
Monterey	3.2%	-1.0

Municipality	24-Month Unemployment Rate	Threshold Calculation
Mount Washington	3.0%	-1.2
New Ashford	3.7%	-0.5
New Marlborough	3.8%	-0.4
North Adams	5.4%	1.2
Otis	4.1%	-0.1
Peru	4.1%	-0.1
Pittsfield	4.4%	0.2
Richmond	4.0%	-0.2
Sandisfield	3.6%	-0.6
Savoy	4.3%	0.1
Sheffield	3.2%	-1.0
Stockbridge	4.6%	0.4
Tyringham	3.3%	-0.9
Washington	4.9%	0.7
West Stockbridge	3.8%	-0.1
Williamstown	3.3%	-0.9
Windsor	4.4%	0.2

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 2024 PCI	United States 2024 PCI	Threshold Calculation
\$49,365	\$44,673	110.5%

Source: U.S. Census Bureau. "Per Capita Income in the Past 12 Months (in 2024 Inflation-Adjusted Dollars)." *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B19301, 2024*, <https://data.census.gov/table/ACSDT5Y2023.B19301>. Accessed on February 3, 2026.

Table 5. Economic Distress Criterion – Geographic Elements

Census Tract	2024 PCI	Threshold Calculation	Geographic Area
9001.00	\$24,167	54.1%	Pittsfield – further decline
9002.00	\$29,246	65.5%	Pittsfield
9003.00	\$38,290	85.7%	Pittsfield – decline in 2024
9004.00	\$55,025	123.2%	Pittsfield – decline in 2024
9005.00	\$63,171	141.4%	Pittsfield
9006.00	\$38,941	87.2%	Pittsfield
9007.00	\$41,820	93.6%	Pittsfield
9008.00	\$64,896	145.3%	Pittsfield
9009.00	\$40,511	90.7%	Pittsfield – decline in 2024
9011.00	\$34,123	76.4%	Pittsfield
9111.00	\$45,871	102.7%	Lanesborough
9121.00	\$48,844	109.3%	Dalton
9131.00	\$59,318	132.8%	Lenox
9141.00	\$53,436	119.6%	Lee – decline in 2024
9201.01	\$46,076	103.1%	Williamstown
9201.02	\$64,985	145.5%	Williamstown
9213.00	\$28,710	64.3%	North Adams– further decline

Census Tract	2024 PCI	Threshold Calculation	Geographic Area
9214.00	\$41,151	92.1%	North Adams
9215.00	\$46,355	103.8%	North Adams
9221.00	\$36,419	81.5%	Adams
9222.00	\$37,818	84.7%	Adams
9223.00	\$37,804	84.6%	Adams – further decline
9231.00	\$42,961	96.2%	Cheshire
9241.00	\$84,995	190.3%	Stockbridge
9251.01	\$42,156	94.4%	Great Barrington –further decline
9251.02	\$55,115	123.4%	Great Barrington
9261.00	\$62,797	140.6%	Sheffield – decline in 2024
9311.00	\$40,688	91.1%	Clarksburg – decline in 2024
9313.00	\$44,310	99.2%	Florida/Savoy
9314.00	\$60,205	134.8%	Peru/Windsor
9322.00	\$55,818	125%	Becket/Washington
9323.00	\$40,849	91.4%	Hinsdale
9332.00	\$83,455	186.8%	Monterey/Tyringham
9333.00	\$58,719	131.4%	New Marlborough
9334.00	\$55,468	124.2%	Otis/Sandisfield
9342.00	\$88,753	198.7%	West Stockbridge
9343.00	\$71,091	159.1%	Alford/Egremont/Mt. Washington
9351.00	\$72,651	162.6%	Hancock/New Ashford/Richmond
9352.00	\$58,300	130.5%	Pittsfield
9353.00	\$39,725	88.9%	North Adams

Source(s): U.S. Census Bureau. "Per Capita Income in the Past 12 Months (in 2024 Inflation-Adjusted Dollars)." *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B19301*, [https://data.census.gov/table/ACSDT5Y2024.B19301?q=050XX00US25003,25003\\$1400000](https://data.census.gov/table/ACSDT5Y2024.B19301?q=050XX00US25003,25003$1400000). Accessed on 26 Feb 2026.

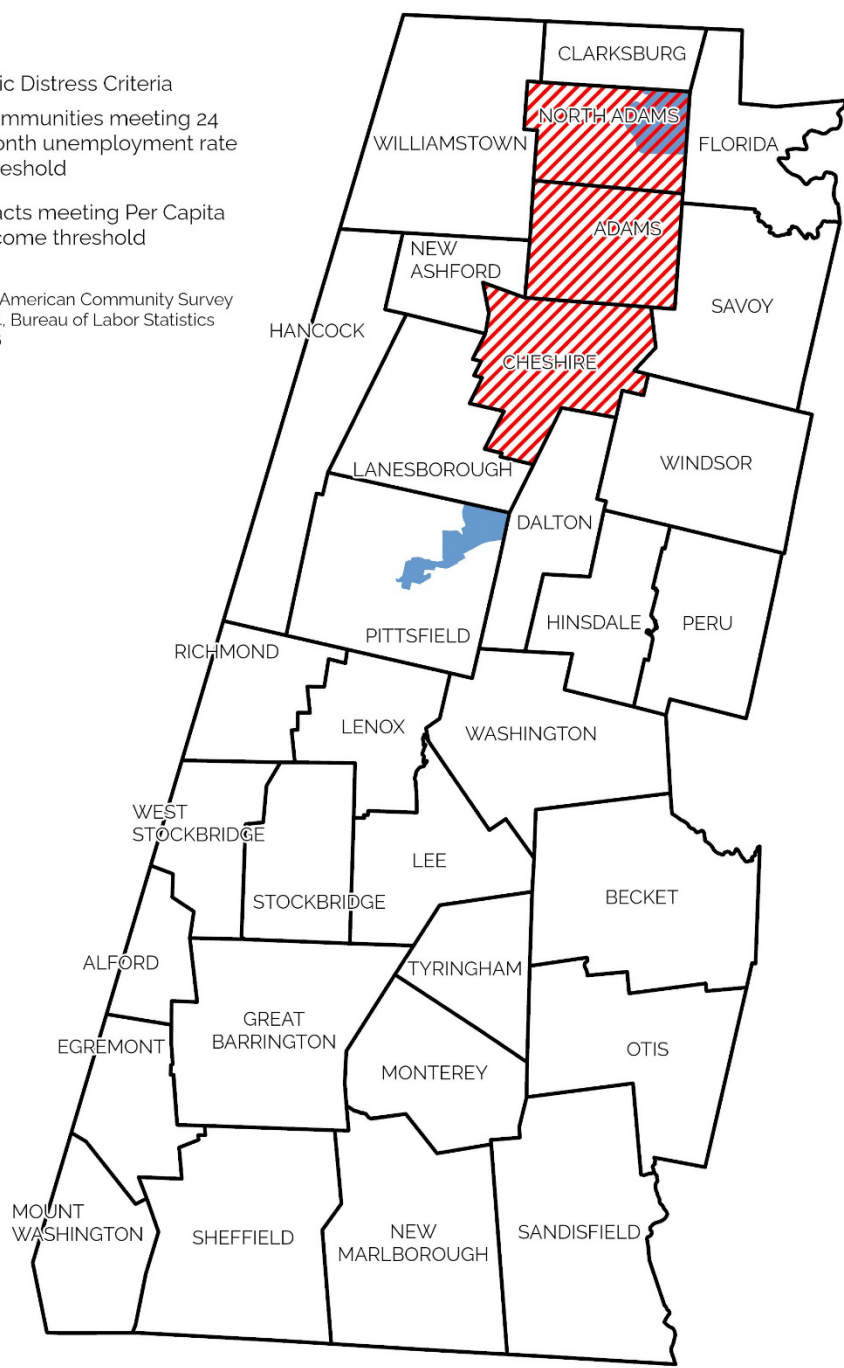
Appendix C - Economic Distress Criteria Map

Economic Distress Criteria

 Communities meeting 24 month unemployment rate threshold

 Tracts meeting Per Capita Income threshold

Source(s): American Community Survey 2020-2024, Bureau of Labor Statistics 2024-2026



Appendix D – 2026 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 farmers and food access organizations that augment the emergency food supply with fresh, locally grown, nutritionally dense food. Berkshire Grown establishes advance buying contracts 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.

2026 Update: The Berkshire Mobile Farmers Market program ended in October 2025. Funds raised through donations and foundation grants cover the cost of food purchases from local farms and local food producers for Farm to Food Access, Share the Bounty and Food as Medicine programs. Through these programs, Berkshire Grown purchases locally grown food from 43 farms, and in partnership with Berkshire Bounty, distributes that food to 35 food access sites across Berkshire County.

Project Title: Farmland Access and Conservation

Source: Berkshire Natural Resources Council

Location: County-wide

Project Summary: Berkshire Natural Resources Council (BNRC) is engaged in 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. A recent example is the purchase of Many Forks Farm in Clarksburg by BNRC (a farm previously 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.

2026 Update: BNRC conserved two farm properties with conservation restrictions in 2025, ensuring that the open farmland on the properties continue being used for agriculture and the fields and forest remain protected from development. 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. This year BNRC is focused on meeting with farmers and landowners directly to discuss succession planning considerations, make them aware of grant funding opportunities, and discuss conservation options.

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: See activity listed within pages related to CEDS Goals in the 2024 Progress Report.

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.

2026 Update: No update provided.

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 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.

2026 Update: No update provided.

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.

2026 Update: Berkshire Cottages was a possible approach to developing the remaining two acres at Bridge Street with mini homes. However, the realities of the brownfield remediation make this approach impractical. The approach to redeveloping the remaining two acres has shifted towards a townhouse approach, which works better with the remediation requirements.

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.

2026 Update: Special Permit for project revised, expanding number of units to thirteen (13) market rate apartments. Construction is 98% complete; almost all units are rented. However, the developer is still trying to complete the installation of the new water line along the entrance drive for the

building's fire suppression system. The developer has a \$200,000 deficit that they are trying to address; they again have requested 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.

2026 Update: Construction will be completed in the early spring of 2026 and will be leasing in late spring/summer 2026. The City received a Housing Works Grant from the state streetscape infrastructure improvements and the conversion of the rear vehicular alleyway into a pedestrian way to support the redevelopment of the Wright Building and create a walkable connection to the downtown transit center.

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.

2026 Update: Expected completion date has been extended to 2028.

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/BUILD.

2026 Update: BRPC is currently working with contacts at Federal Highway to get under contract for the previously announced RAISE/BUILD award.

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.

2026 Update: In 2026, The Adams Theater will expand its seasonal footprint to eight months, featuring marquee collaborations with NYC-based institutions like Symphony Space and Works & Process. The theater is deepening regional collaborations by expanding its puppetry series and inaugurating children theater program offerings. These initiatives focus on enhancing local arts access while the organization works toward necessary infrastructure goals like auditorium HVAC.

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 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.

2026 Update: After executing a Development Agreement and form of Lease with the Town in 2024, the selected developer of the Campground withdrew from the project in 2025. Re-issuance of the RFP for the Campground is anticipated in late 2026. The Town is focused on securing the food and beverage service provider for the Outdoor Center.

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.

2026 Update: Project is behind schedule. Delay is primarily the result of lengthy federal historic review process. Additionally, City is reconsidering occupancy and is exploring whether several city departments might be able to effectively operate out of the building. First phase priority projects are planned for 2026 including structural stabilization work and installation of a fire-suppression water line, needed for any new use within the building.

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.

2026 Update: Grandstand demolition has been approved for spring 2026. Park Commission will approve modified building and site designs in first quarter of 2026. Pending approval of a large

capital allocation (\$15 million), the City would hope to see building and site construction in summer of 2026.

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.

2026 Update: MASS MoCA completed a comprehensive Creative Campus vision and implementation plan in December 2025, supported by the Barr Foundation and developed with Graffito SP, to reposition roughly 110,000 square feet of commercial space. The plan establishes phased leasing and redevelopment strategies to strengthen the campus ecosystem, enhance vibrancy, and catalyze the downtown North Adams creative economy. Early priorities include positioning tenants to create cohesive commercial zones, converting ground-floor spaces into retail storefronts, and advancing public realm improvements such as a more pedestrian-focused Courtyard A. Implementation began in early 2026 with targeted capital investments and tenant fit-outs already underway. Additional funding is needed for all phases, but initial efforts show measurable progress in strengthening tenant mix, site activity, and long-term sustainability.

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.

2026 Update: No change since 2025.

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.

2026 Update: No update provided.

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.

2026 Update: No update provided.

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 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.

2026 Update: No update provided.

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 are 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.

2026 Update: The City is completing the renovation of a city property next to the existing police station to accommodate additional administrative space for operations as a short-term solution. A new police headquarters facility is still a priority for the city.

Programs & Services

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.

2026 Update: The program has allocated all remaining assessment funds through the BRPC's regional program at 18 sites in 4 communities. BRPC submitted a FY26 EPA Brownfields Assessment Grant application for an additional \$500,000 and worked with a municipality to submit a cleanup grant application to EPA (\$4M). 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 finalized loans and subgrants at three sites totaling \$2.8M. EPA awarded BRPC an additional \$2M in Supplemental RLF (BIL funds) and there are 4 additional sites under consideration for loans and subgrants.

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

2026 Update: The Northern Berkshire Community Coalition has successfully completed floor plans and concept drawings for the project. Additionally, nbCC has secured approximately \$355,000 in private donations and foundation funding for this project to date.

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 Arts and Culture Idea Jam, with 72 registrants and representation from over 20 cultural organizations, the initiative has successfully engaged a range of voices from cultural organizations and Black artists, capturing actionable insights to drive change. A separate Idea Jam 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.

2026 Update: More Idea Jams have occurred, and many other intentions of the Initiative have been achieved. The organization is recognizing a real demand for leadership development opportunities and leadership networking opportunities. The Youth Development Initiative is still an ongoing effort, after some board development occurs.

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 space 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).

2026 Update: The Blackinton Infrastructure work, now in its Phase II segment, is presently under construction for the new parking lot along Ashton Avenue. Despite the slow progress over the winter season, there have been some very recent environmental assessment services needed at the site that may, or may not, hinder the project that depends upon what is found in terms of results. Most likely this project will need a one-year extension beyond its current June 30, 2026, deadline.

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.

2026 Update: No change since 2024.

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.

2026 Update: Working with Weston & Sampson and BRPC, the Town submitted an application under EPA's Brownfields Cleanup Grant program in January 2026 for \$4,000,000 to conduct cleanup activities at the former Curtis Fine Papers site. A successful application will allow for demolition of the most dilapidated former paper mill buildings. Additional cleanup will likely be necessary before site redevelopment can occur.

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.

2026 Update: Since 2025, design and planning work for the redevelopment of the Dowlin building is ongoing as market shifts and development costs fluctuate. First floor improvements are underway in preparation to pursue occupancy in the next 9-12 months for temporary retail/gallery spaces while upper floor redevelopment designs and capital stack continue to take shape.

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 completed in five or six years.

2026 Update: Phase I remains under construction with occupancy anticipated for July 2026. Common area improvements continue to be installed. Phase II, 44 new affordable units, under contract to Rees-Larkin with closing anticipated in the 4th quarter of 2026 as financing has been approved. Plans for Machine Shop designation as historic as well as historic tax credit application are in process with Epsilon Consultants and DBVW architects. Conversations with prospective tenants are ongoing. West Center St. assembly under contract to South Berkshire Community Development Corporation. All plans approved for 69-unit affordable housing development. Awaiting approval of financing by the state for which application submitted in the current, pending round.

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.

2026 Update: There is no longer any intention to use the facility for cannabis cultivation or manufacturing. The mill owners are currently exploring other redevelopment opportunities.

Project Title: Greylock WORKS

Source: LATENT Productions

Location: North Adams

Project Summary: Greylock WORKS is the adaptive repurposing of a 240,000 square-foot former cotton-spinning mill with a synergistic mix of uses, including indoor and outdoor event spaces, farm-to-table restaurant, incubator kitchen, artisanal food production areas, co-work community, fitness center, residential lofts ($\pm$ 50), and public waterfront park. Greylock WORKS' goal remains to create 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 into a plant-based food innovation program, celebrating food as culture while weaving together 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.

2026 Update: Consistent ongoing investments in the Lofts at Greylock WORKS have continued throughout 2025. New amenities include a fitness area, a library, a sauna, on-site storage units, and a large rooftop gathering space. Apartments are being marketed as they are completed, and the residential community is expanding with a mixture of homeowners and tenants. Preparation for the first round of window installations in the North Mill building commenced in the Fall of 2025. Restoration and improvements to the South Wing buildings are also underway. A vibrant array of commercial businesses, creative studios, and community events have helped to establish Greylock WORKS as a regional destination.

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 costs are estimated to be approximately \$3.5 million.

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

2026 Update: The project is approximately 75% complete. Leasing for the eight apartments will begin in April of 2026. Units will be ready for occupancy later in CY 26.

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.

2026 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 use (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.

2026 Update: Development team has added new partners. Under an EPA Assessment Grant, the Town's consultant has prepared a scope of work and cost estimate to perform Phase II Comprehensive Site Assessment to begin in late April. Preliminary discussions on potential BRPC Brownfields funding (Revolving Loan Fund) have taken place. Developers have hired civil engineering consultant to prepare site plans and other documents adequate for 40R and other local permitting.

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.

2026 Update: the City received a \$250,000 grant from the FY26 UPP for Pre-Development/architectural design work upon all buildings except Bldg. No. 4. This work will develop needs and a construction for all remaining buildings where the primary focus is for new roofing and historical siding restoration. The secondary focus will be on primary door and window replacements. The project deliverables will then be used to go after hard-construction funds in which to do as much of this work as possible. Successful phasing of pieces here is the theme being woven.

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, 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 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 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 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.

2026 Update: Site 9 at the William Stanley Business Park was converted from 16.5 blighted acres of concrete wasteland into green space with roadways, utility corridors, water quality basins, and stormwater management, and is now development ready. Funding has been secured from MassDevelopment’s Site Readiness Program for Sites 7 & 8, across the street from Site 9.

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.

2026 Update: The Berkshire Black Economic Council completed its schematic design for the Berkshire Black Enrichment Center. The schematic design phase included reviewing existing environmental documents and plans to gain a clear understanding of the site for the space requirements and equipment needs for functional programs. In this phase The Berkshire Black Economic Council also visited a similar facility to improve the organization's perspective and to narrow the program's layout options; from three options to a single option. In this phase an independent estimator was consulted to develop a detailed opinion of the probable construction costs based on the schematic design documents.

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.

2026 Update: No update provided.

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 Dilthey, 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.

2026 Update: No update provided.

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 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.

2026 Update: No update provided.

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, Energy, and Trades.

2026 Update: Continued to implement 13 Innovation Career Pathways within 6 Berkshire County high schools to provide industry overviews, credentials, post-secondary course work, work-based-learning and career exploration within critical industry sectors.

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 wide range 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 BFMCM 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 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.

2026 Update: Proposed partners in Kemble Street Studios, Shakespeare and Company, pulled out of the partnership in the final phases of negotiations (July 2025) citing their desire to build condominiums on their property rather than partner to create a studio/film education center. In response, BFMC has been looking at alternative spaces including partnering with the Rock Forward Group (bidding on the Simon's Rock campus in Great Barrington; working with other nonprofits to take over the Daniel Arts Center) and considering other spaces in Pittsfield and around the Berkshires. BFMC is also in discussion with MASS MoCA about collaborating on film endeavors together. BFMC's public school education program, Your Voice Through Video, launched in one school in 2025, will expand to six schools in 2026. BFMC also received its first \$50,000 state earmark secured by Senator Paul Mark and will use a significant portion of the funding to build a film lab/podcasting studio at Pittsfield High School (in process).

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.

2026 Update: No changes since 2025.

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.

2026 Update: No changes since 2025.

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 a 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.

2026 Update: No update provided.

Appendix E - FY26 CEDS Committee and BRPC Rosters

The 2026 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

Committee Members	Description
Bryana (Malloy) Bayly <i>MassHire Berkshire Workforce Board</i> 75 South Church St., Suite 355 Pittsfield, MA 01201	Ms. Bayly serves as the manager of Industry Relations at the MassHire Berkshire Workforce Board.
Roger Bolton <i>Williams College, professor emeritus</i> Williamstown, MA 01267	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.
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.
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 (ex-officio) <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.

Committee Members	Description
Brandon Gill <i>City of Pittsfield</i> City Hall - 70 Allen Street Pittsfield, MA 01201	Mr. Gill serves on the CEDS Committee as the representative from the Pittsfield Economic Revitalization Corporation (PERC).
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.
Marya Kozik <i>City of North Adams</i> City Hall - 10 Main Street North Adams, MA 01247	Ms. Kozik is the Community Development Director for the City of North Adams. She is the Public Official representing Northern Berkshire County. She is Vice Chair of 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.
Thomas Matuszko <i>Berkshire Regional Planning Commission</i> 1 Fenn Street, Suite 201 Pittsfield, MA 01201	Mr. Matuszko served as the Executive Director of Berkshire Regional Planning Commission until April 30, 2026.
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. He is 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	Information
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:

Each of the 32 partnering communities within BRPC's geographic jurisdiction are listed below, along with the names of their current Delegates and Alternates.

Table 7.
FY2026 BRPC Delegates and Alternates

Community	Name	Representing
Adams	Christian Rowe, Delegate	Planning Board
	Jay Meczywor, Alternate	Select Board
Alford	Alexandra Glover, Delegate	Planning Board
	<i>vacant</i> , Alternate	
Becket	Alvin Blake, Delegate	Planning Board
	<i>vacant</i> , Alternate	
Cheshire	Peter Traub, Delegate	Planning Board
	<i>vacant</i> , Alternate	
Clarksburg	Karen Roberts, Delegate	Planning Board
	<i>vacant</i> , Alternate	
Dalton	Robert Collins, Delegate	Planning Board
	Daniel Esko, Alternate	Select Board
Egremont	Mary McGurn, Delegate	Planning Board, BRPC Exec. Committee
	Stephen Lyle, Alternate	Planning Board
Florida	Cynthia Bosley, Delegate	Planning Board
	Joan Lewis, Alternate	Town Administrator
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

Community	Name	Representing
	<i>vacant</i> , Alternate	
Hinsdale	Keith Harrison, Delegate	Planning Board
	<i>vacant</i> , Alternate	
Lanesborough	Renee DeRagon, Delegate	Planning Board
	Mark Hawthorne, Alternate	Open Space Committee
Lee	Buck Donovan, Delegate	Planning Board; BRPC Exec. Committee, Fin. Comm., Commission Development
	Sean Regnier, Alternate	Select Board
Lenox	Mark Smith, Delegate	Planning Board
	Daniel Bross, Alternate	Planning Board
Monterey	Laura Mensi, Delegate	Planning Board
	<i>vacant</i> , Alternate	
Mount Washington	<i>vacant</i> , Delegate	Planning Board
	<i>vacant</i> , Alternate	
New Ashford	Lars Reinhard, Delegate	Planning Board
	<i>vacant</i> , Alternate	
New Marlborough	Jordan Archey, Delegate	Planning Board
	Becky Wilkinson, Alternate	Planning Board
North Adams	Kyle Hanlon, Delegate	Planning Board, Redevelopment Auth.; BRPC Executive Committee
	Lisa Blackmer, Alternate	City Council, Planning Board
Otis	John Fletcher, Delegate	Planning Board
	<i>vacant</i> , Alternate	
Peru	Samuel Haupt, Delegate	Planning Board, Select Board, MPO Alternate; BRPC Executive Committee and Fin. Comm.

Community	Name	Representing
	Edward Munch, Alternate	Select Board
Pittsfield	Sheila Irvin, Delegate	Community Development Board; BRPC Exec. Comm., Regional Issues Comm., Berkshire Brownfields Committee
	Justine Dodds, Alternate	Community Development Director
Richmond	<i>vacant</i> , Delegate	Planning Board
	<i>vacant</i> , Alternate	
Sandisfield	Barbara Cormier, Delegate	Planning Board
	Lisa Leavenworth, Alternate	Planning Board
Savoy	<i>vacant</i> , Delegate	Planning Board
	<i>vacant</i> , Alternate	
Sheffield	Sari Hoy, Delegate	Planning Board
	Patrick Silk, Alternate	Select Board
Stockbridge	Kate Fletcher, Delegate	Planning Board
	Christine Rasmussen, Alt.	BRPC Exec. Comm., Regional Issues
Tyringham	Carol Hardy-Fanta, Delegate	Planning Board
	<i>vacant</i> , Alternate	
Washington	<i>vacant</i> , Delegate	Planning Board
	<i>vacant</i> , Alternate	
West Stockbridge	Christopher Tonini, Delegate	Planning Board
	Kathleen Keresey, Alternate	Select Board
Williamstown	Erik Reardon, Delegate	Planning Board
	Sarah Gardner, Alternate	BRPC Environmental Review Comm.
Windsor	Douglas McNally, Delegate	Planning Board, BRPC Commission Development Committee, Exec. Comm.
	Ben Bederson, Alternate	Select Board