

Berkshire Regional Planning Commission

2018 ANNUAL UPDATE

BERKSHIRE COUNTY CEDS 2017-2022

Submitted to the U.S. Economic Development Administration on December 7, 2018.

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Other Participating Organizations

This Comprehensive Economic Development Strategy for Berkshire County could not have been accomplished without the willing and active participation of communities, individuals, and organizations, as well as the representatives at the United States Economic Development Administration, throughout the process.

Funding was provided for this planning effort by the Massachusetts Department of Housing and Community Development through the District Local Technical Assistance Program, and the Berkshire Regional Planning Commission.

Introduction

The Berkshire Regional Planning Commission (BRPC) is the designated regional planning agency for the thirty (30) towns and two (2) cities in Berkshire County, Massachusetts. In 2017, BRPC staff under the direction and guidance of an advisory committee (CEDS Committee) developed a comprehensive economic development strategy for the Berkshire Region (2017 Berkshire CEDS).

The 2017 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 2017 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 2018 Annual Performance Report (Report) to the EDA.

This report discusses existing regional conditions and trends, provides updates on the region's progress towards reaching its goals and objectives and provides information relevant to the performance measures set forth in the 2017 Berkshire CEDS. The report also includes updates for the economic development projects listed on the Priority Project List. Significant progress has been made toward a number of 2017 CEDS Goals, as evidenced by the Representative Activities listed herein. Of particular note is the newly constructed Regional Investment Database, described in Appendix E, which will allow economic development partners throughout the region to regularly access reliable information related to their specific areas of interest or concern.

The 2018 Annual Performance Report was endorsed by the Berkshire CEDS Committee on October 18, 2018 and by the Berkshire Regional Planning Commission Executive Committee on December 6, 2018.

Section 1. Performance Measures

The 2017 Berkshire CEDS includes performance measures to enable the CEDS Committee to track progress in the region and to assess the effectiveness of 2017 Berkshire CEDS. Throughout this document, the performance measures identified in the CEDS are applied to track progress made in the region over the last year.

The performance measures are:

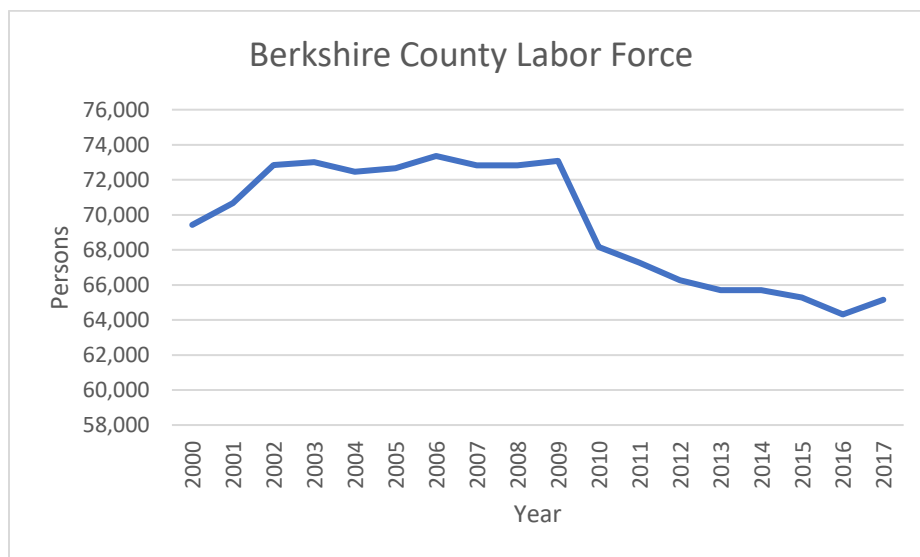
1. Change in total employment for the region
See Section 2, Labor Force & Unemployment
2. Change in median household income and median family income for the region
See Section 2, Median Household Income
3. Change in number of young adults in the labor force
See Section 2, Age Structure of the Labor Force
4. Change in per capita income
See Section 2, Per Capita Income, as well as Appendix B
5. Identify investments in the region, including amount, public or private and industry sector
See Appendix E, Regional Investment Database
6. Identify investments in the region's transportation network
See Section 3, Goal #3 Representative Activities
7. Identify investments in municipal infrastructure that support economic development
See Appendix E, Regional Investment Database
8. Number of active business incubators, co-working spaces, and maker spaces in the region
See Section 3, Goal #2 Representative Activities
9. Number of households with access to fiber optic cable
See Section 3, Goal #3 Representative Activities
10. Identify instances of regional collaboration on economic development activities
See Section 3, Goal #4 Representative Activities
11. Number of workforce trainings held in identified industry or occupational clusters
See Section 3, Goal #1 and Goal #2 Representative Activities
12. Brief assessment of the region's economic resilience
See Section 2, Regional Economic Resilience

Section 2. Existing Regional Conditions & Trends

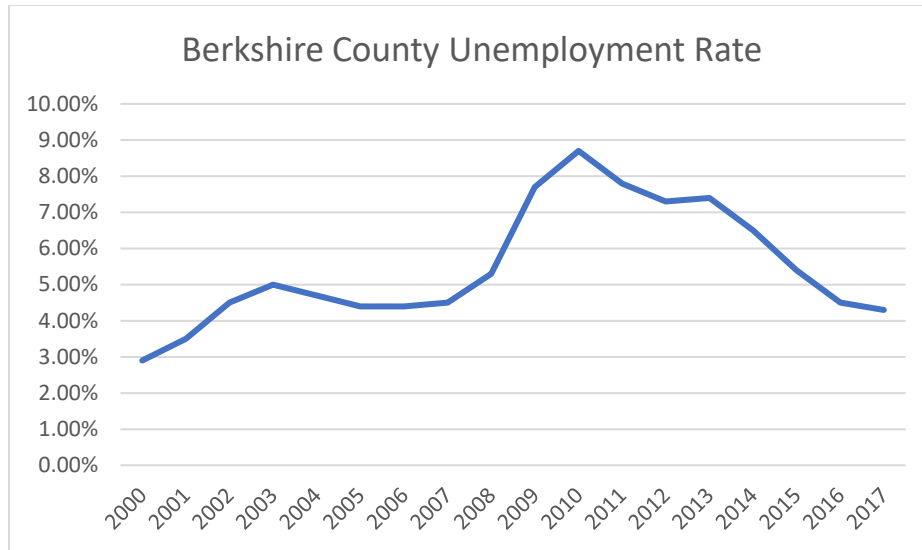
This section includes updated information on median household income, employment statistics, economic sector information and a summary of the areas in Berkshire County that meet EDA’s distress criteria making those areas eligible for EDA grant funding.

Economic Characteristics Labor Force & Unemployment

According to the Massachusetts Department of Labor and Workforce Development, the labor force in Berkshire County increased from 64,314 to 65,345 between 2016 and 2017; representing a 1.3% positive change. The total annual number remains below counts from any year since 2000. From 2000 to 2009 the labor force experienced a gradual increase until 2010 when the labor force began declining likely due to the economic recession. It is worth noting that the labor force has not increased to pre-recession levels. According to the U. S. Department of Labor, Bureau of Labor Statistics, the annual unemployment rate in Berkshire County for 2017 was 4.3%. From 2000 to 2008, the annual unemployment rate fluctuated between 3.0% and 5.0%, and then peaked at nearly 9% in 2010. The unemployment rate is affected by both employment increases and labor force decreases. Some labor force decreases may be due to people leaving the labor force because they have become discouraged about their prospects of finding work. The greater increase in employment levels than in the available labor force indicate a tightening job market.



Source: Executive Office of Labor and Workforce Development Labor Market Information



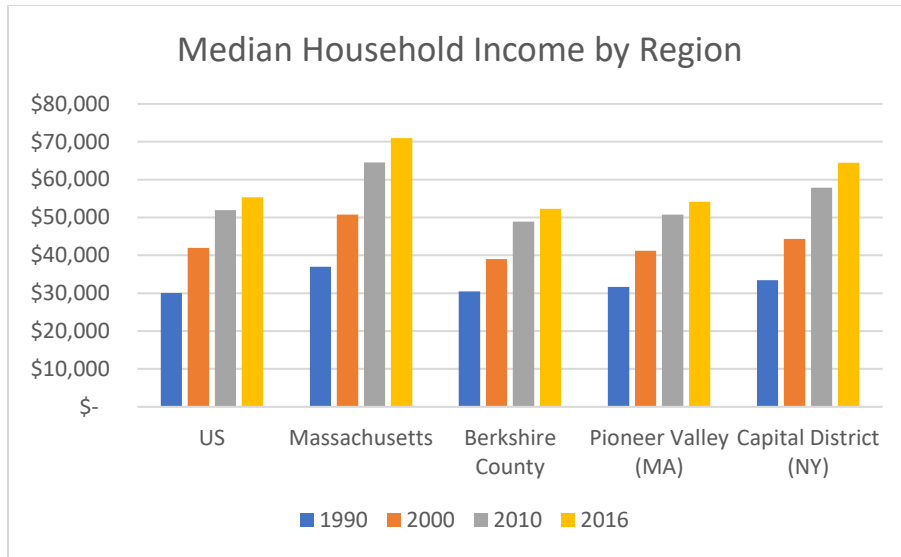
Source: Executive Office of Labor and Workforce Development Labor Market Information

Median Household Income

In 2016 the median household income for Berkshire County was \$52,253 according to the American Communities Survey, which is below the median household income for the two surrounding regions, the Commonwealth of Massachusetts, and the United States. Since the last decennial census, the median household income increased by 6.8% which is similar to the increases that occurred in the United States and the Pioneer Valley, but less than the increases experienced in the Capital District and the Commonwealth of Massachusetts. The lower median household income may be the result of the lower wages paid to workers in the region and high levels of employment in sectors that pay low average weekly wages.

Region/Area	1990	2000	2010	2016	% change over 6 years
US	\$30,056	\$41,994	\$51,914	\$55,322	6.6%
Massachusetts	\$36,952	\$50,756	\$64,509	\$70,954	10%
Berkshire County	\$30,470	\$39,047	\$48,907	\$52,253	6.8%
Pioneer Valley (MA)	\$31,634	\$41,205	\$50,800	\$54,165	6.6%
Capital District (NY)	\$33,463	\$44,308	\$57,905	\$64,500	11.4%

Source: US Census, American Community Survey



Source: US Census, American Community Survey

Per Capita Income

Based on the 5-year ACS estimates, per capita income for Berkshire County in 2016 was \$31,417, compared with \$30,168 in 2014. This represents an increase of 4%.

Age Structure of the Labor Force

As shown by the charts below, the labor force in Berkshire County continues to trend older than the United States and the Commonwealth of Massachusetts.

	U.S. 2014 ACS	Massachusetts 2014 ACS	Labor Force (LF) Berkshire County 2014 ACS	U.S. 2016 ACS	Massachusetts 2016 ACS	Berkshire County 2016 ACS
Total LF	158,967,626	3,668,927	68,734	160,860,555	3,727,509	69,025
Ages 16-24 Percent of LF	22,966,597 14.5%	526,283 14.3%	9,329 13.6%	23,148,624 14.4%	538,169 14.4%	10,422 15.1%
Ages 25-44 Percent of LF	68,336,342 43%	1,496,065 40.8%	23,930 34.8%	69,084,961 43%	1,511,486 40.6%	23,308 33.8%
Ages 45-64 Percent of LF	60,393,259 38%	1,453,807 39.6%	30,504 44.4%	60,623,952 37.7%	1,461,464 39.2%	29,836 43.2%
Ages >65 Percent of LF	7,221,517 4.5%	192,546 5.3%	4,942 7.2%	7,969,598 4.9%	214,302 5.8%	4,942 7.9%

Source: US Census, American Community Survey. Please note that 2014 calculations have been corrected and replaced since the Berkshire County CEDS 2017-2022.

Key Industry Sectors by Employment & Average Annual Wages

The key industries in terms of employment are the Healthcare and Social Assistance sector, Retail Trade sector, Educational Services sector, and the Accommodation and Food Services sector. These four industries employ 35,367 people, and account for more than half of the employment in the region. However, two of these industries pay some of the lowest average weekly wages in the region, well below the region's average weekly wage for all industries (\$810). Accommodation and Food Services pays the lowest average weekly wage at \$417 and employs over 7,000 people. The four industries that pay the highest average weekly wages in the region are Utilities, Finance and Insurance, Professional and Technical Services, and Manufacturing. In comparison, these four industries combined employ 9,292 people.

Top Industries (Average Monthly Employment)	Total Employment in Industry	Average Weekly Wage	Rank in Average Weekly Wage (1 = highest wages and 20 = lowest wages)
Healthcare and Social Assistance	12,831	\$924	11/20
Retail Trade	8,083	\$570	17/20
Educational Services	7,374	\$974	9/20
Accommodation and Food Services	7,079	\$417	20/20
Total	35,367		

Source: Executive Office of Labor and Workforce Development - Employment and Wages (ES-202)

In addition, workers in the region receive significantly lower average annual pay compared to workers in the same sector in other locations. Without exception, for every single industry sector the average annual pay per employee is less in Berkshire County than it is in the Commonwealth of Massachusetts and with three exceptions the same is true when compared to the United States. Thus, the region not only has a high level of employment in the industry sectors that pay a lower average weekly wage compared to other sectors in the region, but all the sectors in the region earn a lower average annual pay compared to the Commonwealth of Massachusetts and, for the most part the United States, likely contributing to the region's lower median household income.

NAICS Sectors	Average Annual Pay (2017) Berkshire County	Average Annual Pay (2017) Massachusetts	Average Annual Pay (2017) United States
NAICS 11 Agriculture, forestry, fishing and hunting	\$26,000	\$60,580	\$34,464
NAICS 21 Mining, quarrying, and oil and gas extraction	\$54,652	\$68,432	\$102,130
NAICS 22 Utilities	\$100,412	\$112,476	107,194
NAICS 23 Construction	\$61,100	\$75,036	\$60,735
NAICS 31-33 Manufacturing	\$70,460	\$88,140	\$66,840
NAICS 42 Wholesale trade	\$57,720	\$97,656	\$75,904
NAICS 44-45 Retail trade	\$29,640	\$33,488	\$31,217
NAICS 48-49 Transportation and warehousing	\$39,676	\$53,300	\$51,726
NAICS 51 Information	\$45,084	\$109,460	\$105,722
NAICS 52 Finance and insurance	\$78,416	\$152,048	\$106,185
NAICS 53 Real estate and rental and leasing	\$43,836	\$76,700	\$56,970
NAICS 54 Professional and technical services	\$75,452	\$128,180	\$93,687
NAICS 55 Management of companies and enterprises	\$61,880	\$131,768	\$119,885
NAICS 56 Administrative and waste services	\$37,596	\$47,164	\$39,621
NAICS 61 Educational services	\$50,648	\$61,776	\$50,053
NAICS 62 Health care and social assistance	\$48,048	\$55,744	\$49,076
NAICS 71 Arts, entertainment, and recreation	\$27,508	\$38,428	\$37,759
NAICS 72 Accommodation and food services	\$21,684	\$24,336	\$20,731
NAICS 81 Other services, except public administration	\$29,640	\$37,128	\$37,320

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment & Wages.

Industry Sectors

The Industry Sector data displays the employment in the region by each NAICS industry sector. Those industry sectors with a higher location quotient and a larger number of establishments are likely to play a more significant role in the region's economy. Location Quotient, or LQ, is defined as a simple ratio used to determine the concentration or dominance of a particular industry in a region in comparison to a larger reference or benchmark region (in this case, the United States).

Industries	Establishments Berkshire County	Employment Berkshire County	Employment LQ	Wage LQ
Utilities	11	246	1.04	1.31
Construction	524	3,019	1.02	1.24
Manufacturing	156	4,359	.82	1.04
Wholesale Trade	111	1,042	.41	.38
Retail Trade	627	8,080	1.19	1.36
Transportation & warehousing	70	840	.4	.32
Information	81	747	0.62	0.34
Finance and insurance	155	1,845	.73	.65
Real estate and rental and leasing	116	543	.58	.54
Professional and technical services	377	2,797	.72	.71
Management of companies and enterprises	18	293	.3	.19
Administrative and waste services	248	2,452	.63	.72
Educational services	71	2,862	2.36	3.24
Health care and social assistance	1,290	12,829	1.55	1.83
Arts, entertainment, and recreation	122	2,115	2.15	1.9
Accommodation and food services	483	7,079	1.21	1.53
Other services, except public administration	394	2,291	1.2	1.16

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment & Wages (QCEW) 2017.

Regional Economic Resilience

The Resilience Capacity Index (RCI) referenced in the 2017 Berkshire County CEDS includes more than 360 U.S. metros ranked for their regional resilience based on performance across 12 economic, socio-demographic, and community connectivity indicators, ranging from income equality and business environment to voter participation and the population with health insurance. It offers maps revealing geographic patterns in resilience capacity, detailed data profiles for each metro, and a "compare metros" tool. Information regarding any changes to Pittsfield's standing as compared to Albany, NY and Springfield, MA were unavailable at the time of this report.

Berkshire County continues to experience transition to an economy with a more diverse mix of small- to medium-sized firms and fewer large employers dominating the employment landscape. This diversity is encouraged by economic development practitioners in the region, with a focus on “home-grown” firms putting down roots in the county and connecting with a local workforce. In addition to finding and retaining qualified employees, energy costs, transportation, and broadband access remain priorities for employers. Both the Workforce Blueprint and Berkshire Blueprint 2.0 will guide regional practitioners in their next steps toward improved resilience, with Berkshire Benchmarks serving as a valuable measurement tool.

Economic Distress Criteria Findings for the 2018 Annual Update

Unemployment (13 CFR 301.3(a)(i))

Three (3) municipalities in Berkshire County (**Adams, New Ashford, North Adams**) have an unemployment rate that is for the most recent 24-month period for which data is available, at least one (1) percentage point greater than the national average. Please see Appendix “A” for more information.

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

Eight (8) census tracts in Berkshire County (**portions of Pittsfield and North Adams**) have a per capita income that is, for the most recent period for which data is available, eighty (80) percent or less of the national average. Two census tracts have been added to this list since the 2017-2022 CEDS was submitted. Please see Appendix “B” for more information.

Economic Distress Criteria Map

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

Section 3. Goals & Objectives Performance Report

The 2017 Berkshire CEDS sets forth six goals and objectives for the region. This section highlights the activities being taken to help the region meet these goals and objectives.

1. **Talent & Workforce** – To stabilize and strengthen the region’s workforce in order to meet the evolving needs of employers in the region.
2. **Entrepreneurship and Innovation** – To create a diverse and robust business and entrepreneurial environment that encourages innovation and drives economic growth and opportunity.
3. **Infrastructure, Site Readiness & Transportation** – To invest in infrastructure and site improvements that support or facilitate economic growth in appropriate areas.
4. **Collaboration** – To increase regional and inter-regional collaboration to better leverage economic development opportunities.
5. **Industry and Occupational Clusters** – To support and expand the region’s industry and occupational clusters.
6. **Economic Resiliency** – To support the resiliency of individual businesses and the regional economy during future economic disruptions.

GOAL # 1: TO STABILIZE AND STRENGTHEN THE REGION’S WORKFORCE IN ORDER TO MEET THE EVOLVING NEEDS OF EMPLOYERS IN THE REGION.

Representative Activities:

- ✓ MassHire Berkshire Workforce Board (formerly the Berkshire County Regional Employment Board) published its bi-annual Workforce Blueprint that examines the critical and emerging industries and identifies the necessary skills that the workforce must possess to support the identified industries. The most recent report in August of 2018 and is available at <https://bcreb.com/berkshire-workforce-blueprint-2018/>.
- ✓ 1Berkshire published the Berkshire Initiative for Growth (BIG) report in late 2017. BIG was formed in response to population trends that show an absence of young skilled adults in the region and the need for employers to replace workers in an aging workforce. The resulting report includes recommendations for employers to more successfully attract and retain a new generation of workers.
- ✓ 1Berkshire created “the jobs thing”, the first Berkshire County exclusive jobs portal which only hosts positions that are permanent, full-time and pay \$40,000+ a year. Hundreds of jobs have been posted since it launched in July of 2018, with direct traffic of over 16,000 users specifically for the job board section of 1Berkshire’s website.
- ✓ The Workforce Blueprint published by the Berkshire County Regional Employment Board (now known as MassHire Berkshire Workforce Board) identifies critical and emerging industries in the region.

- ✓ During fiscal year 2018, BCREB facilitated training for 66 people with a 70% placement rate with 12 employers, with funding support from the Executive Office of Labor and Workforce Development.
- ✓ In FY18, 63 S.T.E.M. focused internships were provided to high school students.
- ✓ In FY18, a total of 448 high school internships were offered, and 2,411 students within 12 school districts. were provided with college/career readiness programming via 338 employers.

GOAL # 2: TO CREATE A DIVERSE AND ROBUST BUSINESS AND ENTREPRENEURIAL ENVIRONMENT THAT ENCOURAGES INNOVATION AND DRIVES ECONOMIC GROWTH AND OPPORTUNITY.

Representative Activities:

- ✓ The City of Pittsfield and the Pittsfield Economic Development Authority held a ground-breaking for construction of the Berkshire Innovation Center facility (BIC). The BIC will be a state-of-the-art collaborative workspace that will enable and accelerate innovation and growth of small and medium-sized manufacturing companies.
- ✓ The Schumacher Center for New Economics launched an Entry to Entrepreneurship program, a 10-week business planning course for 14-to-25-year-olds focused on fostering community entrepreneurship.
- ✓ Two additional co-working spaces opened in the region, Framework in Pittsfield and The Werkshires in West Stockbridge.
- ✓ 1Berkshire and MCLA co-presented a Business Boot Camp for entrepreneurs in the idea stage of a new business.
- ✓ 1Berkshire conducted a Get Mentored series, pairing entrepreneurs with mentors suitable for a variety of business launch stages.
- ✓ The Massachusetts Small Business Development Center Network is designated as the premier service delivery agent for support to small businesses by the Small Business Administration (SBA).
- ✓ The Massachusetts Small Business Development Center Network office in Berkshire County assisted 27 startup businesses open their doors.
- ✓ Berkshire Enterprises conducted monthly business breakfasts with themes suitable for new and developing business owners, a series now in its 18th year.

GOAL # 3: TO INVEST IN INFRASTRUCTURE AND SITE IMPROVEMENTS THAT SUPPORT OR FACILITATE ECONOMIC GROWTH IN APPROPRIATE AREAS.

Representative Activities:

- ✓ The Berkshire Brownfields Program continued to operate an Environmental Protection Agency funded brownfields assessment program and revolving loan fund to facilitate the assessment and cleanup of contaminated sites.
- ✓ The Berkshire Flyer initiative has entered Phase 2 of its efforts to pursue rail service from NYC to the Berkshires on Fridays and Sundays, investigating implementation issue such as identifying a user base and addressing the “last mile” question of transportation to lodging facilities after arrival at the Intermodal Center in Pittsfield on Friday evenings.
- ✓ The Berkshire Regional Planning Commission updated a report on the availability of industrial/commercial buildings and sites in the region to help regional economic development agencies, such as 1Berkshire, respond to inquiries from companies looking for space to expand or relocate.
- ✓ Berkshire Housing launched a \$13.5 million project in Great Barrington which will expand an existing 29-unit senior housing facility to a 60-unit facility with increased amenities.
- ✓ MassDOT performed a \$3 million resurfacing of 2.75 miles of state-owned highway from the intersection of Route 7A in Lenox to Dan Fox Drive in Pittsfield.
- ✓ MassDOT invested \$2.4 million for traffic signal and intersection improvements at Center Street and West Housatonic Street (Route 20) in Pittsfield.
- ✓ MassDOT invested \$3.9 million for bridge repairs on I-90 (MA Turnpike) over Route 20 and the Housatonic River in Lee.
- ✓ Broadband buildout throughout the county is continuing. Spectrum is expanding cable into Hancock, Peru and Tyringham, with plans to be online in 2019. Fiber to the Home is continuing its buildout throughout most of the remaining hill towns (New Ashford, Windsor, Washington, Becket, Otis, Sandisfield, New Marlborough, Alford), however implementation has slowed due to make-ready work. Mount Washington has completed its buildout and is operational. Florida and Savoy are working on a wireless solution to broadband deployment.
- ✓ The 2016 ACS indicates that 70% of homes are considered to have broadband access.
- ✓ Spectrum reports that all locations that currently have access to Spectrum services in the Berkshires have access to gig service through a hybrid fiber coaxial network. In

addition to gigabit connections, Spectrum’s flagship speed in the Berkshires is now 100 Mbps and they are also offering an Ultra service of 300 Mbps. Service is asymmetrical; the upload speed for standard service is 10 Mbps and for Gig service is 35 Mbps.

GOAL # 4: TO INCREASE REGIONAL AND INTER-REGIONAL COLLABORATION TO BETTER LEVERAGE ECONOMIC DEVELOPMENT OPPORTUNITIES.

Representative Activities:

- ✓ The Berkshire Regional Planning Commission continued to operate a data clearinghouse and indicators website (Berkshire Benchmarks) focused on improving the quality, volume and access to information and statistics for the Berkshire region.
- ✓ The Berkshire Compact is a continuing regional collaboration. The Compact is a group of regional civic, education and business leaders who seek to ensure the well-being of each individual and the strength of our economy and community by raising the educational access, aspirations and attainment, as life-long learners, of Berkshire County residents.
- ✓ A partnership between BCREB (now known as MassHire) and Berkshire United Way with support from the state and the federal Workforce Innovation and Opportunity Act allowed a Berkshire Recruiter to place 8 people with firms in the region.
- ✓ The Impact Council of Berkshire County Leadership has been convened to serve as a countywide collaborative that is representative of major employers, key organizations, sectors, and initiatives from throughout the region. It will serve as a resource, facilitator, connector, convener and guide to advance opportunities and align efforts pertaining to economic development, quality education, workforce development and the promotion of the Berkshires as a great place to live, work and play.

GOAL # 5: TO SUPPORT AND EXPAND THE REGION’S INDUSTRY AND OCCUPATIONAL CLUSTERS.

Representative Activities:

- ✓ 1Berkshire has completed the Berkshire Blueprint 2.0, a guiding document focused on the five top industry clusters. This effort updates and expands upon the original Berkshire Blueprint, issued in 2008.
- ✓ A database of regional investments has been built and is being maintained by Berkshire Regional Planning Commission. This database catalogs priority projects identified in the Berkshire County CEDS, along with similar and emerging projects that may be incorporated into future CEDS. A “web crawler” has been created to automate the collection of updates to entries in the database from online media sources, and to help identify new potential entries.

- ✓ Age Friendly Berkshires worked with regional and national partners such as AARP to host the first “Over 50” job fair for Berkshire residents, connecting mature job seekers with more than 40 employers.
- ✓ The Berkshire Skills Team selected Healthcare/Social Assistance, Advanced Manufacturing, and Hospitality/Management as priority industry sectors.
- ✓ Berkshire Business Interns program – developed by Lever, Inc. in partnership with the Berkshire United Way and the Berkshire County Regional Employment Board, BBI places college students and recent graduates in Berkshire businesses for full-time, 10-week, paid summer internships. More than 30 interns were placed during Summer 2018.

GOAL # 6: TO SUPPORT THE RESILIENCY OF INDIVIDUAL BUSINESSES AND THE REGIONAL ECONOMY DURING FUTURE ECONOMIC DISRUPTIONS.

Representative Activities:

- ✓ The Massachusetts Small Business Development Center Network serves as a mandated response agent along with the Small Business Administration (SBA) to support small business needs and help provide express access to loan funds released by the US Treasury in any state declared or nationally declared disaster.
- ✓ The Nonprofit Center of the Berkshires presented an Organizational Partnering Roundtable, exploring best practices, pitfalls, models of collaboration and methods of choosing appropriate partners.
- ✓ Investment in developing the Outdoor Recreation economy of the Berkshires has occurred on a number of fronts, including at Greylock Glen in Adams, Springside Park in Pittsfield, the Mohawk Trail Woodlands Partnership, the “High Road” initiative of Berkshire Natural Resources Council, and throughout the region via funding to bolster mountain biking trails.
- ✓ Berkshire Board of Realtors hosted its first annual Housing Summit with keynote speaker Jay Ash, Secretary of Housing and Economic Development in Massachusetts. Topics included market-rate and affordable housing needs, zoning challenges and opportunities, and the Massachusetts Community Preservation Act (CPA).
- ✓ All Opportunity Zones submitted for Federal Approval in Berkshire County were accepted, including zones in Adams, North Adams, and Pittsfield.
- ✓ Taconic High School in Pittsfield has been rebuilt and features vocational education programs tied to the needs of manufacturers in the region, as well as training for trades in which there are shortages of workers both within Berkshire County and outside of the region.

Section 4. Priority Projects & Status Report

One of the EDA requirements for a CEDS is, “A section identifying and prioritizing vital projects, programs and activities that address the region’s greatest needs or that will best enhance the region’s competitiveness, including sources of funding for past and potential future investments (13 CFR §303.7). The Berkshire County Project Priority list was prepared to meet that requirement. It is an inventory of regional economic development proposals submitted for consideration by citizens, communities, and organizations located throughout the region, including proposals submitted by CEDS Strategy Committee members. These proposals represent economic development initiatives, programs, and projects, that if implemented would help diversify, stabilize, and strengthen the region’s economy.

This section contains the 2017 Priority Project List for the Berkshire region. Updates for each Priority Project are provided in the appendix. Recognizing there are a number of ways specific projects could be viewed regarding regional significance, the prioritized projects were first grouped on a region wide basis and then by categories of economic impact (i.e. Physical Development (by sub-region), Physical and Technology Infrastructure, Programs and Initiatives, and Education and Workforce Development).

Projects Representing the Greatest Needs Regionally

- Broadband for All
- Berkshire Regional Planning Commission Brownfields Program
- Connecting Activities High School Internship Program
- Berkshire Compact for Education & Berkshire County STEM Pipeline Network
- Keep Berkshires Farming
- Targeting Procurement Dollars to Strengthen the Regional Food Economy
- Berkshire Innovation Center at William Stanley Business Park

Projects that Enhance the Region: Physical Development

North Sub-Region

- Development of the Greylock Glen Outdoor Recreation & Environmental Center (Adams)
- Greylock Mill Redevelopment (North Adams)
- Memorial School Redevelopment Project (Adams)

Central Sub-Region

- Berkshire Mall Reuse (Lanesborough)
- Crane Stationery Mill Redevelopment (Dalton)

South Sub-Region

- Redevelopment of the Historic Great Barrington Fairgrounds (Great Barrington)
- Monument Mills Area Reuse Planning (Housatonic Village (Great Barrington))
- Housatonic School Redevelopment (Housatonic Village (Great Barrington))
- New England Log Homes (Great Barrington)
- River School Redevelopment Project (Great Barrington)
- Adaptive Reuse of Mills - Niagara Mill (Lee)
- Miraval-Lenox Expansion at Cranwell (Lenox)
- Eastover (Lenox)
- Spring Lawn (Lenox)
- Elm Court – Front Yard/Travaasa (Stockbridge/Lenox)
- Tanglewood Expansion (Stockbridge/ Lenox)

Projects that Enhance the Region: Programs, Initiatives, Studies, Education, or Other

- Adaptive Reuse of Mills
- Adaptive reuse of “Great Estate” properties
- Berkshire Creative Initiatives
- Berkshire Hills Internship Program

Annual Priority Project Updates – 2018

Please see Appendix “D” for the annual updates to the Priority Projects.

As noted in the 2017-2022 Berkshire County CEDS, this list should be considered as an initial starting point for an ongoing process of identifying and tracking regionally significant economic development proposals. Although extensive efforts were made to assemble a comprehensive list from across the county, responses to solicitations for projects were uneven, not always representing the breadth of economic development activities occurring in the region or allowing for a full evaluation by CEDS Committee members. In addition, some important proposed projects may have been missed. In developing this list, the CEDS Committee stressed that annual review and update will be an important way to keep identifying, refining, and improving the prioritization of regionally significant economic development projects in Berkshire County.

24 Month Local Area Unemployment Statistics

Berkshire Unemployment Rates most recent 24 months by town																										
	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Aug-18 to Aug 18
Adams	4.8	4.4	4.4	5.1	6.1	6.4	5.9	5.2	4.9	5.1	4.7	5.0	4.8	4.2	4.5	4.6	6.2	6.4	6.2	5.5	5.1	5.2	5.2	4.6	4.6	5.2
Alford	2.9	1.7	2.1	2.5	3.3	3.7	3.7	2.2	2.5	2.8	2.3	2.3	2.5	1.3	1.3	1.7	4.5	4.1	4.2	2.6	2.4	2.8	1.9	1.5	2.6	2.6
Becket	3.2	2.5	3.4	5.1	6.8	6.5	5.7	5.0	5.3	5.3	4.7	4.1	3.4	3.1	3.3	4.1	6.4	6.2	6.0	5.1	4.3	3.9	4.1	3.3	4.6	4.6
Cheshire	3.9	4.0	4.5	5.6	7.1	6.9	6.8	5.5	4.2	3.7	4.1	4.1	5.0	4.0	4.2	4.6	6.4	6.3	6.0	4.9	4.0	3.8	3.4	3.3	4.8	4.8
Clarksburg	4.4	4.5	3.8	4.0	5.2	5.8	5.9	4.8	3.7	4.5	4.3	4.3	3.9	3.9	3.2	3.3	5.0	4.9	5.1	5.1	4.2	4.2	3.9	4.0	4.4	4.4
Dalton	3.1	2.7	3.4	3.8	4.9	5.0	4.8	4.4	3.7	3.7	3.7	3.4	2.9	2.4	3.1	3.3	4.1	4.3	4.1	3.5	3.3	3.5	3.6	3.6	3.7	3.7
Egremont	2.6	2.3	2.4	2.8	3.7	3.7	3.1	2.3	2.4	2.3	2.6	2.3	2.1	1.9	1.8	1.7	2.5	2.5	2.3	1.9	1.5	2.1	1.7	1.6	2.3	2.3
Florida	4.7	3.2	3.4	4.2	5.2	5.3	5.0	3.9	3.7	4.5	4.2	4.3	5.7	4.1	3.4	3.9	2.8	3.5	3.4	2.2	2.7	3.5	3.5	3.3	3.9	3.9
Great Barrington	3.2	2.9	3.0	3.4	5.1	4.9	4.9	4.0	3.7	3.6	3.0	3.0	3.1	2.7	2.7	3.1	4.8	5.0	4.9	3.9	3.6	3.8	3.9	3.2	3.7	3.7
Hancock	2.5	2.0	2.5	2.5	3.3	3.2	3.0	3.2	3.2	3.2	3.1	2.4	2.1	1.3	1.5	1.5	1.7	3.0	4.0	4.0	3.0	3.8	3.7	3.8	3	2.8
Hingsdale	2.8	2.7	3.7	4.6	7.3	6.4	6.8	4.7	3.8	3.5	4.0	3.3	2.7	2.8	4.0	4.3	5.8	5.7	5.0	4.3	4.3	3.7	4.7	4.4	4.4	4.4
Lanesborough	3.9	3.2	3.3	4.1	4.8	5.6	5.3	4.3	4.0	4.4	4.0	3.5	3.5	3.3	3.4	3.8	5.3	5.0	4.9	4.0	3.7	3.5	3.2	2.8	4.0	4.0
Lenox	2.5	2.7	3.4	3.8	5.0	5.1	4.9	4.2	3.6	3.3	3.0	2.9	3.1	2.9	3.3	3.3	5.3	5.4	5.1	4.3	3.8	3.3	2.9	2.7	3.7	3.7
Lenox	4.3	3.5	3.3	4.4	5.1	5.2	4.9	4.1	4.3	3.7	3.8	3.5	3.9	3.8	3.2	3.6	5.2	5.4	5.8	4.6	4.8	4.6	4.5	4.1	4.3	4.3
Monterey	2.1	1.8	2.3	2.3	3.9	4.1	3.6	3.3	3.2	2.6	2.1	1.7	2.1	1.4	2.1	3.6	4.5	4.3	4.1	3.3	3.1	2.8	1.7	1.9	2.8	2.8
Mount Washington	3.6	2.4	3.5	3.5	6.9	6.9	5.8	1.2	1.2	2.2	1.1	1.1	1.2	3.4	3.4	2.3	2.4	4.6	2.4	1.2	1.1	2.2	3.2	3.2	2.9	2.9
New Ashford	8.4	5.1	5.1	5.8	6.5	6.4	7.1	5.1	8.3	5.5	6.7	8.5	6.3	5.0	3.6	2.2	2.9	5.1	5.7	5.0	4.9	5.4	6.5	7.1	5.8	5.8
North Adams	5.9	5.3	5.6	5.8	6.9	6.9	6.4	5.9	5.8	5.8	5.4	5.2	5.1	4.4	4.7	4.9	6.0	6.0	6.0	5.7	5.3	5.4	6.0	5.9	5.1	5.6
New Marlborough	2.5	2.1	2.5	3.3	5.0	6.4	5.5	3.7	3.2	3.1	2.5	2.7	2.1	2.2	2.6	4.1	5.8	6.4	6.2	4.3	2.5	3.0	2.4	2.5	3.6	3.6
Otis	2.5	3.3	3.8	5.3	5.5	6.0	6.1	5.3	4.5	3.6	3.3	3.3	3.8	4.1	3.7	3.9	6.6	7.1	6.6	5.6	4.3	3.7	3.6	3.7	4.6	4.6
Peru	2.6	2.0	2.2	3.0	3.6	3.8	3.6	4.0	3.2	2.1	2.3	2.3	2.4	2.2	2.4	3.2	4.0	4.6	4.4	3.0	1.6	1.7	2.8	2.8	2.9	2.9
Pittsfield	4.4	4.2	4.2	4.6	5.8	5.7	5.3	4.8	4.8	4.9	4.4	4.1	4.4	3.8	3.7	4.1	5.3	5.4	5.1	4.5	4.4	4.7	4.3	3.9	4.6	4.6
Richmond	2.0	2.2	1.8	2.3	3.3	3.3	2.9	2.7	2.8	2.3	2.5	2.4	2.2	2.0	2.5	3.0	3.6	3.8	4.0	3.0	2.6	3.3	2.3	2.3	2.8	2.8
Sandisfield	3.2	2.9	2.6	3.6	5.9	6.3	5.6	4.2	3.6	3.1	2.8	2.6	2.1	1.5	1.5	2.3	4.4	5.3	4.9	3.1	1.7	3.4	3.5	3.3	3.5	3.5
Savoy	2.7	2.9	2.7	3.4	6.0	6.4	6.6	5.9	3.1	4.9	4.8	5.6	3.4	3.4	3.6	5.3	5.9	7.1	6.1	4.6	4.0	6.2	6.5	6.1	4.9	4.9
Sheffield	2.0	2.0	2.5	3.1	5.8	6.2	5.8	3.9	3.4	3.6	3.4	2.9	2.8	2.3	2.4	3.3	5.0	5.2	5.1	3.9	3.0	2.9	2.2	1.9	3.5	3.5
Stockbridge	3.0	2.6	2.1	2.9	4.3	4.9	4.2	3.3	3.1	3.9	4.3	3.6	3.3	2.8	3.1	3.7	4.8	4.6	4.6	3.9	3.0	4.0	3.7	3.3	3.6	3.6
Trinetham	3.2	2.5	3.8	3.1	2.5	2.5	3.1	2.0	2.6	3.1	1.8	1.8	2.5	2.5	1.3	1.9	2.6	2.6	3.2	3.9	3.7	4.2	2.9	2.9	2.8	2.8
Washington	3.9	3.9	3.2	3.2	3.9	5.1	4.8	3.5	4.1	4.0	4.5	3.3	3.2	3.5	3.2	2.9	4.8	3.8	4.7	4.7	5.8	4.2	4.3	4.1	4.0	4.0
West Stockbridge	3.2	3.4	2.8	2.9	5.0	4.7	4.4	2.9	2.2	2.8	3.4	2.1	2.3	2.1	2.3	2.4	4.4	4.9	4.8	3.4	3.3	3.7	3.1	3.0	3.3	3.3
Williamstown	3.1	2.7	2.5	3.1	4.3	4.0	4.1	3.6	4.0	4.4	4.3	3.0	3.0	2.4	2.5	2.7	3.4	4.0	4.1	3.3	3.2	4.1	3.9	3.2	3.5	3.5
Windsor	2.4	2.0	2.2	2.4	3.5	4.1	4.1	4.0	3.4	3.4	2.8	3.4	2.8	2.2	3.0	2.4	2.8	3.2	3.4	2.6	2.3	2.4	2.6	2.4	2.9	2.9
U.S. Unadjusted	4.8	4.7	4.4	4.5	5.1	4.9	4.6	4.1	4.1	4.5	4.6	4.5	4.1	3.9	3.9	3.9	4.5	4.4	4.1	3.7	3.6	4.2	4.1	3.9	4.1	4.1
U.S. Seasonally Adjusted	5.0	4.9	4.6	4.7	4.8	4.7	4.5	4.4	4.3	4.3	4.3	4.4	4.2	4.1	4.1	4.1	4.1	4.1	4.1	4.1	3.9	3.8	4.0	3.9	3.9	3.9

Appendix “B”

Most Recently Available Data on Per Capita Income from the American Community Survey

5-Year Estimates

Economic Distress Criteria—Primary Elements

	Region	U.S.	Threshold Calculation
2016 Per Capita Money Income 5-Year ACS	\$31,417	\$29,829	105.32%



Economic Distress Criteria—Geographic Components

	PCMI 2016 ACS	Threshold Calculation	Geographic Area
Tract 9001.00 Berkshire, MA	\$17,382	58.30%	Pittsfield
Tract 9002.00 Berkshire, MA	\$17,972	60.30%	Pittsfield
Tract 9003.00 Berkshire, MA	\$28,632	96.00%	Pittsfield
Tract 9004.00 Berkshire, MA	\$23,385	78.40%	Pittsfield
Tract 9005.00 Berkshire, MA	\$43,235	144.90%	Pittsfield
Tract 9006.00 Berkshire, MA	\$15,828	53.10%	Pittsfield
Tract 9007.00 Berkshire, MA	\$28,300	94.90%	Pittsfield
Tract 9008.00 Berkshire, MA	\$39,792	133.40%	Pittsfield
Tract 9009.00 Berkshire, MA	\$30,909	103.60%	Pittsfield
Tract 9011.00 Berkshire, MA	\$30,955	103.80%	Pittsfield
Tract 9111.00 Berkshire, MA	\$32,163	107.80%	Lanesborough
Tract 9121.00 Berkshire, MA	\$32,366	108.50%	Dalton
Tract 9131.00 Berkshire, MA	\$44,234	148.30%	Lenox
Tract 9141.00 Berkshire, MA	\$33,874	113.60%	Lee
Tract 9201.01 Berkshire, MA	\$31,086	104.20%	Williamstown
Tract 9201.02 Berkshire, MA	\$30,539	102.40%	Williamstown
Tract 9213.00 Berkshire, MA	\$23,806	79.80%	North Adams
Tract 9214.00 Berkshire, MA	\$22,455	75.30%	North Adams
Tract 9215.00 Berkshire, MA	\$22,493	75.40%	North Adams

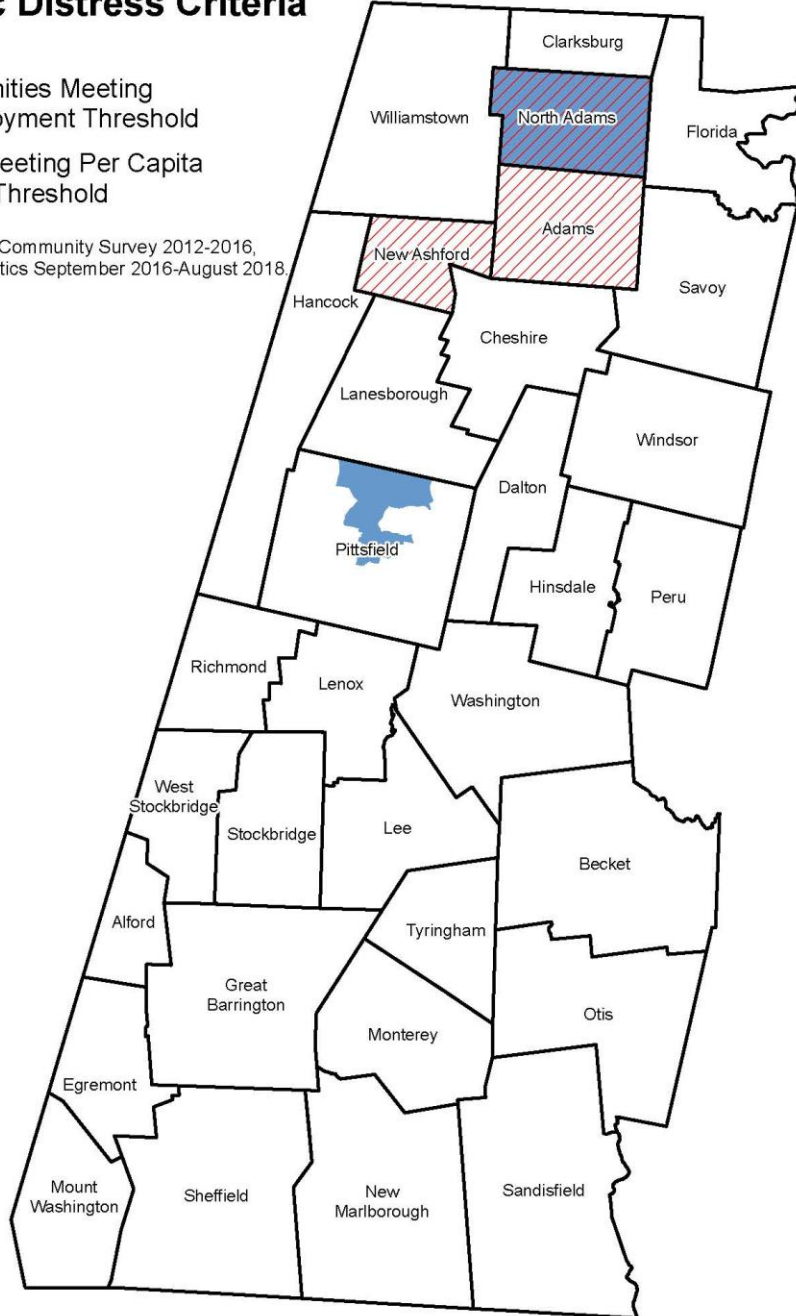
Tract 9221.00 Berkshire, MA	\$25,649	86.00%	Adams
Tract 9222.00 Berkshire, MA	\$27,049	90.70%	Adams
Tract 9223.00 Berkshire, MA	\$29,761	99.80%	Adams
Tract 9231.00 Berkshire, MA	\$32,108	107.60%	Cheshire
Tract 9241.00 Berkshire, MA	\$48,729	163.40%	Stockbridge
Tract 9251.00 Berkshire, MA	\$31,797	106.60%	Great Barrington
Tract 9261.00 Berkshire, MA	\$36,013	120.70%	Sheffield
Tract 9311.00 Berkshire, MA	\$30,533	102.40%	Clarksburg
Tract 9313.00 Berkshire, MA	\$27,161	91.10%	Florida/Savoy
Tract 9314.00 Berkshire, MA	\$34,854	116.80%	Peru/Windsor
Tract 9322.00 Berkshire, MA	\$39,324	131.80%	Becket/Washington
Tract 9323.00 Berkshire, MA	\$32,902	110.30%	Hinsdale
Tract 9332.00 Berkshire, MA	\$46,100	154.50%	Monterey/Tyringham
Tract 9333.00 Berkshire, MA	\$45,016	150.90%	New Marlborough
Tract 9334.00 Berkshire, MA	\$36,565	122.60%	Otis/Sandisfield
Tract 9342.00 Berkshire, MA	\$40,749	136.60%	West Stockbridge
Tract 9343.00 Berkshire, MA	\$47,737	160.00%	Alford/Egremont/Mt. Washington
Tract 9351.00 Berkshire, MA	\$53,307	178.70%	Hancock/New Ashford/Richmond
Tract 9352.00 Berkshire, MA	\$28,367	95.10%	Pittsfield
Tract 9353.00 Berkshire, MA	\$22,750	76.30%	North Adams

Sources: U.S. Bureaus of Census, Labor Statistics, and Economic Analysis; Calculations generated by StatsAmerica.

Economic Distress Criteria

-  Communities Meeting Unemployment Threshold
-  Tracts Meeting Per Capita Income Threshold

Source: American Community Survey 2012-2016,
Bureau of Labor Statistics September 2016-August 2018



Projects Representing the Greatest Needs Regionally

Project Name: Berkshire Regional Planning Commission Brownfields Program

Project Location: Regional

Status: Updated October 2018

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

Funding Source(s): U.S. Environmental Protection Agency’s Brownfields Assessment, Revolving Loan Fund, and Cleanup grants/loans.

Projected Job Creation: The number of jobs to be created or retained is unknown at this time. Once these sites have been cleaned up, they can be put into productive use within the communities.

Related Linkages: Through this project’s development there are many linkages that have and will be developed including:

- Once brownfields sites are assessed and cleaned-up, they can be built upon or adaptively reused, such as in the cases of the New England Log Homes Site and the Greylock (Cariddi) Mill.

Timeframe: The program is ongoing, so long as grants applications are successful.

PROJECT UPDATE:

- 6 active sites currently receiving assessment work through the regional brownfields program.
- 4 active sites in north and south county are currently conducting remediation utilizing RLF funds.
- 6 communities have received Brownfields Assessment Grants and Cleanup Grants from EPA as a direct result of the Berkshire Regional Planning Commission’s Brownfields Program.
 - 11 active sites currently receiving assessment work via community assessment grants.
 - 1 active site is undergoing remediation through a community cleanup grant.

Project Name: Connecting Activities High School Internship Program

Location: Regional

Status: Updated October 2018

Project Summary: This program, operated by the Berkshire County Regional Employment Board (BCREB), provides a mechanism to develop career pathways and implement readiness workshops for individuals entering the workforce. It also places students in internships and training programs to assist them in competing in post-secondary education and employment opportunities. *Connecting Activities* is a structured work and learning program which annually connects 500 high school students with internships, provides 1,500 students with career exploration activities, and 15 educators with Teacher Externships. Approximately 30% of the student interns are paid, contributing to regional income.

Funding Source(s): Department of Elementary and Secondary Education’s Connecting Activities funding, Berkshire United Way funding, Berkshire County employer paid wages to youth in

internships/structured work experiences, and in-kind contributions provided by Berkshire business community participating in career readiness activities/programs.

Projected Job Creation: 450 short-term internships annually

Related Linkages: This initiative supports education and workforce development.

Timeframe: This program is fully operational and ongoing annually.

PROJECT UPDATE: This program remains strong and is critical for connecting young people with work readiness and creating a pipeline of potential employees. During FY2018 there were 448 high school internships (63 were STEM internships); 2,411 college/career readiness programming activities within 12 school districts and working with 338 employers. Berkshire United Way has ceased to fund this program.

Project Name: Berkshire Compact for Education & Berkshire County STEM Pipeline Network

Location: Regional

Status: Updated October 2018

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. The program also strives to build connections between the needs of the workplace and the local education system by providing students with knowledge about career options. Through the *Berkshire County Goes to College* program 1,200 sixth grade students and 450 third grade students from around the county visited either MCLA, BCC, Williams College, or Bard at Simon's Rock to learn about college life. In addition, 900 eighth grade students participated in MCLA's Career Fair, and a Youth Leadership Program was implemented for 30 high school juniors. Through the STEM Pipeline, approximately 300 high school students attended a STEM Career Fair at Berkshire Community College; 124 students participated in the Region I Middle School Science Fair at MCLA; 93 students participated in the Region I High School Science Fair at MCLA; and 48 high school and college students learned about STEM education and careers at two summer STEM Academies.

Funding Source(s): Berkshire United Way, Guardian Life, and MCLA Foundation.

Projected Job Creation: N/A

Related Linkages: These initiatives and programs seek to ready the workforce for Berkshire County in the areas of Science, Technology, Engineering, and Math. They also seek to create interest in these fields at a young age.

Timeframe: This program is fully operational and ongoing annually.

PROJECT UPDATE: In the past year, 1,200 grade 6 students representing all 19 county middle schools visited one of the county's 4 colleges; 250 grade 3 students from school districts in the Northern Berkshire area visited MCLA; 900 grade 8 students from 7 schools participated in a Career Experience Day coordinated by MCLA; the MCLA MBA program has graduated over 90 students since its inception in 2010; the Dual Enrollment program continues to provide access for students from the county's four most disadvantaged schools with access to college level courses; a series of public access television programs were created focusing on college access and aspiration topics.

Project Name: Keep Berkshires Farming

Location: Regional

Status: Updated October 2018

Project Summary: The purpose of Keep Berkshires Farming is to increase the amount of food that is both produced and consumed in the county by overcoming potential barriers to market such as a lack of aggregation and distribution, value-added processing, meat processing and marketing. These and other economic factors can render small scale farming commercially unviable. The project will formulate a strategy to strengthen local agricultural production and food access; then implement that strategy. Partners in this effort include Berkshire Agricultural Ventures, the Berkshire Regional Planning Commission, Glynwood Center, Berkshire Grown, Berkshire County Farm Bureau, Food Bank of Western Massachusetts. (For additional information, see p. 30 of the 2013 Berkshire CEDS Annual Report).

Funding Source(s): Not provided.

Projected Job Creation: N/A

Related Linkages: Supporting local food production helps to foster long term ecological sustainability.

Timeframe: Ongoing

PROJECT UPDATE: Through a grant from the Housing and Urban Development Sustainable Communities Program, the KBF project brought key players together over a 3-year period until funding expired in 2014. This convening of multiple partners resulted in better communication and understanding within the Food and Agricultural sector. Challenges that need additional attention include the loss of agricultural land to development, the loss of farmland for leasing by established farmers to grow hay and feed, high property values that prohibit farms from expanding, the lack of processing capabilities for vegetables and meat, and fiscal obstacles for farm to school programs. The Berkshire region continues to offer great agricultural potential. Both local food production/processing/distribution/consumption as well as agritourism efforts are high priorities for regional economic development.

Implementation of KBF plan components is largely unfunded and therefore limited. Partner organizations are currently seeking public and private funding to support related work. Berkshire Agricultural Ventures invests capital in and provides technical assistance to farmers and food businesses, and helps farmers gain access to agricultural land. Berkshire Grown produces an ongoing series of workshops for farmers focusing on increasing sales; expansion of winter farmers markets, exploring potential for meat processing in the region, etc. Berkshire Regional Planning Commission (BRPC) partnered with Berkshire Farm & Table and Alchemy Initiative on a Farmers Market Promotion Program Grant from the USDA Agricultural Marketing Service to build the capacity of the 20 independent farmers markets operating within Berkshire County. This initiative, termed the *Berkshire Market Collective*, provides market managers with technical assistance, an outlet to share information, and streamline market operations. A unified marketing campaign is also planned.

Project Name: Targeting Procurement Dollars to Strengthen the Regional Food Economy

Location: Regional

Status: Updated October 2018

Project Summary: This project provides technical assistance and training to actively link large-scale food purchasers with regional food producers. Beginning in 2014 major anchor institutions in the Berkshire region have shared with LEVER detailed data that describes their procurement expenditures including food. LEVER has analyzed the data that has led to a clear and specific picture of food purchasing patterns by the region's major buyers. This project combines the FCCDC's experience in helping food producers access markets with Lever's experience helping procurement agents at regional anchor institutions increase local purchasing. Activities include meet ups between producers and procurement agents, workshops for food producers that will prepare them to supply large wholesale buyers, curated introductions between specific food producers and selected procurement agents and the opportunity to provide marketing, sales, and distribution services to

regional food producers on a commission basis. Estimated project cost is \$300,000 over 24-36 months until the project becomes self-sustaining.

Funding Source(s): EDA and local match

Projected Job Creation: Import replacement strategies replace imported food and ingredients with local regional ingredients. This project estimates that by shifting purchases locally, every \$100,000 spent locally creates or retains 1-2 jobs.

Related Linkages: Strategy: Accelerate business development and sustainability through direct support. Under this strategy are the following tasks:

- A. Ensure access to business development assistance and entrepreneurial training and promote the availability of these resources. Provide access to purchasing decision makers who will inform the technical assistance providers.
 - B. Ensure access to non-traditional, gap commercial and equity financing capitalization for small businesses and entrepreneurs.
 - C. Coordinate opportunities for area businesses to learn about how to sell goods or services to governments and large institutions.
 - D. Develop programming to help with business succession planning.
 - E. Explore what goods and services are sourced from outside the region that could be provided from within the region.
 - F. To enhance value added agricultural businesses. Expand use of the Western Mass. Food Processing Center and encourage greater institutional buying of local food products.
-

Timeframe: Inactive project

PROJECT UPDATE: LEVER has wound down internal efforts to promote local procurement by anchor institutions, citing the need to focus limited resources on other projects and difficulty for local vendors in delivering to the anchors goods and services that are competitive on price and quality with regional and national outfits.

Project Name: Berkshire Innovation Center at William Stanley Business Park

Location: City of Pittsfield

Status: Updated October 2018

Project Summary: This project will construct and create the Berkshire Innovation Center (formerly called "Life Science Center") enable innovation and accelerate growth for manufacturing companies in the Berkshire Region including Life Sciences, the Life Sciences Supply Chain, Advanced Manufacturing, and Technology. The BIC facility will provide BIC member companies and partners with a cutting-edge R&D laboratory, training center, and collaboration / conference center all rolled into one. This state-of-the-art 20,000 square foot facility will contain R&D equipment space, conferencing facilities, accelerator and incubator space, biotech wet lab space. clean rooms, PC lab and server room, and training classrooms.

Funding Source(s): Massachusetts Life Science Center

Projected Job Creation: It is estimated that the development of this center would generate 25 fulltime positions.

Related Linkages: Since this project may be developed on a parcel that once was part of the former General Electric Transformer Plant site in Pittsfield, this project has many linkages including:

- The Pittsfield Economic Development Authority, the designated organization to administer the DEDA
 - The William Stanley Business Park
-

- Berkshire Community College wants to locate a training facility in the building for training future employees in the Life Sciences businesses as well as Clean Room technology for the microchip industry.
- With the development of AMD's Chip Plant in Malta, NY (north of Albany), it is expected that there will be considerable business spin-off and supporting services growth throughout the broad region surrounding the plant, including Berkshire County.
- *Economic Development Area (ETA)*: The City of Pittsfield is an identified ETA under the Economic Development Incentive Program (EDIP), which makes certain sites within the community eligible for a number of development incentives and programs.
- *Chapter 43D*: In the City of Pittsfield, the William Stanley Business Park is an identified 43D site, which provides a transparent and efficient process for municipal permitting, guarantees local permitting decisions on priority development sites within 180-days, and increases visibility of the community and targeted development sites and gives the City competitive advantages in obtaining various support, including funding, from the Commonwealth.

Timeframe: Implementation ongoing; groundbreaking occurred 3Q17. Construction scheduled to take 18 months to complete.

PROJECT UPDATE: The 22,000 square foot facility is anticipated to be operational by mid to late Fall of 2019. A 20-year Tax Increment Financing agreement has been approved and executed between the City of Pittsfield and BIC under the EDIP. Berkshire Community College plans to co-locate its workforce to the new facility.

Projects that Enhance the Region: Physical Development in North Sub-Region

Project Name: Greylock Glen Resort

Location: Town of Adams

Status: Planning and permitting complete; implementation on-going. Updated October 2018.

Project Summary: The Town of Adams is the designated developer for the Greylock Glen Resort, a four-season outdoor recreation and environmental education destination. This project is expected to include high quality lodging and conference facilities, a campground (tent sites and cabins), a performing arts amphitheater, an environmental education center, Nordic ski center, and a multi-use trail system.

This project represents a significant economic boost for the Town of Adams and Berkshire County as a whole. As a potential element of one of the region's three identified economic clusters, *Hospitality and Tourism*, the project will support this cluster for Berkshire County and will contribute as a major driver in the ongoing economic recovery. Importantly, the project's strong outdoor recreational focus aligns completely with the most recent marketing research for the Berkshire Visitor's Bureau which indicates that the single most important reason the Berkshires have a strong tourism economy is the outdoor recreational opportunities available in the region. Through its educational components and programming the project will also strengthen the region's growing Educational cluster.

Funding Source(s): State funding (Capital Budget, Supplemental Budget, MassWorks, MA Department of Conservation and Recreation)

Projected Job Creation: This project is expected to generate an estimated 138 full-time jobs. The labor forces expected from this project include construction, education, retail trade, and leisure and hospitality.

Related Linkages: Situated at the base of Mount Greylock, this project would enhance visitors' use of the Mount Greylock State Reservation. It would also present another destination in northern Berkshire, strengthening the tourism draw in that portion of the county.

- The amphitheater is intended to provide a new type of venue for performing arts in northern Berkshire County, with MASS MoCA proposed as the operator, expanding their ability to hold larger shows in varied settings.

-
- The Environmental Education Center is expected to be operated as a facility of MCLA and allow an expansion of the fairly new Environmental Program at the College.
 - By adding a significant tourist destination in Adams, it is expected that the visitors' shopping and dining needs will be met in the downtown, strengthening reinvestment efforts there.
 - The Town of Adams is an identified Economic Target Area under the Economic Development Incentive Program, which makes certain sites within the community eligible for a number of development incentives and programs.
 - Greylock Glen is an identified 43D site, which provides a transparent and efficient process for municipal permitting, guarantees local permitting decisions on priority development sites within 180-days, increases the visibility of the community and targeted development sites, and gives the Town competitive advantages in obtaining various support, including funding, from the Commonwealth.

Timeframe: The town and DCR are working together on implementation of the trail system, with the start of the first phase of construction of the Glen trails system in Spring 2017 (currently underway). The town is close to hiring an architectural design team to prepare the design and construction plans for the 11,000 s.f. Outdoor Center at the Glen, with preliminary design anticipated in late summer 2017. The town also expects during summer/fall 2017 to conduct an RFQ/RFP process to solicit potential developers for the design, development, and operation of the proposed lodge and conference center.

PROJECT UPDATE:

- Schematic design of the 10,000 sq ft Outdoor Center was unveiled in late June, plans done by Maclay Architects of VT.
- The project was included in both the Economic Development Bond Bill and the Environmental Bond Bill.
- Interim Town Administrator Donna Cesan anticipates issuing/re-issuing RFPs for the Outdoor Center and the Campground in late 2018.
- BRPC is working on the Greylock Glen website, which will provide information for both general public and potential development partners.
- The multi-use trail system within the Glen continues to expand and be GPS mapped by volunteers and documented with support from BRPC.
- Greylock Glen is featured as one of the priority projects in the Adams Opportunity Zone profile within a "pitch book" being developed for Opp. Zones statewide.

Project Name: *Greylock WORKS (former Cariddi Mill)*

Location: City of North Adams

Status: Updated October 2018

Project Summary: Greylock WORKS is the redevelopment of the 240,000 square foot former Cariddi Mill in North Adams, MA. The focus is economic and environmental revitalization and quality job creation. The development strategy is conceived of three related, but independent projects – east, central, and west. Programmatically, the east includes a 26,000 SF event space, a commercial kitchen, eight wholesale-scaled food production spaces, an extensive cheese aging facility, a restaurant, and a market to showcase regional craft food; the west will house a 50 room boutique hotel, 23 residential condominiums, and related shared wellness amenities for visitors and residents; the central spine of the project is the Flume, connecting a new waterfront park north of Route 2 with the existing Greylock Park and Alcombright Athletic Field Complex south of the property.

There will be a robust job training and business education component focused on food security, regulatory compliance, and best practices for wholesale production and distribution. An alliance will be formed with a culinary school that offers recreational and professional courses, targeting business planning, marketing,

and logistics as critical components of success. Greylock WORKS will serve as a networked platform from which new food businesses can seek seed capital and mentorship.

Funding Source(s): Public and Private

Projected Job Creation: 20

Related Linkages: This project is another example of adaptive reuse of an old mill building, which preserves the local history while serving as an economic engine through its use in the hospitality industry and inclusion of a job training and business education component.

Timeframe: The property was purchased in mid-2015 and hosted a four-day world premiere production by the Williamstown Theatre Festival in late-2015. The projected timeline is:

2016 – building complex stabilization, systems, event space

2017 – food production tenant build-out, continue event space, continue remediation

2018 – south wing, continue food production, continue remediation

2019 – continue south wing, restaurant, begin Flume development

2020 – hotel, residential condos, and amenities, continue Flume development

2021 – continue hotel, residential condos, and amenities

PROJECT UPDATE: Work continues on environmental assessment work on portions of the site, partially through the North Adams FY17 EPA Brownfields Grant. The weave shed is complete and is actively being used for special events. A rum distiller has been added to the mix of tenants. The developers will be presenting an updated housing plan to the North Adams Planning Board in November of 2018, which now consists of 51 housing units.

Project Name: Memorial School Redevelopment Project

Project Location: Adams

Status: Ongoing

Project Summary: The size and prominent location of the Memorial School building on Route 8 in downtown Adams creates opportunities for innovative reuse of the building and its grounds. Redevelopment of the 69,786 square foot building has the potential to have a regional impact by providing new workforce housing, as well as nonprofit and public spaces. New uses could provide a catalyst to additional investment in Adams and the region.

Funding Source(s): Several sources of funding are being investigated, including: Berkshire Brownfields; USDA Rural Services; EDA; HUD; and MassDevelopment

Projected Job Creation: The exact number of jobs to be created or retained is unknown at this time.

Related Linkages: The site is well positioned on the Route 8 Corridor in the northern gateway of downtown Adams; as such it has potential to spur spin-off investment in this centrally located area. Redevelopment will promote the reuse of the historic property and facilitate job growth.

Timeframe: ongoing

PROJECT UPDATE: The Town has received CDBG grant funding to install a new HVAC system in the school building. New energy efficient, modern lighting is being installed in the gymnasium as part of the Town's Green Communities Grant and will replace extremely outdated lighting. The lighting replacement project is currently mobilizing and work is expected to be completed in November 2018. Plans are in place to move the Council on Aging to the former school building in January 2019.

Projects that Enhance the Region: Physical Development in Central Sub-Region

Project Name: Berkshire Mall

Location: Town of Lanesborough

Status: Updated October 2018.

Project Summary: The project can be best summarized as follows:

While the Regal Cinema and the Target Department store remain in operation with seemingly good viability, the Berkshire Mall proper continues to struggle. The mall has a new owner and his intentions to revitalize the mall remain uncertain. Of the four anchor stores, Macy's and Best Buy have closed, J. C. Penney's has recently announced its closure as part of a nationwide store closing process, and Sears remains open; however, recent news reports indicate store closures are forecasted for Sears nationally.

Recently, the Baker Hill Road District has sought legislative approval to acquire the mall site for future redevelopment, should the site become available.

Funding Source(s): Private investments; state and federal grants if appropriate to the proposed development.

Projected Job Creation: The number of jobs to be created is unknown at this time.

Related Linkages: Depending upon the final location and purpose(s) of this facility, there is the potential for many linkages.

Timeframe: To be determined

PROJECT UPDATE: Baker Hill Road District was successful in getting legislative approval to acquire the mall site for future redevelopment should the site become available. The property remains under private ownership as of October 2018. Berkshire Regional Planning Commission was awarded a grant from the Massachusetts Executive Office of Energy and Environmental Affairs to study current structural conditions as well as possible future reuse scenarios. This 18-month grant will conclude in June of 2019.

Project Name: Crane Stationery Mill Redevelopment

Location: Town of Dalton

Status: Updated October 2018.

Project Summary: The Crane Stationery Mill Redevelopment project is an adaptive reuse of a 100,000 sf. multi-story mill vacated by Crane & Company. Now called The Stationery Factory, the old mill has a range of tenants and is undergoing construction for a distillery, nano-brew pub, and a custom furniture manufacturing company. The space is being developed as an event venue with 4 different rooms with the capacity of 700 people.

Funding Source(s): private investment

Projected Job Creation: 5

Related Linkages: This project, the adaptive reuse of a mill, will reuse a structure that would otherwise become vacant or underutilized. This project may be able to be used as a pilot for the redevelopment of other vacant mill structures throughout the county. Tenants that produce artwork or locally crafted alcohol enhance those niche industries in the Berkshires.

Timeframe: Implementation ongoing. Over the next 4 years, the owners hope to complete the creation of a new front of the building and a beer garden, move the loading docks, and put in a passenger elevator, new railings that meet code, and accessible bathrooms on all floors.

PROJECT UPDATE: To date 18 businesses have located in The Stationery Factory with a total of 50 jobs both full and part time. Significant investment in infrastructure is ongoing including many maintenance and

capital projects. The developer reports that State mandated requirements for compliance with accessibility have been a major obstacle to sustainability.

Projects that Enhance the Region: Physical Development in South Sub-Region

Project Name: Redevelopment of Great Barrington Fairgrounds

Project Name: Monument Mills Area Reuse Planning

Location: Town of Great Barrington

Status: Updated October 2018

Project Summary: The proposed project will redevelop the National Historic Register property into approximately 100 mixed residential units, 12,000 sq. ft. for office and/or retail use, and integrated on-site parking, restaurant/café space, and a River Walk reconnecting the village to the Housatonic River. The site is located within an Economic Opportunity Area.

Funding Source(s): Community Development Block Grant for infrastructure improvements (completed). Developer has been receiving allocations of Massachusetts historic tax credit financing towards the project cost (total cost estimate is \$32.7 million).

Projected Job Creation: The number of jobs to be created is unknown at this time.

Related Linkages: Over the years the Town has used Community Development Block Grant funds to construct infrastructure improvement in Housatonic. Redevelopment of the mills would fully utilize those public investments.

Timeframe: The project is still in the study/design phase.

PROJECT UPDATE: In 2017 the Town rezoned the area to allow multifamily housing by-right if 20% of the units are affordable.

Project Name: Housatonic School Redevelopment

Location: Town of Great Barrington

Status: Updated October 2018

Project Summary: The Housatonic School Redevelopment project is the adaptive re-use of the former Housatonic Elementary School into a mix-use complex designed to serve as an anchor institution for the Housatonic Village Center.

Funding Source(s): Community Development Block Grant (for site engineering related to parking lot capacity and streetscape improvements around the building). Private equity, and state and federal grants, as appropriate, for the building redevelopment.

Projected Job Creation: The number of jobs to be created is unknown at this time.

Related Linkages: The rehabilitation/re-use of the former school building will connect and improve the neighborhood character by provide much needed community facilities.

Timeframe: The CDBG-funded project will begin in Spring 2017. The town will issue an RFP in 2017 in order to sell or lease the building.

PROJECT UPDATE: The Town has partnered with a local development team exploring potential long-term tenants for a re-use opportunity. This partnership runs through early 2019 at which point the Town may enter into a formal lease or sale agreement with the developer.

Project Name: River School Redevelopment

Location: Town of Great Barrington

Status: Updated October 2018

Project Summary: This project is an adaptive reuse of the former Searles and Bryant School complex in Downtown Great Barrington. Former owners River School Redevelopment sold the Bryant School and it was redeveloped. It reopened in 2014 as the world headquarters of Iredale Mineral Cosmetics. In 2016, former owners River School Redevelopment sold the remaining Searles School portion of the campus to 79 Bridge Street Realty LLC, which has received its permits to renovate and redevelop the former school into an 88-room, AAA 4-diamond luxury hotel with an indoor pool, fitness room, 5,000-square foot conference room, and a 60-seat restaurant.

Funding Source(s): Private investment.

Projected Job Creation: 30 new jobs in the hotel.

Related Linkages: This project's development will create linkages with the establishment of a mixed-use, mixed income 24-hour downtown community in the heart of Great Barrington.

- Iredale Mineral Cosmetics was able to expand within the community and provide 50 additional living wage jobs
-

Timeframe: Expected selective demolition is Winter 2016-2017, and construction in Summer 2017.

PROJECT UPDATE: The timeframe for this project has been adjusted to expected selective demolition in winter of 2018, with construction in summer of 2020.

Project Name: Niagara Mill Redevelopment

Location: Town of Lenox

Project Summary: Project proponents exploring opportunity to adaptively reuse historic Niagara Mill in Lenox Dale neighborhood of Lenox for a contemporary art museum with café and event space to showcase local and regional contemporary art.

Funding Source(s): Private investment.

Projected Job Creation: 10-20

Related Linkages: The new art museum would enhance the appeal of the Berkshires as an art destination by adding to the existing museums such as MASS MoCA, Clark Art Museum, and Norman Rockwell Museum. It would also provide new opportunities for local artists across the region.

Timeframe: To be determined.

PROJECT UPDATE: This project is currently inactive.

Project Name: Miraval-Lenox Expansion at Cranwell

Location: Town of Lenox

Status: Updated October 2018

Project Summary: Cranwell Resort has been purchased by The Miraval Group and will be expanded and re-named Miraval-Lenox. Planned expansion includes new buildings to house additional hotel rooms, health and wellness facilities, for an estimated project investment of \$60 million.

Funding Source(s): Private investment.

Projected Job Creation: 100 year-round employees

Related Linkages: This is one of several projects that will expand hotel capacity within the South Sub-Region to accommodate increased tourism, including serving the health and wellness market.

Timeframe: Estimated 2019 grand opening.

PROJECT UPDATE: Construction is currently underway on this expansion and renovation project.

Project Name: Eastover

Location: Town of Lenox

Status: Updated October 2018

Project Summary: Eastover is updating facilities from a recreational family resort to residential healing retreat. Renovations run the gamut from new roofs and sewer lines to upgrading overnight accommodations, to installing Japanese and English style gardens.

Funding Source(s): Private investment.

Projected Job Creation: The number of jobs to be created is unknown at this time.

Related Linkages: This is one of several projects that will expand hotel capacity within the South Sub-Region to accommodate increased tourism, including serving the health and wellness market.

Timeframe: Estimated completion Summer 2017.

PROJECT UPDATE: This project is active but ongoing, completion has not occurred.

Project Name: Spring Lawn

Location: Town of Lenox

Status: Updated October 2018

Project Summary: The owners of the historic Spring Lawn property adjacent to Shakespeare & Company have a development plan that would transform the 28.8-acre site into a major high-end boutique resort, including cottage-style guestrooms, a restaurant, fitness center, and spa.

Funding Source(s): Private investment

Projected Job Creation: 25-50

Related Linkages: This is one of several projects that will expand hotel capacity within the South Sub-Region to accommodate increased tourism, including serving the health and wellness market.

Timeframe: Estimated Fall 2017 – Spring 2018 completion

PROJECT UPDATE: The timeframe for this project has been extended to a potential completion date of 2020. Exploratory demolition and construction work in 2016 did extend the permit for this project.

Project Name: Walker House Apartments

Location: Town of Lenox

Status: Updated October 2018

Project Summary: This project is for the renovation of The Walker House, an 1804 house and former bed and breakfast, into an 8-unit market rate apartment building. The project will serve community needs by upgrading an important historic structure in a prominent location and adding to the residential mix of accessible dwellings in the center of Lenox.

Funding Source(s): Private investment

Projected Job Creation: N/A

Related Linkages:

Timeframe: Winter 2016-2017 or Spring 2017 completion

PROJECT UPDATE: This project is complete.

Project Name: Lenox Manor

Location: Town of Lenox

Status: Updated October 2018

Project Summary: Lenox Manor will be a 100-room extended stay hotel with a year-round event center designed for weddings, conferences, and retreats (max occupancy of 500 people anticipated). This will involve a total tear down of the existing, 1960s era motel and new construction of the hotel and event center. This includes infrastructure improvements along Route 7.

Funding Source(s): Private investment

Projected Job Creation: 21 full time, permanent employees to be created upon year 2 of operations.

Related Linkages: This is one of several projects that will expand hotel capacity within the South Sub-Region to accommodate increased tourism.

Timeframe: Fall 2017 construction start, Spring/Summer 2017 opening.

PROJECT UPDATE: The previous hotel structure has been razed. Foundation permits have been issued, and revised timeframe for this project is 2019/2010.

Project Name: New England Log Homes

Location: Town of Great Barrington

Status: Updated October 2018

Project Summary: this project is the remediation and redevelopment of the former New England Log Homes site, an 8-acre brownfield in the center of Great Barrington. The redevelopment plan include remediating 100% of the site, 45 units of affordable rental housing, with additional market rate housing, commercial space, and 1.5 acres of public park along the Housatonic River. Estimated Total Development Cost - \$40 million.

Zoning and wetland permits for the affordable housing phase were issued August 2016; funding applications for the affordable housing phase submitted to the state February 2017; Mass DEP approved Remedial Implementation Plan January 2017; final remediation funding secured April 2017.

Funding Source(s):

Affordable Housing: federal and state Low Income Housing Tax Credits, Massachusetts Affordable Housing Trust Fund, HOME, multiple Massachusetts Dept. of Housing and Community Development sources, Community Preservation Act (local), private bank mortgage;

Remediation: U.S. Environmental Protection Agency, HUD, MassDevelopment, Berkshire Regional Planning Commission Berkshire Brownfields Revolving Loan Fund, Massachusetts Environmental Bond funds;

Commercial Development: Private investment

Projected Job Creation: TBD

Related Linkages: TBD

Timeframe: Demolition 2017/2018; construction Spring 2018.

PROJECT UPDATE: Funding for the affordable housing development was received in July 2018 (\$17.5MM). Construction start on the remediation of 100% site and development of the affordable housing and riverfront park is scheduled for June 2019.

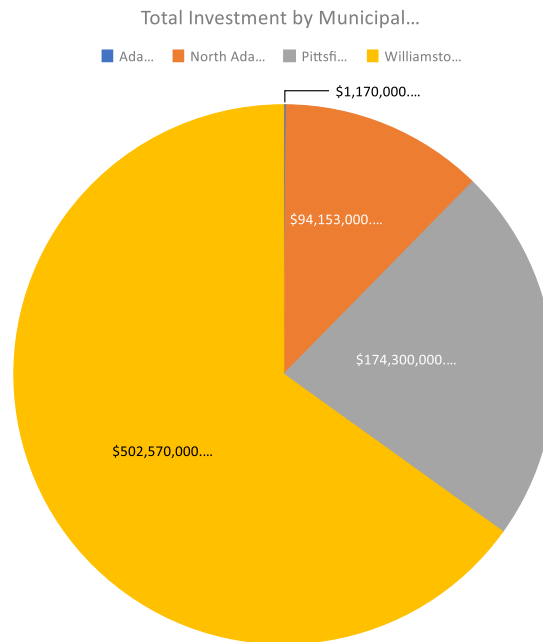
Appendix “E” Regional Investment Database

A database of regional investments has been built by Berkshire Regional Planning Commission. This database catalogs priority projects identified in the Berkshire County CEDS, along with emerging projects that may be incorporated into future CEDS. A “web crawler” automates the collection of updates to entries in the database from online media sources, and to help identify new potential entries.

The Regional Investment Database currently holds over 130 records with project start dates after 2012. New records are added regularly, and existing records updated on an as-needed basis. Search criteria available for the database include: NAICS Sector, Developer/Organization, Municipality, Investment Type, Investment Status, Start Date, Completion Date, Investment Amounts, Zoning Type, Total Acreage, as well as less quantifiable criteria such as whether the project involves Brownfields work, Historic Preservation, or has a significant Infrastructure impact for the region.

The maintenance of this database represents a significant step in for Berkshire County in being able to identify investments and related trends. Consistent updating to the database will allow economic development partners throughout the region to access reliable information related to their specific areas of interest or concern.

The chart below offers just one example of an available query in the Regional Investment Database, showing investment by Municipality in the Educational Services NAICS Sector. Exported results from the database would also include detailed information for reach entry represented within the pie chart. No date range filter was applied, so this sample offers a summary of all entries (public and private) within the database since 2012. *Please note: some projects may still be missing from the database, and some projects may not be complete as of 2018:*



Acknowledgements

The 2018 Berkshire County CEDS Progress Report was developed in consultation with members of the Comprehensive Economic Development Strategy Committee. The Committee roster is shown below along with brief bios indicating the members’ area of expertise and their representation rolls on the committee. Following that is a listing of our communities and their delegates and alternates that serve on the Berkshire Regional Planning Commission along with their area of representation.

Comprehensive Economic Development Strategy Committee

Jay Anderson

Pittsfield Cooperative Bank
70 South Street
Pittsfield, MA 01201

Mr. Anderson is President of Pittsfield Cooperative Bank and leads the Pittsfield Economic Revitalization Corporation (PERC) as Board President.

Roger Bolton

Berkshire Regional Planning Commission
1 Fenn Street, Suite 201
Pittsfield, MA 01201

Mr. Bolton is a retired professor of Economics at Williams College, as a community leader and public official he serves on the CEDS Committee and the BRPC Executive Committee and has a special interest in regional economics.

Larysa Bernstein

City of North Adams
City Hall - 10 Main Street
North Adams MA 01247

Ms. Bernstein is the Community Development Director for the City of North Adams and serves on the Berkshire Brownfields Committee. She is the Public Official representing Northern Berkshire County.

Heather Boulger

MassHire Berkshire Workforce Board
(formerly Berkshire County Regional Employment Board)
66 Allen Street
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.

Jill Sasso Curtis

Berkshire Community College/Public
1350 West Street
Pittsfield, MA 01201

Ms. Curtis is the Dean of Community Engagement, Education, and Workforce Development at Berkshire Community College and serves as the CEDS Committee’s Higher Education representative with keen interest in workforce development.

Timothy Geller

Community Development Corporation of South Berkshire
17 Bridge Street
Great Barrington MA 01230

Mr. Geller is the Executive Director of the CDC of South Berkshire and has extensive expertise in financing and small business support. He is the private sector representative for non-profit community development.

Myla Franklin
City of Pittsfield
70 Allen Street
Pittsfield, MA 01201

Ms. Franklin is the Licensing Board Clerk for the City of Pittsfield and is active in the Working Cities Program She serves on the CEDS committee as a citizen member.

Keith Girouard
Massachusetts Small Business Development Center - Berkshire Regional Office
33 Dunham Mall, Suite 103
Pittsfield MA 01201

Mr. Girouard is the Regional Director with the Berkshire Regional Office of the MA Small Business Development Center. He is the private sector representative for small business assistance.

Michael Hoffman
TD Bank (retired)
99 West Street
Pittsfield MA 01201

Mr. Hoffman is the private sector representative for financial services.

Beryl Jolly
Mahaiwe Performing Arts Center
14 Castle Street
Great Barrington, MA 01230

Ms. Jolly is the Executive Director of Mahaiwe Performing Arts Center, representing the non-profit cultural sector on the CEDS committee.

Pam Kueber

Ms. Kueber is the chair of the Lenox Planning Board and serves as the Lenox delegate to BRPC. She is a journalist and publisher specializing in 20th Century midcentury homes.

Benjamin Lamb
1Berkshire
66 Allen Street
Pittsfield, MA 01201

Mr. Lamb is the Economic Development Specialist who leads the Economic Development team at 1Berkshire, the Region's Economic Development and Marketing organization.

Cynthia Pansing
Berkshire Agricultural Ventures
314 Main Street, Office #23
Great Barrington, MA 01230

Ms. Pansing is the Executive Director of Berkshire Agricultural Ventures, a nonprofit that focuses on growing the regional food economy through loans, grants, and technical assistance to farms and food businesses. He is the representative of the food and agriculture sector.

Ian Rasch
Alander Construction
40 Railroad Street
Great Barrington, MA, 01230

Mr. Rasch is one of the principals with Alander Construction and has more than 17 years of experience in real estate development and construction management. He is the private sector representative for this industry.

Christopher Rembold
Town of Great Barrington
Town Hall - 334 Main Street
Great Barrington MA 01201

Mr. Rembold is the Town Planner in Great Barrington and is the Public Official representing Southern Berkshire County.

Deanna Ruffer
City of Pittsfield
 City Hall - 70 Allen Street
 Pittsfield MA 01201

Ms. Ruffer is the Director of Community Development for the City of Pittsfield and is the Public Official representing Central Berkshire County.

Alternate Members

Jonathan Butler
1Berkshire
 66 Allen Street
 Pittsfield, MA 01201

Mr. Butler is the CEO of 1Berkshire, the Region’s Economic Development and Marketing organization.

Michael Nuvalle
City of North Adams
 City Hall - 10 Main Street
 North Adams MA 01247

Mr. Nuvalle is the Purchasing and Procurement Officer for the City of North Adams.

Berkshire Regional Planning Commission Partnering Communities

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

Key: Private Sector (PS), Public Officials (PO), Community Leaders (CL), Private Individuals (PI), Representatives of Workforce Development Boards (WD), Institutions of Higher Education (HE), and Minority and Labor Groups (M/L)

**Berkshire Regional Planning Commission
 Delegates and Alternates**

Community	Name	Representing
Adams	David Rhinemiller, Delegate	Planning Board (PO)
	John Duval, Alternate	Select Board (PO), General Dynamic Defense Systems (PS)
Alford	Alex Glover, Delegate	Planning Board (PO), private attorney (PI)
Becket	Robert Ronzio, Delegate	Planning Board (PO)
	Alvin Blake, Alternate	(PI)
Cheshire	Peter Traub, Delegate	Planning Board (PO)
	Mark Weber, Alternate	Town Administrator (PO)
Clarksburg	Audrey Matys, Delegate	(PI)
	Carl Mckinney, Alternate	Town Administrator (PO)
Dalton	Caleb Darby, Delegate	Planning Board (PO)

	Edward Holub, Alternate	Select Board & Conservation Commission (PO)
Egremont	Jared Kelley, Delegate	Planning Board (PO)
	Gregory Cherin, Alternate	Planning Board (PO)
Florida	Gabriel Oleson, Delegate	Planning Board (PO)
	Glenn Burdick, Alternate	Conservation Commission, Highway Super. (PO)
Great Barrington	Pedro Pachano, Delegate	Planning Board (PO)
	Malcolm Fick, Alternate	Planning Board (PO)
Hancock	Blake Johnson, Delegate	Planning Board (PO)
Hinsdale	James Sullivan, Delegate	Planning Board (PO)
Lanesborough	Gwen Miller, Delegate	Planning Board (PO)
	Jack Hickey, Alternate	Berkshire Brownfields Committee (PO), Retired insurance executive (PI)
Lee	Buck Donovan, Delegate	Planning Board (PO), Building contractor (PS)
	Thomas Wickham, Alternate	Select Board (PO), Building Contractor (PS)
Lenox	Pam Kueber, Delegate	Planning Board (PO), Journalist and Publisher (PS)
	Kenneth Fowler, Alternate	Select Board (PO)
Monterey	Pat Salomon, Delegate	Planning Board (PO)
	Kenn Basler, Alternate	Select Board (PO)
Mount Washington	Robert Bott, Delegate	Planning Board (PO), Retired Finance Manager (PI)
	James Lovejoy, Alternate	Select Board, Finance Committee (PO) Cabinet maker small business (PS)
New Ashford	Mark Phelps, Delegate	Planning Board, Select Board (PO), Golf Course Groundskeeping Manager (PS)
	Kevin Flicker, Alternate	(PI)
New Marlborough	James Mullen, Delegate	Planning Board (PO), Landscaping business owner (PS)
	Lonn Combs, Alternate	Planning Board (PO)
North Adams	Kyle Hanlon, Delegate	Planning Board, City Redevelopment Authority (PO) Sales representative wholesale plumbing/HVAC (PS)
	Lisa Blackmer, Alternate	Planning Board (PO)
Otis	Harold Kobrin, Delegate	Planning Board (PO), Home builder (PS)
	Gary Thomas, Alternate	(PI)
Peru	Sam Haupt, Delegate	Planning Board, Berkshire MPO Alternate (PO) Guardian Insurance (PS)

Pittsfield	Sheila Irvin, Delegate CJ Hoss, Alternate	Community Development Board (PO), Retired Teacher active in Mass. Teachers Association (M/L) City Planner (PO)
Richmond	Richard Bell, Delegate John Vittori, Alternate	Planning Board (PO) Planning Board (PO)
Sandisfield	Roger Kohler, Delegate	Planning Board (PO)
Savoy	John Tynan, Delegate Bill Drosehn, Alternate	Planning Board, Select Board (PO) (PI)
Sheffield	Kenneth Smith, Delegate Rene Wood, Alternate	Planning Board (PO) Retired (PI)
Stockbridge	Marie Raftery, Delegate Nina Ryan, Alternate	Planning Board (PO) (PI)
Tyringham	Mark Curtin, Delegate Sarah Hudson, Alternate	Planning Board (PO) (PI)
Washington	Marilyn Wiley, Delegate Michael Case, Alternate	Planning Board (PO), retired School Food Services Director (PI) Select Board (PO)
West Stockbridge	Dana Bixby, Delegate Karen Zick, Alternate	Planning Board (PO), Architect (PS) (PI)
Williamstown	Alex Carlisle, Delegate Roger Bolton, Alternate	Planning Board (PO) CEDS Strategy Committee, retired Professor of Economics (PO, HE)
Windsor	John Garcia, Delegate Doug McNally, Alternate	Planning Board, Board of Appeals (PO) Select Board (PO)