

Berkshire Regional Planning Commission

2019 ANNUAL UPDATE

BERKSHIRE COUNTY CEDS 2017-2022

Submitted to the U.S. Economic Development Administration on December 2, 2019.

Table of Contents

Introduction.....	3
Section 1. Performance Measures.....	4
Section 2. Existing Regional Conditions & Trends Report.....	5
Section 3. Goals & Objectives Report.....	17
Section 4. Priority Projects Report.....	22

Appendices

Appendix “A” - 24 Month Local Area Unemployment Statistics

Appendix “B”- Most Recently Available Data on Per Capita Income from ACS

Appendix “C” - Economic Distress Criteria Map

Appendix “D” - 2019 Annual Priority Project Updates

Appendix “E” – Regional Investment Database

Appendix “F” - 2019 CEDS Committee and Berkshire Regional Planning Commission Rosters

Berkshire Regional Planning Commission Staff

Thomas Matuszko, *Executive Director*

Laura Brennan, *Senior Planner – Community & Economic Development*

Mark Maloy, *GIS/Data Coordinator*

Alexander Valentini, *Economic Development Intern*

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 (2017-2022 Berkshire CEDS).

The 2017-2022 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 2017-2022 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 2019 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 2017-2022 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 2017-2022 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 2019 Annual Performance Report was endorsed by the Berkshire CEDS Committee on October 17, 2019 and by the Berkshire Regional Planning Commission on November 21, 2019.

Section 1. Performance Measures

The 2017-2022 Berkshire CEDS includes performance measures to enable the CEDS Committee to track progress in the region and to assess the effectiveness of 2017-2022 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

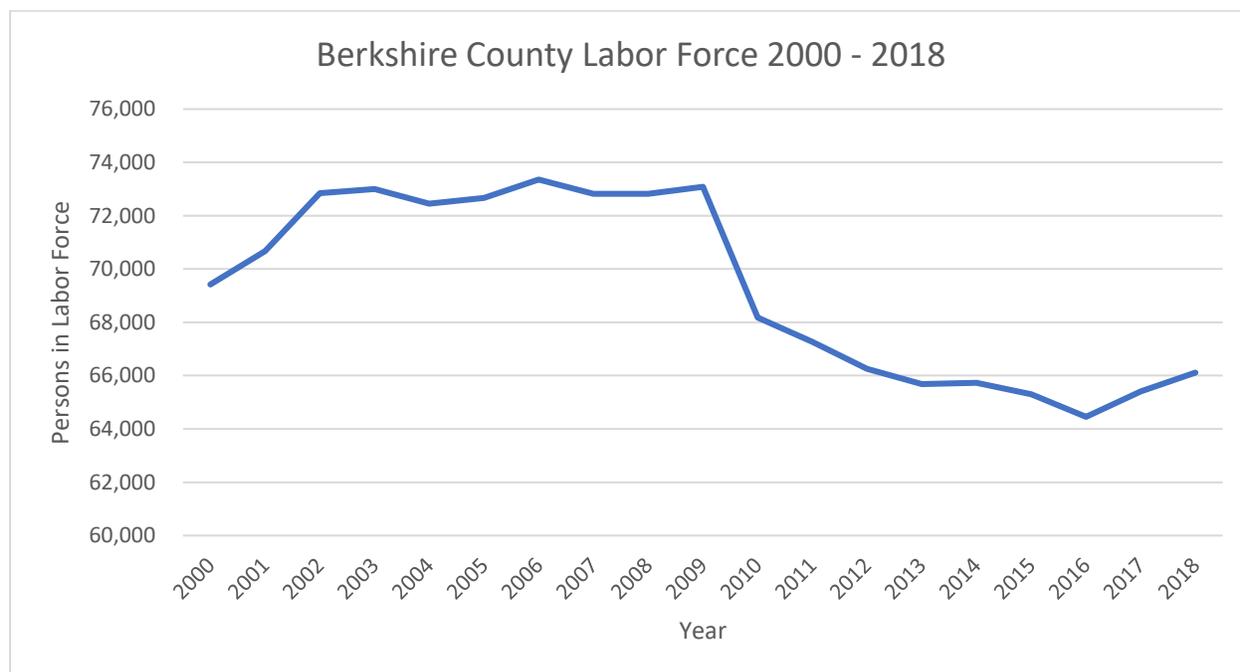
This section includes updated information on median household income, employment statistics, economic sector information, and a summary of the areas in Berkshire County that meet EDA's distress criteria.

Economic Characteristics

Labor Force & Unemployment

The labor force in Berkshire County increased from 65,413 to 66,109 persons between 2017 and 2018, representing an absolute gain of 697 persons and a relative gain of 1.06% over 2017 levels. Regardless of recent gains, the County's labor force still remains 3,313 persons, or 4.77%, below 2000 levels of 69,423 persons, and 7,238 persons, or 9.88%, below peak 2006 levels of 73,358 persons. *See Figure 1.* This decline may be attributed to the County's aging and declining population as well as adverse economic conditions during and following the Great Recession.

Figure 1. Berkshire County Labor Force

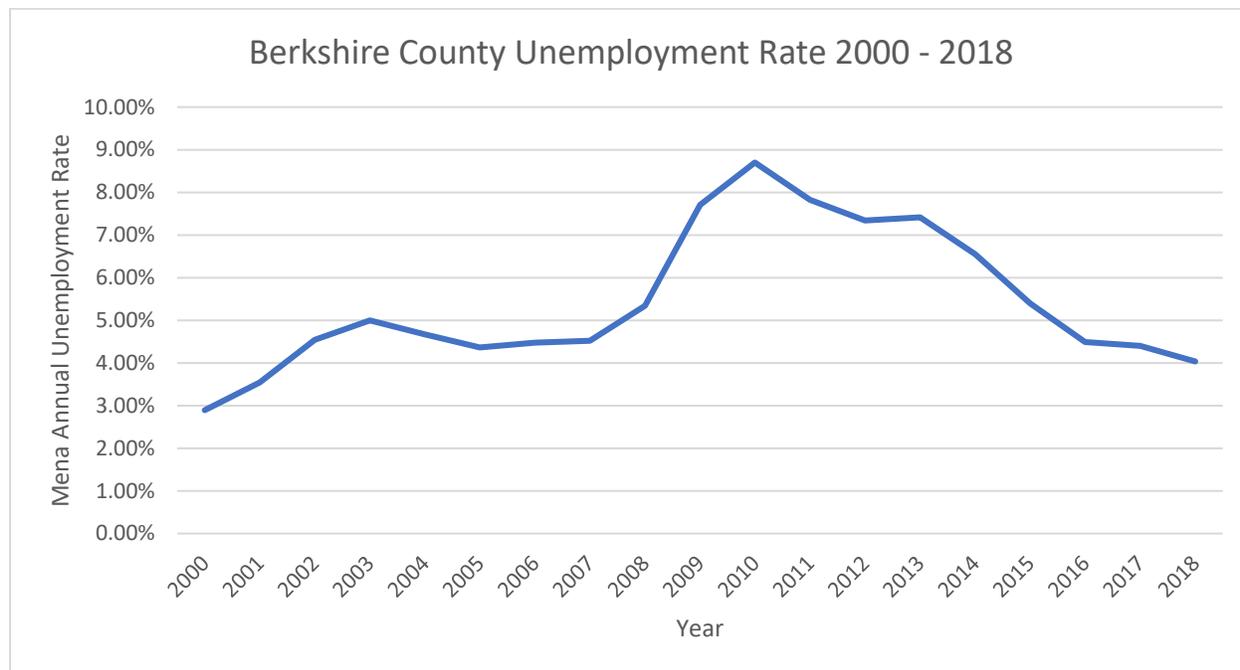


Source: U.S. Bureau of Labor Statistics

Between 2017 and 2018, the average unemployment rate for Berkshire County decreased from 4.4% to 4.03%. This represents an absolute decrease of 0.37 percentage points and a relative decrease of 8.3% from 2017 levels. Unemployment still remains 1.14 percentage points, or 39.48% higher than 2000 levels of 2.89%, but it has been steadily decreasing over the past 8 years and now sits 4.67 percentage points, or 53.64% lower than peak 2010 levels of 8.7%. *See Figure 2.* Although Berkshire County has benefitted from the greater national economic trend in recent years, it should be noted that reductions

in the unemployment rate alone may overstate the health of the regional economy, as such reductions are partially a function of the decreasing labor force mentioned above.

Figure 2. Annual Unemployment Rate in Berkshire County



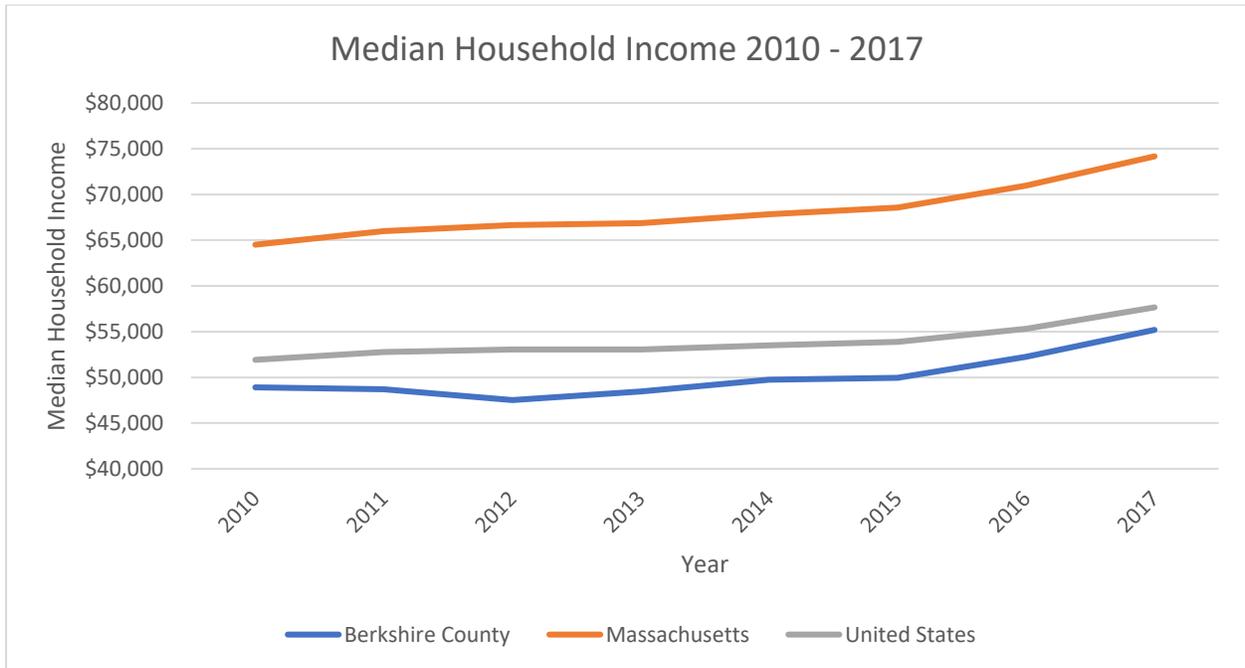
Source: U.S. Bureau of Labor Statistics

Median Household Income

The median household income for Berkshire County in 2017 was \$55,190. This represents a \$2,937, or 5.62%, increase over 2016 levels of \$52,253. Median household income in Berkshire County continues to lag behind both corresponding national and statewide measures, with the median American household earning \$57,652 and the median Massachusetts household earning \$74,167 in 2017, 4.47% and 34.3% higher, respectively. See Figure 3. Median household income is lower for Berkshire County than most neighboring counties, as well. All or most counties in northwestern Connecticut, Massachusetts' Pioneer Valley, and New York's Capital District are have higher median household incomes. However, Berkshire County does have a higher median household income than neighboring Bennington and Windham counties in Vermont. See Figure 4.

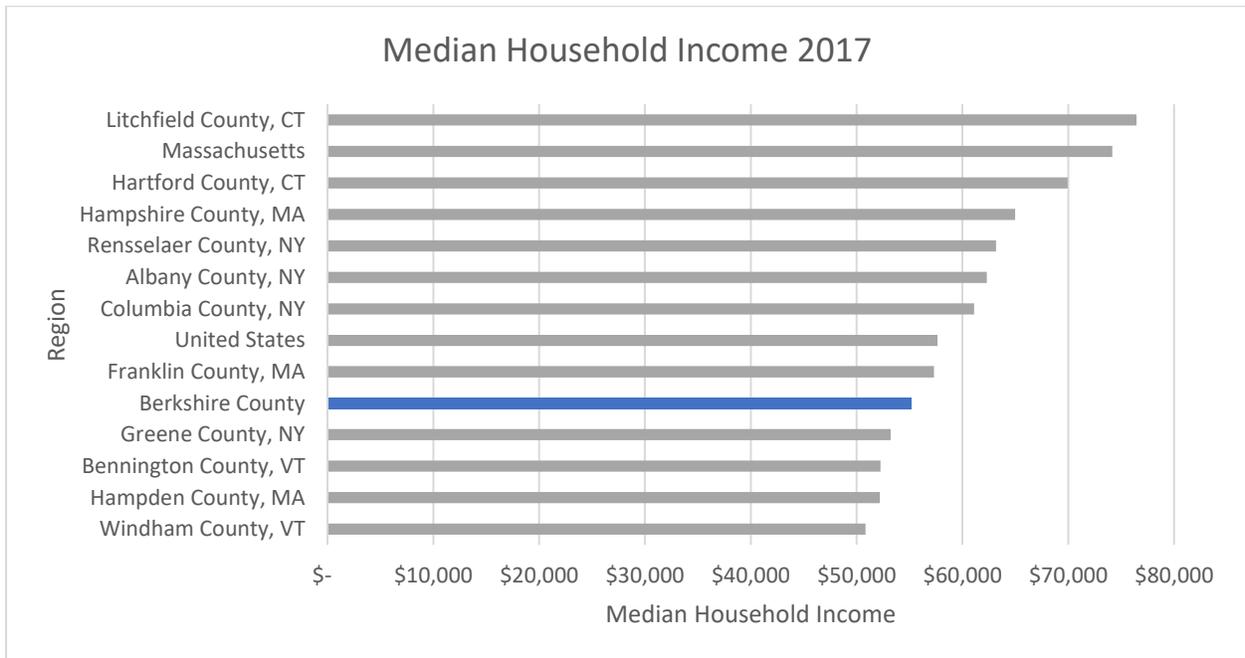
Between 2010 and 2017, the average annual growth rate of median household income in Berkshire County was 1.74%. This was higher than the national rate of 1.51% and lower than the statewide rate of 2.01%. In this respect, Berkshire County also fared better than almost every neighboring county, with only Greene and Rensselaer counties in New York having higher growth rates over the same period. See Figure 5.

Figure 3. Median Household Income in United States, Massachusetts, and Berkshire County, 2010 - 2017



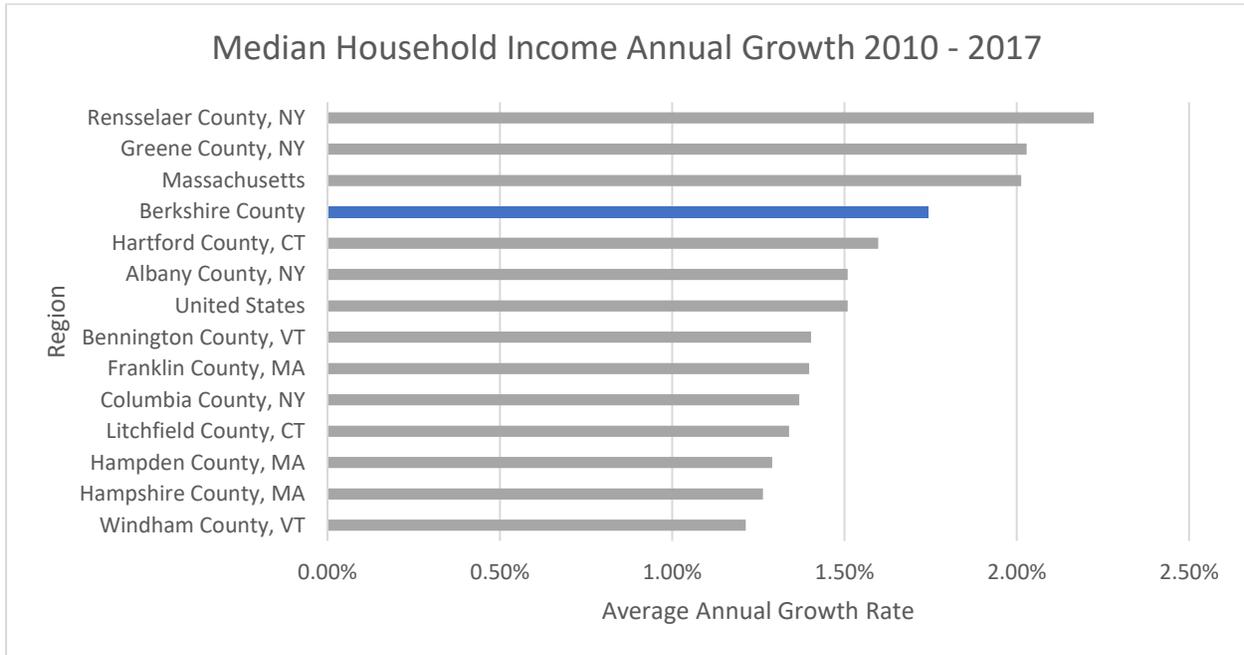
Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates (2013- 2017)

Figure 4. Median Household Income in United States, Massachusetts, Berkshire County, and Neighboring Counties, 2017



Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates (2013- 2017)

Figure 5. United States, Massachusetts, Berkshire County, Neighboring Counties – Median Household Income Average Annual Growth Rate 2010 - 2017



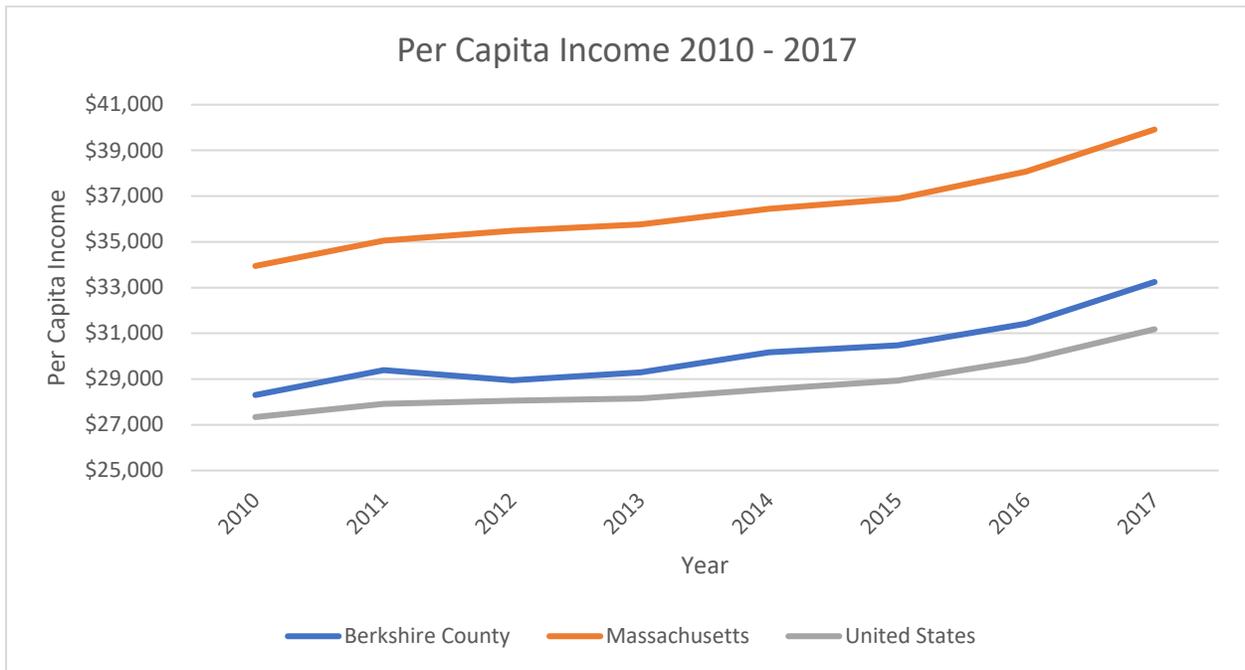
Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates (2013- 2017)

Per Capita Income

The per capita income for Berkshire County in 2017 was \$33,245. This represents a \$1,828, or 5.82%, increase over 2016 levels of \$31,417. Per capita income in Berkshire County is \$2,068, or 6.63%, higher than that of the United States, but \$6,668, or 16.7%, lower than that of Massachusetts as a whole. See Figure 6. The per capita income for Berkshire County is higher than that of slightly more than half of the surrounding counties, with northwestern Connecticut being the only region where all constituent counties have a higher per capita income than Berkshire County. See Figure 7.

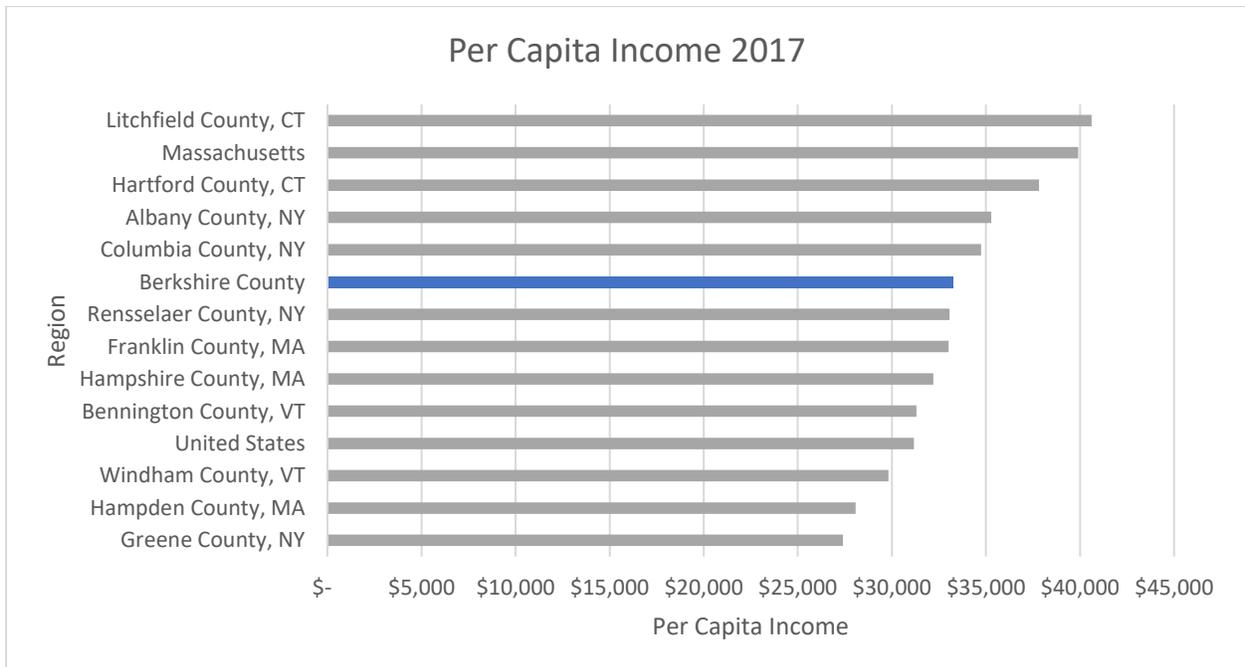
Between 2010 and 2017, the average annual growth rate of per capita income in Berkshire County was 2.33%. This was higher than the national rate of 1.9% and approximately equal to the statewide rate of 2.34%. Per capita income growth in Berkshire County also outpaced almost every neighboring county, with only Franklin County in Massachusetts and Rensselaer County in New York having higher growth rates over the same period. See Figure 8.

Figure 6. Per Capita Income 2010 – 2017 in United States, Massachusetts, and Berkshire County



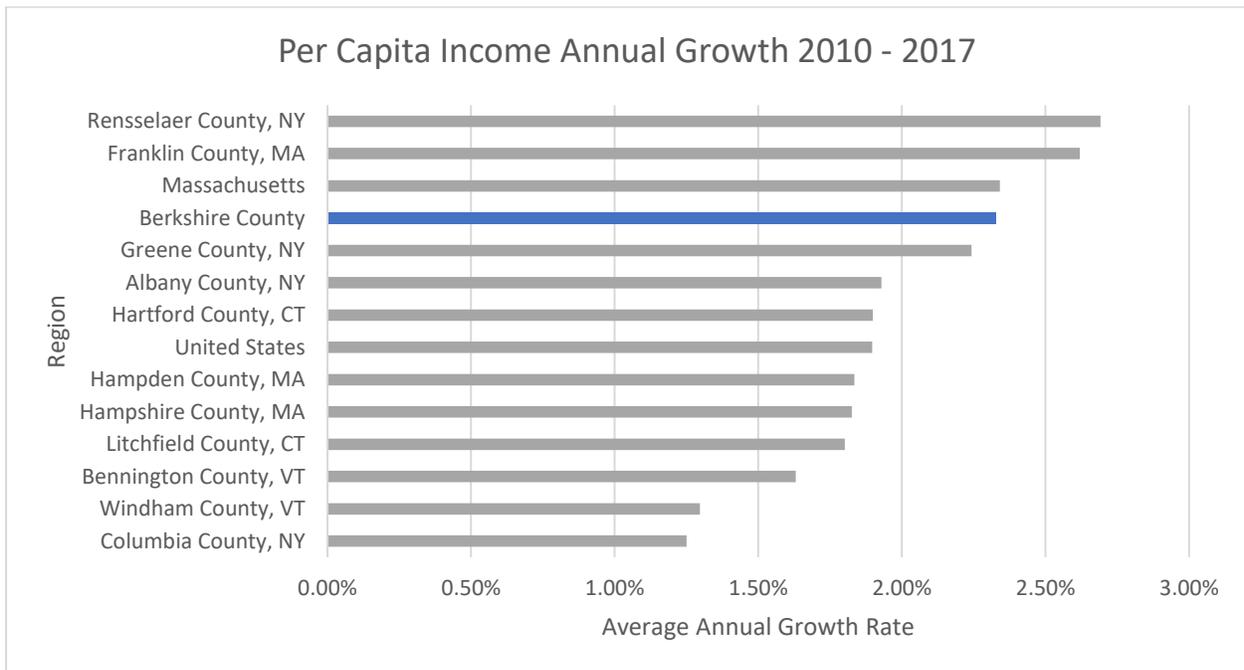
Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates (2013- 2017)

Figure 7. Per Capita Income in United States, Massachusetts, Berkshire County, Neighboring Counties, 2017



Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates (2013- 2017)

Figure 5. United States, Massachusetts, Berkshire County, Neighboring Counties – Per Capita Income Average Annual Growth Rate 2010 - 2017



Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates (2013- 2017)

Labor Force Age Distribution

The labor force in Berkshire County continues to trend older than that of Massachusetts and the United States as a whole. In 2017, 15% of the labor force was between the ages of 16 and 24, 33.4% between 25 and 44, 42.8% between 45 and 64, and 8.7% over 65. This compares with corresponding measures of 14.2%, 40.7%, 39.1%, and 6.0% for Massachusetts and 14.3%, 43.0%, 37.5%, and 5.1% for the United States. Additionally, the Berkshire County workforce has grown older in recent years, with the 25 – 44 and 45 – 64 age cohorts becoming relatively smaller and the over 65 age cohort becoming relatively larger between 2009 and 2017. It is worth noting, however, that Berkshire County’s 16 – 24 age cohort became relatively larger between 2009 and 2017, while this age cohort became relatively smaller for both Massachusetts and the United States as a whole over the same period. See Table 1.

Table 1. United States, Massachusetts, Berkshire County – Labor Force Age Cohorts 2009 - 2017

Berkshire County	2009	2013	2017
16 – 24	14.4%	12.2%	15.0%
25 – 44	35.8%	34.8%	33.4%
45 – 64	44.1%	45.1%	42.8%
Over 65	5.7%	6.9%	8.7%

Massachusetts	2009	2013	2017
16 – 24	14.3%	13.8%	14.2%
25 – 44	43.4%	41.2%	40.7%
45 – 64	38.2%	39.9%	39.1%
Over 65	4.1%	5.1%	6.0%
United States	2009	2013	2017
16 – 24	15.4%	14.5%	14.3%
25 – 44	44.7%	43.1%	43.0%
45 – 64	36.3%	38.0%	37.6%
Over 65	3.7%	4.4%	5.1%

Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates

Key Industry Sectors by Employment and Average Weekly Wages

The Berkshire County industries with the highest average monthly employment for 2018 were Healthcare and Social Assistance, Retail Trade, Educational Services, and Accommodation and Food Services. Together, these four industries employed 35,027 people and accounted for more than half of 61,244 people employed across all industries in the region. However, these four industries all had average weekly wages below the median average weekly wages for all industries of \$990 and Retail Trade and Accommodation and Food Services had some of the lowest average weekly wages in the County, far below the average weekly wage for all industries of \$906. *See Table 2.* By comparison, the four industries with the highest average weekly wages in 2018 were Utilities, Finance and Insurance, Professional and Technical Services, and Manufacturing, with average weekly wages ranging from \$1,854 to \$1,502, respectively. Together these industries employed 9,050 people. *See Table 3.*

Table 2. Top Industries by Average Monthly Employment in Berkshire County in 2018

Top Industries (Average Monthly Employment)	Average Monthly Employment	Average Weekly Wage	Rank in Average Weekly Wage
NAICS 62 Healthcare and Social Assistance	12,909	\$954	12/20
NAICS 44-45 Retail Trade	7,614	\$583	17/20
NAICS 61 Educational Services	7,422	\$988	11/20
NAICS 72 Accommodation and Food Services	7,082	\$430	20/20

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

Table 3. Top Industries by Average Weekly Wages in Berkshire County in 2018

Top Industries (Average Weekly Wages)	Average Monthly Employment	Average Weekly Wage
NAICS 22 Utilities	285	\$1,854
NAICS 52 Finance and Insurance	1,815	\$1,600
NAICS 54 Professional and Technical Services	2,993	\$1,532
NAICS 31-33 Manufacturing	4,017	\$1,502

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

Average Annual Pay by Industry

Berkshire County workers on average earn significantly less per year relative to workers in other areas. For every single industry sector, the average annual pay per employee is less in Berkshire County than it is in Massachusetts as a whole. This relationship mostly holds when Berkshire County is compared to the United States as a whole, with the only exceptions being Manufacturing, Educational Services, and Accommodations and Food Services. See Table 4. Thus, the region not only has a high level of employment in industry sectors that pay a lower average weekly wage compared with other sectors, but. Thus, not only is regional employment concentrated in those sectors with comparatively lower weekly earnings, but Berkshire County employees command lower wages on average than those in other parts of the state and nation. Taken together, these factors contribute to Berkshire County's relatively lower median household income.

Table 4. Average Annual Pay by NAICS Sector: Berkshire County, Massachusetts, and United States in 2018

NAICS Sector	Average Annual Pay Berkshire County	Average Annual Pay Massachusetts	Average Annual Pay U.S
NAICS 11 Agriculture, forestry, fishing and hunting	\$29,791	\$60,350	\$35,841
NAICS 21 Mining, quarrying, and oil and gas extraction	\$55,513	\$69,089	\$104,257
NAICS 22 Utilities	\$106,571	\$131,189	\$109,957
NAICS 23 Construction	\$55,872	\$78,802	\$62,727
NAICS 31-33 Manufacturing	\$78,097	\$88,576	\$68,525

NAICS 42 Wholesale trade	\$56,289	\$98,763	\$77,870
NAICS 44-45 Retail trade	\$30,320	\$34,910	\$32,362
NAICS 48-49 Transportation and warehousing	\$35,284	\$50,931	\$53,197
NAICS 51 Information	\$58,405	\$123,118	\$113,781
NAICS 52 Finance and insurance	\$83,173	\$162,705	\$109,231
NAICS 53 Real estate and rental and leasing	\$45,052	\$79,570	\$59,129
NAICS 54 Professional and technical services	\$79,669	\$134,979	\$97,113
NAICS 55 Management of companies and enterprises	\$57,914	\$135,094	\$122,843
NAICS 56 Administrative and waste services	\$35,715	\$49,105	\$40,985
NAICS 61 Educational services	\$56,647	\$69,160	\$51,250
NAICS 62 Health care and social assistance	\$49,585	\$55,948	\$50,326
NAICS 71 Arts, entertainment, and recreation	\$27,596	\$40,848	\$38,887
NAICS 72 Accommodation and food services	\$22,339	\$25,115	\$21,559
NAICS 81 Other services, except public administration	\$30,731	\$38,569	\$38,464

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

Industrial Concentration

Industrial concentration may be indicated using a location quotient, which computes how much more or less concentrated a particular industry is in one region compared to the nation when measured by the number of establishments, employment, or total wages. An LQ greater than 1.0 bears review and can reveal unique aspects of a regional economy. When compared to the United States as a whole, Berkshire County demonstrates high levels of concentration of establishment, employment, and wages in Health Care and Social Assistance, Arts, Entertainment, and Recreation, Educational Services, and Accommodation and Food Services. The outside role these industries play in Berkshire County's economy may in part be attributed to the region's reputation as a tourist destination and its aging population. Conversely, Berkshire County displays low levels of concentration in Agriculture, Forestry, Fishing, and Hunting, Mining, Quarrying, and Oil and Gas Extraction, Wholesale Trade, Management of Companies and Enterprises, and Real Estate and Rental and Leasing.

Table 5. Berkshire County vs. US NAICS Sector Location Quotients (2018)

NAICS Sector	Establishment LQ	Employment LQ	Wages LQ
NAICS 11 Agriculture, forestry, fishing and hunting	0.51	0.40	0.40
NAICS 21 Mining, quarrying, and oil and gas extraction	0.42	0.24	0.15
NAICS 22 Utilities	1.26	1.00	1.19
NAICS 23 Construction	1.23	0.94	1.02
NAICS 31-33 Manufacturing	0.84	0.74	1.04
NAICS 42 Wholesale trade	0.35	0.42	0.37
NAICS 44-45 Retail trade	1.12	1.13	1.29
NAICS 48-49 Transportation and warehousing	0.53	0.39	0.32
NAICS 51 Information	0.91	0.63	0.39
NAICS 52 Finance and insurance	0.62	0.71	0.66
NAICS 53 Real estate and rental and leasing	0.59	0.61	0.57
NAICS 54 Professional and technical services	0.60	0.74	0.74
NAICS 55 Management of companies and enterprises	0.46	0.27	0.16
NAICS 56 Administrative and waste services	0.87	0.66	0.71

NAICS 61 Educational services	1.11	2.41	3.26
NAICS 62 Health care and social assistance	1.70	1.51	1.83
NAICS 71 Arts, entertainment, and recreation	1.52	2.16	1.88
NAICS 72 Accommodation and food services	1.28	1.20	1.52
NAICS 81 Other services, except public administration	0.88	1.16	1.13

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

Regional Economic Resilience

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.

Areas Meeting EDA Economic Distress Criteria

Unemployment – 13 CFR 301.3(a)(i)

As of the most recently available data, two (2) municipalities in Berkshire County (North Adams and Savoy) have a 24-month average unemployment rate at least one (1) percentage point greater than the national average of 3.9%. The City of North Adams became ineligible under this criterion since the 2018 CEDS Update was submitted. Please see Appendix “A” for more information.

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

As of the most recently available data, seven (7) census tracts in Berkshire County have a per capita income that is eighty (80) percent or less of the national average. Five (5) of these tracts are located in the City of Pittsfield and two (2) in the City of North Adams. Census tract 9213.00 in the City of North Adams has become ineligible under this criterion since the 2018 CEDS Update was submitted. Please see Appendix “B” for additional information.

Economic Distress Criteria Map

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

Section 3. Goals & Objectives Performance Report

The 2017-2022 Berkshire CEDS sets forth six goals and objectives for the region. This section highlights the activities undertaken over the last 12 months to help the region meet these goals and objectives.

GOAL # 1: TALENT & WORKFORCE - To stabilize and strengthen the region's workforce in order to meet the evolving needs of employers in the region.

Representative Activities:

- ✓ 1Berkshire continues to host "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. Since its launch in July 2018 it has seen over 75,000 site visits, more than 36,000 unique users, and over 2,000,000 digital impressions.
- ✓ The MassHire Berkshire Workforce Board (BWB) issues an annual Berkshire Workforce Blueprint which identifies the region's critical (largest number of people employed) and emerging (signs of growth) industries.
- ✓ During FY2019, BWB facilitated a manufacturing training program for 55 un/under employed residents with a 72% placement rate with 14 employers with funding from the MA Executive Office of Housing and Economic Development.
- ✓ BWB leveraged \$2,689,000 which impacted 3,443 people and 533 companies during FY19. An additional \$480,000 was generated to help connect K-12 youth with career readiness and career exploration activities.
- ✓ The Berkshire Business Interns program, developed by Lever, Inc. in partnership with the Berkshire United Way and the BWB, placed 45 interns during the summer of 2019 at 18 leading Berkshire organizations, in full-time, 10-week, paid internship positions.
- ✓ 1Berkshire acted as the MassHire Berkshire Workforce Board's contracted facilitator of the Workforce Skills Cabinet. This facilitation included bringing together assets, opportunities and initiatives, as well as creating strategic benchmarks for further development within the regional workforce landscape."
- ✓ The Nonprofit Center of the Berkshires (NPC) is working with United Personnel to facilitate placement of marketing, administrative, and development personnel with nonprofits. The NPC also hosts a listserve of nonprofit job openings and connects agencies with similar open part-time positions to consider sharing personnel.

GOAL # 2: ENTREPRENEURSHIP & INNOVATION - To create a diverse and robust business and entrepreneurial environment that encourages innovation and drives economic growth and opportunity.

Representative Activities:

- ✓ Thanks to the support of the Mass Life Science Center, the City of Pittsfield, the Pittsfield Economic Development Authority, and private industry partners, the Berkshire Innovation Center (BIC) is poised to open its brand new 22,000 SF facility in January 2020. The BIC will offer world-class R&D facilities and equipment, interactive training and conferencing facilities, and shared access to advanced technology for local small and medium sized manufacturing companies. The BIC will bring together industry, higher education, and vocational training, and provide hi-tech classrooms, labs, and equipment. It will also serve as home to a handful of member tenants, including young companies seeking to grow.
- ✓ The Schumacher Center for New Economics facilitates an Entry to Entrepreneurship program, an entry-level business planning course taught by members of the Berkshire business community that is focused on fostering community entrepreneurship.
- ✓ 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.
- ✓ 1Berkshire held 12 entrepreneurial meetups and 2 Entrepreneurial PR Exchanges in FY19. These events promoted networking across the entrepreneurial ecosystem as well as promoted stories and exciting narratives about the entrepreneurial vein of the Berkshires to external audiences.
- ✓ Lever, Inc. conducted entrepreneur challenges in the arts, manufacturing, and health technology. In this competitive format, four entrepreneurs compete for \$25,000 in seed funding and extensive mentoring from Lever staff and affiliates.
- ✓ Multiple regional stakeholders helped to bring EforAll Berkshire County to the region. This three-year initial program includes commitments of \$1,000,000 to help support entrepreneurs in bringing their businesses to life in the region through a targeted mentorship model.
- ✓ The Massachusetts Small Business Development Center Network office in Berkshire County served 298 unique small business clients, helped 34 startup businesses open their doors, and assisted in the creation of 60 new jobs through capital infusion of \$2,695,464 into the hands of local small business owners.
- ✓ Berkshire Enterprises conducted monthly business breakfasts with themes suitable for new and developing business owners, a series now in its 19th year.

GOAL # 3: INFRASTRUCTURE, SITE READINESS & TRANSPORTATION - To invest in infrastructure and site improvements that support or facilitate economic growth in appropriate areas.

Representative Activities:

- ✓ The Berkshire Brownfields Program continues to operate an Environmental Protection Agency funded brownfields assessment program and revolving loan fund to facilitate the assessment and cleanup of contaminated sites.
- ✓ 1Berkshire has launched the beta version of their Site Selector tool. This interface allows for realtors and property managers to post commercial properties and development opportunities for free on a site targeted towards those seeking investment opportunities.
- ✓ The Berkshire Flyer Pilot, a weekend passenger rail service connecting New York City and the Berkshires, will run between Memorial Day and Columbus Day in 2020. Funding has been secured in the FY 2020 legislative appropriation to support the pilot, deemed economically viable and beneficial by the Berkshire Flyer initiative studies.
- ✓ MassDOT performed a \$3 million resurfacing of 4 miles of Route 7 from Plunkett Street in Lenox to Route 102 in Stockbridge.
- ✓ MassDOT invested \$2.2 million for traffic signal and intersection improvements at Route 2 and Phelps Avenue in North Adams.
- ✓ MassDOT invested \$3.6 million for bridge replacement on Route 7A (Ashley Falls Road) over Housatonic River in Sheffield.
- ✓ The 2017 5-year ACS indicates that 78.2% of homes are considered to have broadband access, an increase of over 8% since the 2016 5-year estimates.

GOAL # 4: COLLABORATION - To increase regional and inter-regional collaboration to better leverage economic development opportunities.

Representative Activities:

- ✓ The Berkshire Regional Planning Commission continues 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.
- ✓ 1Berkshire continued to host the Economic Development Practitioners Group meetings in an effort to create collaborative and cooperative opportunities for programs and initiatives around economic development in the region. This group meets quarterly and includes a cross section of economic development stakeholders both regionally and at the state level.
- ✓ 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 MassHire Berkshire Workforce Board and Berkshire United Way with support from the state and the federal Workforce Innovation and Opportunity Act allowed a Berkshire Recruiter to assist 120 job seekers, with 70% finding employment. BWB also convened with 105 businesses and established bi-monthly human resource networking meetings which assists 46 companies with their recruitment and retention needs.
- ✓ The Impact Council of Berkshire County Leadership serves as a countywide collaborative representative of major employers, key organizations, sectors, and initiatives from throughout the region. It serves as a resource, facilitator, connector, convener and guide to advance opportunities and align efforts pertaining to economic development, quality education, workforce development and promotion of the Berkshires as a great place to live, work and play.
- ✓ The Berkshire Municipal Managers Association (BMMA), which includes every town administrator in Berkshire County and is currently led by Great Barrington Town Manager Mark Pruhenski, meets monthly to share best practices and explore shared services.

GOAL # 5: INDUSTRY & OCCUPATIONAL CLUSTERS - To support and expand the region's industry and occupational clusters.

Representative Activities:

- ✓ 1Berkshire publicly launched the Berkshire Blueprint 2.0 in February of 2019. This updated strategic imperative for economic growth is a guiding, action-oriented document focused on the five top industry clusters, and the cross-cutting issues of importance that face the regional economy. This effort updates and expands upon the original Berkshire Blueprint, issued in 2008 and brings a new level of facilitation, tracking, and reporting to the regional economic development activities going forward into the implementation phase.
- ✓ A database of regional investments 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. The database now contains over 260 entries. (See Appendix E for more information).
- ✓ Age Friendly Berkshires worked with regional employers, employment agencies and other state/local partners (such as AARP Massachusetts and Elder Services of Berkshire County) to host the 2nd Annual "age 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. Priorities for FY19 included establishing career ladder opportunities in manufacturing, piloting a fast-track hospitality program, creating

career trees, establishing K-12 career readiness programming, and conducting education and training asset mapping for the region.

- ✓ Lever, Inc.'s Intrapreneur Challenge employs a competitive format to incentivize innovation among existing Berkshire businesses, including companies in manufacturing and health technology.

GOAL # 6: ECONOMIC RESILIENCY - 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.
- ✓ Lever, Inc. provides mentorship and access to expert advisors on topics such as market diversification and capitalization strategies.
- ✓ The Nonprofit Center of the Berkshires offered multiple workshops to nonprofit organizations to increase fundraising capacity, hosted a Giving Tuesday strategy roundtable, and published its annual *Giving Back* guide to encourage donations to and volunteering with regional nonprofits. NPC also facilitated connection with statewide services by hosting MA Nonprofit Network, MA Service Alliance, MassDevelopment, and Philanthropy MA.
- ✓ Investment in developing the Outdoor Recreation economy of the Berkshires continues 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 properly map and promote mountain biking trails.
- ✓ Qualified Opportunity Zones in Berkshire County including zones in Adams, North Adams, and Pittsfield, participated in an Opportunity Zone Symposium organized by Berkshire Regional Planning Commission and 1Berkshire.
- ✓ A rebuilt Taconic High School in Pittsfield accepted its first students 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 within Berkshire County and outside 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 2019 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, in the case of Physical Development, by subregion.

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
- Berkshire Innovation Center at William Stanley Business Park
- Berkshire Blueprint 2.0 Implementation*

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

- Adaptive Reuse of Mills
- Adaptive reuse of “Great Estate” properties
- Creative Economy Initiatives
- Berkshire Hills Internship Program
- Growing the Future Food Economy of the Berkshires*

Projects that Enhance the Region: Physical Development

North Sub-Region

- Greylock Glen (Adams)
- Greylock Works (North Adams)
- Memorial School Redevelopment (Adams)
- Spinning Mill Redevelopment (Adams)*
- Blackinton Infrastructure (North Adams)*

Central Sub-Region

- Berkshire Mall Reuse (Lanesborough)

- Crane Stationery Mill Redevelopment (Dalton)
- Columbus Ave/Summer St. Garage (Pittsfield)*
- North Mountain Park (Dalton)*
- Police Station (Pittsfield)*
- YMCA Renovation (Pittsfield)*
- Tyler Street Streetscape (Pittsfield)*
- Springside House Restoration (Pittsfield)*
- Broadband Fiber-Optic Network Construction (Washington)*
- Wright Building Renovation (Pittsfield)*
- White Terrace Renovation (Pittsfield)*
- 765 Tyler St. (Pittsfield)*

South Sub-Region

- Element by Westin (Lenox)
- Elm Court – Front Yard/Travaasa (Stockbridge/Lenox)
- Redevelopment of Great Barrington Fairgrounds (Great Barrington)
- Housatonic School Redevelopment (Housatonic Village (Great Barrington))
- Miraval-Lenox Expansion at Cranwell (Lenox)
- Monument Mills Area Reuse (Housatonic Village (Great Barrington))
- Niagara Mill (Lee)
- New England Log Homes (Great Barrington)
- River School Redevelopment (Great Barrington)
- Spring Lawn (Lenox)
- Columbia Mill Redevelopment (Lee)*
- Eagle Mill Redevelopment (Lee)*
- Greylock Mill Redevelopment (Lee)*

*indicates a project added to the Priority list in 2019

Annual Priority Project Updates – 2019

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

As noted in the 2017-2022 Berkshire County CEDS, this list is part of an ongoing process of identifying and tracking regionally significant economic development proposals. In maintaining this list, the CEDS Committee stresses that annual review and update is an important way to continue identifying, refining, and improving the prioritization of projects in Berkshire County.

Economic Distress Criteria—Primary Elements

	Region	U.S.	Threshold Calculation
24-Month Average Unemployment Rate	3.9%	3.9%	0

Economic Distress Criteria—Geographic Components

Municipality	24-Month Average Unemployment Rate	Threshold Calculation
Adams	4.6%	0.7
Alford	2.0%	-1.9
Becket	4.1%	0.2
Cheshire	4.3%	0.4
Clarksburg	4.2%	0.3
Dalton	3.3%	-0.6
Egremont	1.8%	-2.1
Florida	3.3%	-0.6
Great Barrington	3.3%	-0.6
Hancock	2.7%	-1.2
Hinsdale	4.4%	0.5
Lanesborough	3.5%	-0.4
Lee	3.5	-0.4
Lenox	4.0%	0.1
Monterey	3.0%	-0.9
Mount Washington	2.6%	-1.3
New Ashford	4.3%	0.4
New Marlborough	3.1%	-0.8
North Adams	4.9%	1
Otis	4.0%	0.1

Peru	3.1%	-0.8
Pittsfield	4.2%	0.3
Richmond	2.6%	-1.3
Sandisfield	3.0%	-0.9
Savoy	5.0%	1.1
Sheffield	2.9%	-1
Stockbridge	3.2%	-0.7
Tyringham	2.7%	-1.2
Washington	3.9%	0
West Stockbridge	3.2%	-0.7
Williamstown	2.9%	-1
Windsor	2.6%	-1.3

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
2017 Per Capita Money Income 5-Year ACS	\$33,245	\$31,177	106.63%

Economic Distress Criteria—Geographic Components

Census Tract	PCMI 2017 ACS	Threshold Calculation	Geographic Area
Tract 9001.00 Berkshire, MA	\$17,849	57.3%	Pittsfield
Tract 9002.00 Berkshire, MA	\$19,815	63.6%	Pittsfield
Tract 9003.00 Berkshire, MA	\$26,382	84.6%	Pittsfield
Tract 9004.00 Berkshire, MA	\$23,860	76.5%	Pittsfield
Tract 9005.00 Berkshire, MA	\$44,468	142.6%	Pittsfield
Tract 9006.00 Berkshire, MA	\$16,207	52.0%	Pittsfield
Tract 9007.00 Berkshire, MA	\$32,748	105.0%	Pittsfield
Tract 9008.00 Berkshire, MA	\$44,083	141.4%	Pittsfield
Tract 9009.00 Berkshire, MA	\$32,933	105.6%	Pittsfield
Tract 9011.00 Berkshire, MA	\$32,477	104.2%	Pittsfield
Tract 9111.00 Berkshire, MA	\$34,884	111.9%	Lanesborough
Tract 9121.00 Berkshire, MA	\$34,892	111.9%	Dalton
Tract 9131.00 Berkshire, MA	\$49,332	158.2%	Lenox
Tract 9141.00 Berkshire, MA	\$31,304	100.4%	Lee
Tract 9201.01 Berkshire, MA	\$32,835	105.3%	Williamstown
Tract 9201.02 Berkshire, MA	\$33,699	108.1%	Williamstown
Tract 9213.00 Berkshire, MA	\$25,475	81.7%	North Adams
Tract 9214.00 Berkshire, MA	\$22,971	73.7%	North Adams
Tract 9215.00 Berkshire, MA	\$23,955	76.8%	North Adams

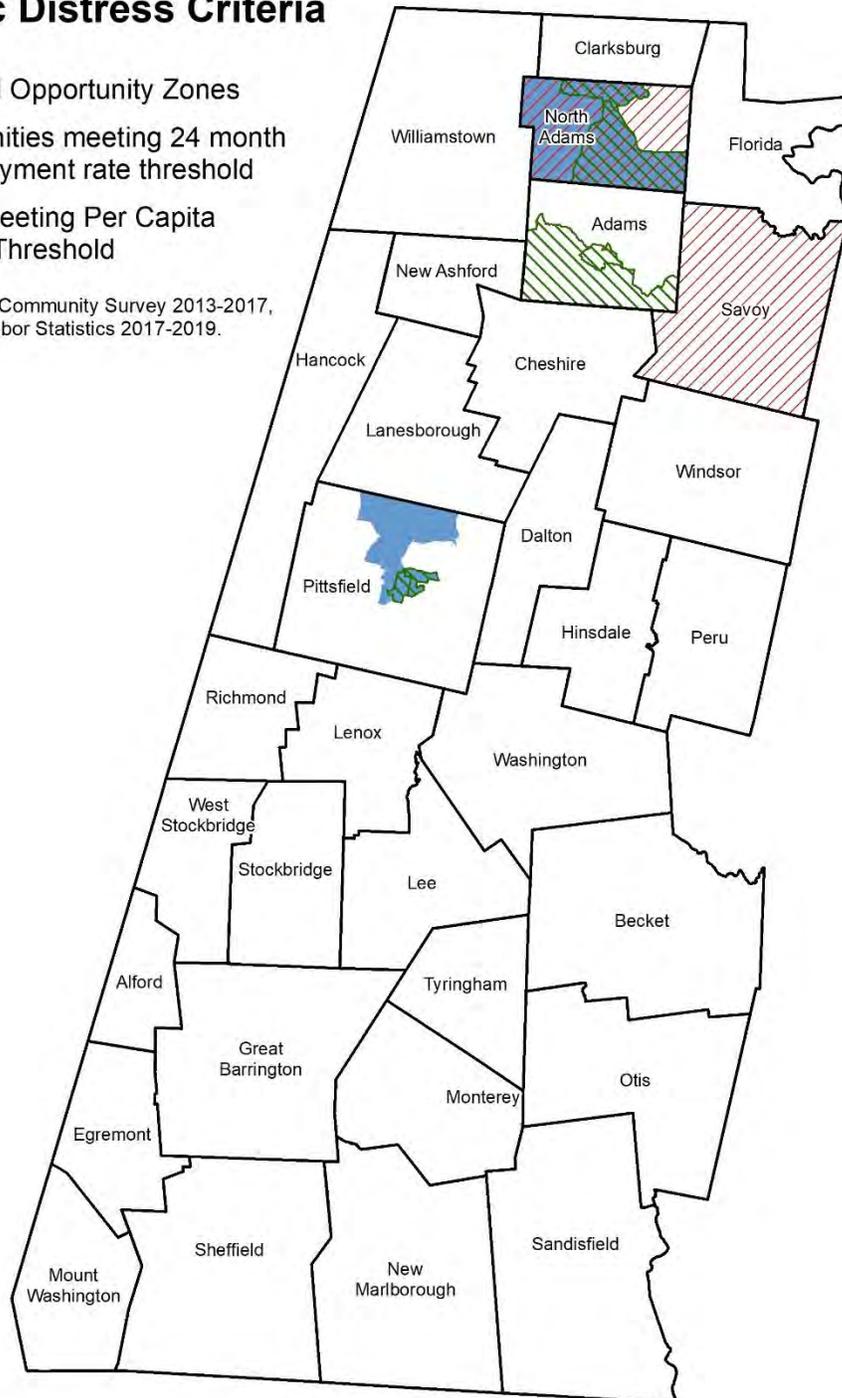
Tract 9221.00 Berkshire, MA	\$25,873	83.0%	Adams
Tract 9222.00 Berkshire, MA	\$30,410	97.5%	Adams
Tract 9223.00 Berkshire, MA	\$29,608	95.0%	Adams
Tract 9231.00 Berkshire, MA	\$33,984	109.0%	Cheshire
Tract 9241.00 Berkshire, MA	\$45,241	145.1%	Stockbridge
Tract 9251.00 Berkshire, MA	\$33,220	106.6%	Great Barrington
Tract 9261.00 Berkshire, MA	\$43,264	138.8%	Sheffield
Tract 9311.00 Berkshire, MA	\$29,281	93.9%	Clarksburg
Tract 9313.00 Berkshire, MA	\$28,147	90.3%	Florida/Savoy
Tract 9314.00 Berkshire, MA	\$40,520	130.0%	Peru/Windsor
Tract 9322.00 Berkshire, MA	\$39,393	126.4%	Becket/Washington
Tract 9323.00 Berkshire, MA	\$35,888	115.1%	Hinsdale
Tract 9332.00 Berkshire, MA	\$51,705	165.8%	Monterey/Tyringham
Tract 9333.00 Berkshire, MA	\$45,736	146.7%	New Marlborough
Tract 9334.00 Berkshire, MA	\$38,846	124.6%	Otis/Sandisfield
Tract 9342.00 Berkshire, MA	\$43,811	140.5%	West Stockbridge
Tract 9343.00 Berkshire, MA	\$52,618	168.8%	Alford/Egremont/Mt. Washington
Tract 9351.00 Berkshire, MA	\$53,720	172.3%	Hancock/New Ashford/Richmond
Tract 9352.00 Berkshire, MA	\$31,790	102.0%	Pittsfield
Tract 9353.00 Berkshire, MA	\$23,850	76.5%	North Adams

Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates (2013- 2017)

Economic Distress Criteria

-  Qualified Opportunity Zones
-  Communities meeting 24 month unemployment rate threshold
-  Tracts meeting Per Capita Income Threshold

Source: American Community Survey 2013-2017, Bureau of Labor Statistics 2017-2019.



2019 CEDS Priority Project List

Note: a “Special Designator” line has been added to each entry indicating if the project is tied to our regional priorities and/or is located in a Low Income Community or an Opportunity Zone.

Special Designator Legend:

Great Estate – *Adaptive Reuse of “Great Estates” Project*

Mill – *Adaptive Reuse of Mills Project*

Brownfield – *BRPC Brownfields Program Project*

Broadband – *Broadband for All Project*

LIC – *Low Income Community*

OZ – *Project located in a Federally-designated Opportunity Zone*

Projects Representing the Greatest Needs Regionally

Project Name: Broadband for All

Status: included in 2017-2022 CEDS

Location: County-wide

Special Designators: LIC, OZ (dependent upon municipality)

Project Summary: Berkshire County has long lagged behind the more urban areas of the state in terms of broadband internet access as the large size and low population density of the County makes the installation of high-speed internet infrastructure especially costly. The digital divide was partially addressed between 2011 and 2014 when the Massachusetts Broadband Institute constructed the MassBroadband 123 fiber-optic network providing many municipalities in central and western Massachusetts with broadband, but more than half of Berkshire County municipalities, especially those on the mountainous and less densely populated periphery of the County, remained without access. Since then, a new round of state funding combined with local initiatives either has provided or is soon to provide all Berkshire County municipalities with broadband access. Many have opted to construct their own municipally owned fiber-optic networks, which deliver speeds far above those provided by cable broadband, while others are installing wireless broadband networks where geography makes a wired network prohibitively expensive.

Funding Source(s): Public Investment, Massachusetts Broadband Institute and Municipal funds.

Projected Job Creation: none

Related Linkages: supports Goal 3 of 2017-2022 CEDS: Invest in Infrastructure.

Timeframe: Some municipalities still completing make-ready stage. 2020 County-wide completion at earliest.

Changes since 2018 CEDS Update:

Source: updated information provided by BRPC

Project Name: Berkshire Regional Planning Commission Brownfields Program

Status: included in 2017-2022 CEDS

Location: County-wide

Special Designators: Brownfields; LIC, OZ (dependent upon site location)

Project Summary: Two-part assessment program and revolving loan fund (RLF) 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 RLF program provides 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.

Funding Source(s): Public investment, U.S. Environmental Protection Agency

Projected Job Creation: Indeterminate - job creation varies by site/project.

Related Linkages: Several of the most significant current and past property investments in Berkshire County have received funding through the Brownfields program. This includes other CEDS priority projects such as Greylock Works, Eagle Mill, and New England Log Homes.

Timeframe: Program is ongoing.

Changes since 2018 CEDS Update: 7 active sites currently receiving assessment work through the brownfields program (1 more than 2018); 3 active sites in north and south county are currently conducting remediation utilizing RLF funds (1 less than 2018); 6 communities have received Brownfields Assessment Grants and cleanup Grants from EPA as a direct result of BRPC's Brownfields Program:

- 15 active sites currently receiving assessment work via community assessment grants (4 more than 2018);
- 1 active site undergoing remediation through community cleanup grant (no change since 2018).

Source: updated information provided by BRPC

Project Name: Connecting Activities High School Internship Program

Status: included in 2017-2022 CEDS

Location: County-wide

Special Designators: none

Project Summary: Operated by the MassHire Berkshire Workforce Board (formerly BCREB), this program provides a mechanism to develop career pathways and implement readiness workshops for individuals entering the workforce. It places students in internships and training programs to improve workforce competitiveness and post-secondary education readiness. The program annually connects around 500 high school students with internships, 1,500 students with career exploration activities, and 15 educators with teacher externships. Approximately 30% of student interns are paid, contributing to regional income.

Funding Source(s): Public Investment, Massachusetts Dept. of Elementary and Secondary Education.

Projected Job Creation: Approximately 400 high school internships annually.

Related Linkages: This initiative supports education and workforce development.

Timeframe: Program is ongoing.

Changes since 2018 CEDS Update:

385 high school internships and/or work-based learning experiences during FY2019, of which 168 were STEM internships (63 fewer and 105 more than 2018, respectively);

2,234 college/career readiness programming activities within 12 school districts and working with 149 employers during FY2019 (177 fewer activities and 161 fewer employers than FY2018, no change in number of school districts).

Source: updated information provided by MassHire Berkshires

30

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

Status: included in 2017-2022 CEDS

Location: County-wide

Special Designators: none

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.

Funding Source(s): Berkshire United Way, Guardian Life, Adams Community Bank, MCLA Foundation, and the MA Dept. of Higher Education.

Projected Job Creation: none

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

Changes since 2018 CEDS Update: In the past year, 1,000 grade 6 students representing 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; 850 grade 8 students from 7 schools participated in a Career Experience Day coordinated by MCLA; the MCLA MBA program has graduated over 100 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 Summer Academy program for high school students was established for students to earn college credit and learn more about the College Search Process. A series of public access television programs were created focusing on college access and aspiration topics.

Source: updated information provided by MCLA

Project Name: Berkshire Innovation Center at William Stanley Business Park

Status: included in 2017-2022 CEDS

Location: City of Pittsfield

Special Designators: LIC

Project Summary: Construction of the Berkshire Innovation Center (BIC), which will be a combined R&D laboratory, training center, and collaboration/conference center. The 23,000-square-foot BIC will provide member companies and community partners access to facilities and equipment such as a wet lab, clean rooms, PC and server room, incubator space, and training classrooms.

Funding Source(s): Public investment

Projected Job Creation: 25

Related Linkages: Addresses goals 1, 2, 4, 5, and 6 in the 2017-2022 CEDS.

Timeframe: Estimated completion Fall 2019 completion.

Changes since 2018 CEDS Update: Partnerships are in place with MCLA, Williams College, UMass Lowell, UMass Institute for Applied Life Sciences, RPI, Taconic High School, McCann Technical School, Monument Mountain Regional High School, and the Massachusetts Green High Performance Computing Center, as well as numerous small and medium size existing legacy businesses in the region.

Source: updated information provided by BIC

Project Name: Berkshire Blueprint 2.0 Implementation

Status: NEW

Location: region-wide

Special Designators: Blueprint 2.0 implementation is likely to include projects and initiatives that incorporate all of the special designators listed above.

Project Summary: The Berkshire Blueprint 2.0 is the product of nearly 2 years of intensive research, interviews, and planning. This work, coordinated by 1Berkshire, aimed to develop and launch a strategic imperative with the goal of sustained economic development across the region. Launching in February 2019, the Berkshire Blueprint 2.0 will utilize a cluster-based model to functionally address the needs, and help to track and benchmark intentional work, in 5 central industrial clusters. These clusters, each facilitated by a partner Hub, include: Advanced Manufacturing and Engineering, Creative Economy, Food and Agriculture, Healthcare, and Hospitality and Tourism. Along with a set of cross-cutting themes that impact everyone across the region, the Berkshire Blueprint 2.0 Advisory Board, Cluster Hub Leadership, and the team at 1Berkshire will continue to provide resources, implementation support, and benchmarking to activate the goals and objectives of the Blueprint over time. By design, 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 the entirety of Berkshire County.

Funding Source(s): public/private partnerships, 1Berkshire Foundation

Projected Job Creation: 2

Related Linkages: Addresses goals 1, 2, 4, 5 and 6 in the 2017-2022 CEDS.

Timeframe: ongoing

Changes since 2018 CEDS Update: n/a

Source: updated information provided by 1Berkshire

Projects that Enhance the Region

Project Name: Adaptive Reuse of Mills

Status: included in 2017-2022 CEDS

Location: County-wide

Special Designators: Mill, Brownfields, LIC, OZ (all dependent on-site location)

Project Summary: Former industrial sites such as mills and factories are some of the largest developable lots in Berkshire County by land and building area, with some containing upwards of 200,000 square feet. Given the general lack of large plots suitable for development throughout the County, the redevelopment and reuse of these sites is crucial for the regional economy. The large size and often open floorplan of these buildings make them appropriate for many uses including housing, small office and retail space, manufacturing, restaurants and hotels, and large, service-based enterprises, as well as multi-use facilities that combine these applications. Additionally, these sites are among the most iconic and historic architectural features of Berkshire County municipalities and their redevelopment helps avoid blight and reinvigorate the surrounding the community. Some past, current, and planned future adaptive reuses include the redevelopment of Sprague Electric by Mass MoCA in North Adams, the Cariddi Mill by Greylock Works in North Adams, the Norad Mill in North Adams by Moresi and

Associates, the former Schweitzer-Mauduit Mills in Lee and Lenox by various parties, and the Monument Mills in Great Barrington.

Funding Source(s): Sources vary per project, though many redevelopments combine both public and private investment.

Projected Job Creation: Indeterminate - job creation varies by site/project.

Related Linkages: Many of the mill redevelopment projects and proposed projects have ties to affordable and workforce housing initiatives, leisure and hospitality, and the increasing demand for shared workspace that specifically serves the creative economy cluster.

Timeframe: The initiative is ongoing.

Source: updated information provided by BRPC

Project Name: Adaptive Reuse of “Great Estate” Properties

Status: included in 2017-2022 CEDS

Location: County-wide

Special Designators: Great Estate

Project Summary: One of Berkshire County’s most distinguishing factors is the presence of many “great estates” – large and architecturally significant homes and estates mostly built between 1870 and 1930. These estates, once home to the American industrial and financial elite, are in most cases no longer inhabited and have either been redeveloped for other uses or sit vacant. The size of the structures and surrounding properties offer flexibility for redevelopment; however, many projects have followed a model of capitalizing on Berkshire County’s reputation as a tourism destination and converting estates into high-end resorts and related facilities. This is the model that has been or is being followed by projects at the Elm Court, Cranwell, Eastover, Spring Lawn, Blantyre, Canyon Ranch, and Wheatleigh properties, among others. The saving and redevelopment of these properties is a regional imperative on many levels as it presents the opportunity for large-scale job creation in addition to preserving the County’s unique character.

Funding Source(s): Sources vary per project, though many redevelopments combine both public and private investment.

Projected Job Creation: Indeterminate – job creation varies by site/project.

Related Linkages: Addresses goals 3, 5 and 6 in the 2017-2022 CEDS.

Timeframe: The initiative is ongoing.

Source: updated information provided by BRPC

Project Name: Creative Economy Initiatives (formerly "Berkshire Creative Initiatives")

Status: included in 2017-2022 CEDS

Location: County-wide

Special Designators: none

Project Summary: The nonprofit organization Berkshire Creative formally merged into 1Berkshire on July 1st, 2016. 1Berkshire and the 1Berkshire Foundation continue the work of Berkshire Creative with their focus on the Creative Economy by organizing convenings of major cultural institutions, developing an intensive business resources awareness campaign, providing more creative resources workshop opportunities, recognizing Creative Economy Standouts in the annual Trendsetter Awards, and through programs such as their Berkshire Starts Entrepreneurial activities.

Funding Source(s):

33

Projected Job Creation: The creative economy supports approximately 5,500 jobs or roughly 6.4% of all jobs in the county. Between 2010 and 2017, the creative sector saw a 9.5% increase in jobs. We anticipate this growth will continue and are proactively supporting expansion of this sector through action steps identified in the Berkshire Blueprint 2.0.

Related Linkages: The creative economy has a profound impact on the Hospitality and Tourism cluster, drawing visitors to the region for performances, art exhibitions, and hand-crafted goods of all types. Key partnerships are being developed with Assets for Artists, Berkshire Taconic Community Foundation, and the Berkshire Innovation Center.

Timeframe: these initiatives are ongoing

Changes since 2018 CEDS Update: Berkshire County was named the second most arts-vibrant medium-sized community in the nation by the [National Center for Arts Research](#) in 2018. The Berkshire Blueprint 2.0 identifies the Creative Economy as one of the top five Industry Clusters driving the economy in the County.

Source: updated information provided by 1Berkshire

Project Name: Berkshire Hills Internship Program

Status: included in 2017-2022 CEDS

Location: County-wide

Special Designators: n/a

Project Summary: The Berkshire Hills Internship Program (B-HIP) is an intensive arts management internship program that offers students educational and career advancement opportunities through hands-on work experience at cultural sites in the Berkshires. This year-round program places MCLA students in area internships at world class institutions during the fall, spring and summer semesters. The internship is paired with an internship course that allows students to build a portfolio of their experiences and synthesize the learning they are gaining. Interns work in a multitude of administrative capacities including development, marketing, public relations and programming – as they gain hands-on experience in the field of arts management. Each internship is tailored to suit participants’ interests and talents.

Funding Source(s): Provided in the form of paid internships by participating arts and culture organizations, sometimes through internship funding grants.

Projected Job Creation: No projected new job creation, though the program helps in pipelining college students to job placement with local organizations after successful internships.

Related Linkages: The BHIP program places interns in positions within creative economy and hospitality and tourism organizations, both identified in the Berkshire Blueprint 2.0 as key industry clusters for the county. It also directly supports two CEDS goals: stabilizing and strengthening the region’s workforce; and supporting and expanding the region’s industry and occupational clusters.

Changes since 2018 CEDS Update: MCLA has established an internship coordinator to manager the BHIP program and maintain strong relationships with area cultural organizations. MCLA has also launched the Berkshire Cultural Assets Network (BCAN) which creates a channel for information sharing between area arts and culture organizations and MCLA faculty and students as well as regionally.

Source: updated information provided MCLA

Project Name: Growing the Future Food Economy of the Berkshires

Status: NEW

Location: region-wide

Special Designators: n/a

Project Summary:

This initiative will implement priorities of The Berkshire Blueprint 2.0 relating to the Food and Agriculture cluster: 1) expand food processing and distribution capacity to grow markets; 2) build best in class food and farm to table training centers; 3) spark the next generation of entrepreneurs and social innovation in the farm and food business; and 4) build the Berkshire brand as a destination for food, culinary and farm to table authenticity.

Implementing these priorities will involve: 1) a supply chain asset map; 2) stakeholder engagement and input in each priority area; 3) updated market research where appropriate; 4) cost estimates for necessary infrastructure and feasibility studies; 5) funding commitments from local and regional businesses, investors and organizations, and state and national agencies; and 6) building of processing capacity through construction of new facilities and/or strengthening of existing ones.

Chief among the barriers to enabling regional food and agriculture businesses to grow and thrive is a lack of access to year-round processing infrastructure and expanded marketing opportunities. Improving access to produce processing, coupled with business incubation, will help stimulate new value-added businesses and have multiple benefits in growing the economy. In addition, Berkshire Agricultural Venture's continued services to farms and food businesses, such as financing on- and off-site infrastructure, facilitating farmland preservation, and providing business consulting resources, are essential to ensuring the growth and viability of a year-round, well integrated food system in our region.

Funding Source(s): Berkshire Agricultural Ventures, 1Berkshire, additional private and public funding sources TBD.

Projected Job Creation: 270

Related Linkages: This initiative directly addresses all six of the 2017-2022 Goals.

Timeframe: Ongoing, project cost estimates are based on a 5-year timeframe, dependent on funding and grant cycles.

Changes since 2018 CEDS Update: This project replaces two previous entries in the Berkshire 2017-2022 CEDS and is led by Berkshire Agricultural Ventures. BAV invests in farms and food businesses, targeting capacity-building resources to individual businesses and gaps and opportunities in the regional food supply chain through investment and technical assistance.

Source: updated information provided by Berkshire Agricultural Ventures

Physical Development in Northern Sub-Region

Project Name: Greylock Glen

Status: included in 2017-2022 CEDS

Location: Town of Adams

Special Designators: OZ

Project Summary: The Town is the designated developer for the Greylock Glen Resort, a four-season outdoor recreation and environmental education destination 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 identified economic clusters, *Hospitality and Tourism*, the project contributes as a major driver in an ongoing economic recovery. The project's strong outdoor recreational focus aligns with the most recent marketing research for 1Berkshire 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. The site is a 43D Priority Development Site.

Funding Source(s): State funding (Capital Budget, Supplemental Budget, MassWorks Infrastructure Program), Opportunity Zone, New Market Tax Credits, USDA Rural Development, EDA and other federal funding; Town funding.

Projected Job Creation: Estimated 138 full-time jobs. The labor forces expected from this project include construction, education, retail trade, and leisure and hospitality.

Related Linkages: Addresses goals 3, 4 and 5 in the 2017-2022 CEDS.

Timeframe: Planning and permitting complete, implementation ongoing.

Changes since 2018 CEDS Update: Schematic design of the 10,000 SF Outdoor Center unveiled in June 2018; full design now complete with construction drawings under final development and expected to be ready for public bidding in December 2019. Project included in both the 2018 MA Environmental Bond (\$6.55M) and the 2018 Economic Development Bond (\$2M). Greylock Glen Resort website launched in 2018. Multi-use trail system continues to expand and be GPS mapped by DCR and volunteers, documented with support from BRPC. New trails brochure developed in 2019.

Source: updated information provided by Town of Adams

Project Name: Greylock Works (former Cariddi Mill)

Status: included in 2017-2022 CEDS

Location: City of North Adams

Special Designators: Mill; Brownfield; LIC

Project Summary: Redevelopment of 240,000-square-foot former Cariddi textile mill into mixed-use complex. Project includes 26,000-square-foot event space, commercial kitchen, collaborative office workspace, food and beverage production spaces, restaurant, food market, and 51 condominium units. Other improvements will include landscaping, parking, and connection with the existing Greylock Park and Alcombright Athletic Field Complex.

Funding Source(s): Public/Private partnership

Projected Job Creation: 100

Related Linkages: One of many former mills in the region that have been redeveloped, are being redeveloped, or are being considered for redevelopment. Other projects include the NORAD Mill in North Adams, and the former Schweitzer-Mauduit mills in Lee and Lenox. Also, one of the most successful brownfield redevelopments in the region.

Timeframe: Much brownfield assessment, remediation and abatement completed. Event space and commercial kitchen completed and operating. Select exterior landscape improvements complete. Expected 2025 completion.

Changes since 2018 CEDS Update: No changes in project plans. Work continuing.

Source: updated information provided by City of North Adams and Latent Productions

Project Name: Memorial School Redevelopment

Status: included in 2017-2022 CEDS

Location: Town of Adams

Special Designators: Brownfields; LIC

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; CDBG, LIHTC, Chapter 40R, USDA Rural Services, EDA, HUD, and MassDevelopment.

Projected Job Creation: undetermined, dependent upon reuse scenario.

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

Timeframe:

Changes since 2018 CEDS Update: New energy efficient, modern lighting was installed in spring 2018 to replace older, outdated lighting in the gymnasium as part of the Town's Green Communities Grant; the project is now complete. The Town has received FY2018 CDBG grant funding to install a new HVAC system to serve the "community use" portion of the former school building (approx. 25,000 SF); public bidding will be initiated in October 2019. This work is also expected to complete other improvements to this portion of the building, including new windows, lighting, and rest room facilities. The Town expects to issue a Request for Proposals to interested private developers for the redevelopment of a portion of the town-owned building – to either purchase the portion of the property in fee simple or enter into a long-term lease of the property and develop it for housing (multi-family condominiums or rental), assisted living, professional offices, a combination of these uses, or other uses compatible with the Town's goals and objectives. The Town will provide preference to proposals that contribute to the local tax base, hold the potential for job creation, and are compatible with the desire to retain a portion of the building (gymnasium, auditorium, etc.) for community use. Plans are in place to move the Council on Aging to the former school building in January 2020.

Source: updated information provided by Town of Adams

Project Name: Spinning Mill Redevelopment

Status: NEW

Location: Town of Adams

Special Designators: Brownfields; OZ

Project Summary: Project involves the redevelopment of over 265,000 SF of vacant mill space at 5-7 Hoosac Street (Spinning Mill Redevelopment Project) into 185 units new affordable, workforce rental housing. Project involves two buildings: 5 Hoosac Street consists of 40,000 SF and is planned to create 26 new, affordable and market rate rental units (27,000 SF) in addition to 13,000 SF of renovated office space on the first floor. The larger, 1899 mill building at 7 Hoosac Street, comprising 225,000 SF, is planned to create 160 affordable/market rate rental units. There will be various unit sizes, 1-, 2- and 3-bedroom units featuring modern amenities, including a fitness center, multi-purpose rooms, and spaces for recreational uses (i.e., arts, music, etc.). Location is along the Ashuwillticook Rail Trail and proximate

to the Adams Visitors Center and the Hoosac Valley Service (tourist train service offered by Berkshire Scenic Railway Museum).

Funding Source(s): Several sources of funding are being investigated, including Berkshire Brownfields, State funds (MassWorks Infrastructure program, Historic Tax Credits, Chapter 40R) and federal funds (Opp. Zone, New Market Tax Credits, LIHTC, USDA Rural Services, EPA Brownfields); private funds.

Projected Job Creation: Preliminary estimates for 185 housing units: 198 construction positions (direct and indirect); 78 FTE positions supported by induced effect of spending, and 59 new jobs created that support ongoing consumer activity of new residents.

Related Linkages: The site is well positioned just off the Route 8 Corridor and closely connected to attractions such as the Ashuwillticook Rail Trail, the Hoosac Valley Service, the Adams Visitors Center, and the Adams CBD. This generates pedestrian and bike traffic that can conveniently utilize park space created on site and creates the need for better connectivity with these and Park Street, the Town's "Main Street."

Timeframe: ongoing

Changes since 2018 update: Hazardous materials inspection report and technical specifications for abatement of asbestos, lead-based paint, and other hazardous materials present inside the weave shed at the 7 Hoosac Street site in Adams were completed in September 2019 (Town EPA Brownfields Assessment grant). The owner of 7 Hoosac Street (developer) anticipates demolishing a portion of the weave shed that was added in the 1950s. Assessment studies were also conducted (Berkshire Brownfields Program) in 2010 for 5 Hoosac Street and the 7-acre shared parking site. Project proponent, Jeff Cohen, is working with Durkee-Brown Architects and has developed schematic plans for the redevelopment project. The Town anticipates submitting a future MassWorks funding application (parking and drainage improvements) to improve the proposed paved parking facility, which will provide 277 spaces with additional lawn parking to accommodate overflow parking during peak weekends and special events. The Town will have a public easement from the owner to use the facility for these purposes. The proposed parking lot is needed not only to serve the housing development but importantly will result in the appropriate and cost-effective remediation for contamination found at the site. The site is a 43D Priority Development Site and is eligible for both New Market Tax Credits and Opportunity Zone tax incentives. The property is proposed for 40R designation by the Town; the Town is currently in the public review process of its proposed 40R Bylaw.

Source: information provided by Town of Adams

Project Name: Blackinton Infrastructure

Status: NEW

Location: City of North Adams

Special Designators: Brownfield; Mill; LIC

Project Summary: Infrastructure improvements to the historic Blackinton neighborhood in North Adams to address long-standing flooding and drainage issues caused by the 19th century waterways once used to feed Blackinton Mill and the adjacent tannery. The project will also restore the tannery site to a landscaped greenspace and new parking area, a public canoe launch, and publicly accessible trail system. This project will lay the groundwork for a later redevelopment of the Blackinton Mill site and surrounding riverbank by Hoosic River Revival and developers of the nearby TOURISTS Hotel.

Funding Source(s): Public/Private partnership

Projected Job Creation: 27 Full-time positions

Related Linkages: One many former mills in the region that have been redeveloped, are being redeveloped, or are being considered for redevelopment. Other projects in include the NORAD Mill in North Adams, and he former Schweitzer-Mauduit mils in Lee and Lenox. This project is particularly similar to the Eagle Mill Redevelopment in Lee, where early public and private investment in infrastructure improvements permitted the project to proceed.

Timeframe: Much pre-construction work completed.

Source: City of North Adams

Physical Development in Central Sub-Region

Project Name: Berkshire Mall Reuse

Status: included in 2017-2022 CEDS

Location: Town of Lanesborough

Special Designators: none

Project Summary: While the Regal Cinema and the Target store remain in operation with seemingly good viability, the remainder of the Berkshire Mall closed in mid-2019. The mall has a new owner as of June 2019 and his intentions regarding the mall remain uncertain.

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

Projected Job Creation: undetermined, dependent upon reuse scenario.

Related Linkages: Depending upon the reuse scenario, efforts to redevelop this property are likely linked to most if not all of the 2017-2022 CEDS Goals.

Timeframe: undetermined.

Changes since 2018 CEDS Update: BRPC completed a re-use study in June of 2019 which identified five potential reuse concepts and detailed related demolition, construction, zoning and regulatory considerations for each. This study is available on the Town of Lanesborough website and is intended to benefit current or future ownership as well as serve as a marketing tool to attract redevelopment investment.

Source: updated information provided by BRPC

Project Name: Stationery Factory (formerly referred to as Crane Stationery Mill)

Status: included in 2017-2022 CEDS

Location: Town of Dalton

Special Designators: Mill; LIC

Project Summary: Redevelopment of 100,000-square-foot multi-story former Crane & Co. paper mill into office, retail, restaurant, and event hosting space. Currently houses 18 operating businesses including a distillery, pub, and furniture manufacturer. The event hosting space comprises 4 rooms and can accommodate up to 700 people.

Funding Source(s): Private investment

Projected Job Creation: 100+ (has already created 25 full-time and 44 part-time positions)

Related Linkages: One of many former mills in the region that have been redeveloped, are being redeveloped, or are being considered for redevelopment. Other projects include the NORAD Mill in North Adams, and the former Schweitzer-Mauduit mills in Lee and Lenox.

Timeframe: Ongoing. Installation of elevator, new building front and more tenants expected over next 4 years

Changes since 2018 CEDS Update: Addition of 19 jobs over 2018 levels.

Source: updated information provided by Town of Dalton

Project Name: Columbus Avenue/Summer Street Parking Garage

Status: NEW

Location: City of Pittsfield

Special Designator: OZ

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.

Funding Source(s): Public investment

Projected Job Creation: 120 construction positions

Related Linkages: Part of the greater effort to revitalize downtown Pittsfield, expand downtown market rate housing, and expand transit options in the City and County. Construction of the garage will coincide with the Berkshire Flyer, a pilot program providing seasonal rail service from Pittsfield to New York City.

Timeframe: All pre-construction work has been completed and project is shovel-ready. Construction to begin 2020, pending funding. Expected 2021 completion date.

Source: information provided by City of Pittsfield

Project Name: North Mountain Park

Status: NEW

Location: Town of Dalton

Special Designators: Brownfield; LIC

Project Summary: Repurposing of 9 ½ acre lot as municipal playing fields. Lot is a brownfield that previously housed Old Dalton Hardwood sawmill and requires remediation.

Funding Source(s): Public investment, Town appropriations, PARC grant funds

Projected Job Creation: 15 construction positions, 3 FTE positions

Related Linkages: Addresses goal 3 of the 2017-2022 CEDS.

Timeframe: Some pre-construction work including Brownfields assessment completed.

Source: information provided by Town of Dalton

Project Name: Pittsfield Police Station

Status: NEW

Location: City of Pittsfield

Special Designators: undetermined until location finalized

Project Summary: Construction of new police headquarters facility for the Pittsfield Police Department to replace the current aging and failing facility. New facility will improve safety standards, expand storage, and accommodate entire authorized and funded police force.

Funding Source(s): Public investment

Projected Job Creation: 300 construction positions.

Related Linkages: Part of city's overall program to enhance public safety and modernize government services.

Timeframe: Limited pre-construction work completed. No estimated completion date.

Source: information provided by City of Pittsfield

Project Name: Pittsfield YMCA Renovation

Status: NEW

Location: City of Pittsfield

Special Designators: OZ

Project Summary: Renovation of Pittsfield YMCA's original historic building and entire 1980s-era addition on North Street in downtown Pittsfield. Exterior improvements include repointing of the brick façade and reopening of bricked-over windows. Interior improvements include the installation of an elevated track, a new basketball court, an overhaul of the fitness and aquatics area, and an expansion of the childcare section.

Funding Source(s): Private, Mass Historic (tax credits), NMTC, MA DHCD, City of Pittsfield

Projected Job Creation: 5+ full time positions related to expanded childcare services

Related Linkages: Part of the greater effort to revitalize downtown Pittsfield, which has seen the renovation and reuse of many significant buildings in recent years. Other projects include the completed Hotel on North, Onota Building redevelopment, and Howard Building redevelopment and the proposed Wright Building renovation and White Terrace renovation.

Timeframe: Much pre-construction work completed. Construction to begin 2020. Expected 2020 completion.

Source: information provided by City of Pittsfield

Project Name: Tyler Street Streetscape

Status: NEW

Location: City of Pittsfield

Special Designators: OZ

Project Summary: Overhaul of Tyler Street right-of-way in downtown Pittsfield to accommodate all modes of transportation. Includes addition of bicycle lanes, pedestrian amenities, bus stops, and construction of traffic circle at intersection of Tyler Street, and Dalton and Woodlawn Avenues.

Funding Source(s): City of Pittsfield, MassWorks application to be submitted in 2020

Projected Job Creation: 0 FTE permanent positions, 120 FTE construction positions

Related Linkages: Part of Pittsfield's effort to provide residents of the City and nearby communities with various transportation options including walking, bicycling, and public transportation to increase ease and safety of movement; also part of city's efforts to transform a key corridor connecting major employers Berkshire Health Systems on the west end and General Dynamics on the eastern end, enhancing the attraction of the corridor as a place to live and play as well as work.

Timeframe: Concept design completed and survey work in progress. Estimated 2021 and 2022 construction.

Source: information provided by City of Pittsfield

Project Name: Springside House Restoration

41

Status: NEW

Location: City of Pittsfield

Special Designators: LIC, Great Estates

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

Funding Source(s): Public investment

Projected Job Creation: 5

Related Linkages: One of several renovations and redevelopments of historic estates throughout the region. Other projects include Elm Court and Cranwell.

Timeframe: Much building stabilization and exterior work completed. Expected 2021 completion.

Source: information provided by City of Pittsfield

Project Name: Washington Broadband Fiber-Optic Network Construction

Status: NEW

Location: Town of Washington

Special Designators: Broadband

Project Summary: Construction of a municipally owned fiber-optic distribution network that will deliver high-speed broadband internet access to 99.5% of premises in Washington, which currently has no broadband connectivity.

Funding Source(s): Public investment

Projected Job Creation: none

Related Linkages: This project is part of an effort to deliver broadband access to all communities in Massachusetts. Washington is one of several Berkshire County communities that have chosen to construct a municipally owned network rather than contract with a private sector provider.

Timeframe: Estimated 2020 completion.

Source: information provided by Town of Washington

Project Name: Wright Building

Status: NEW

Location: City of Pittsfield

Special Designators: OZ

Project Summary: Renovation of historic Wright Building on North Street in downtown Pittsfield. Completed project will create 21 market-rate residential units on upper two stories and 12,000 square feet of modern commercial space on ground floor.

Funding Source(s): Private, Mass Historic (tax credits), DHCD, City of Pittsfield

Projected Job Creation: 15-18 FTE, 90 construction positions

Related Linkages: Part of the greater effort to revitalize downtown Pittsfield, which has seen the renovation and reuse of many significant buildings in recent years. Other projects include the completed Hotel on North, Onota Building redevelopment, and Howard Building redevelopment and the proposed YMCA renovation and White Terrace renovation.

Timeframe: Some pre-construction work completed. Expected 2021 completion.

Source: information provided by City of Pittsfield

42

Project Name: White Terrace

Status: NEW

Location: City of Pittsfield

Special Designators: OZ

Project Summary: Proposed renovation of historic White Terrace building trio on North Street in downtown Pittsfield into 41 market-rate apartments and ground floor commercial space.

Funding Source(s): Private, Mass Historic (tax credits), DHCD, City of Pittsfield

Projected Job Creation: 12-15 FTE, 150 construction positions

Related Linkages: Part of the greater effort to revitalize downtown Pittsfield, which has seen the renovation and reuse of many significant buildings in recent years. Other projects include the completed Hotel on North, Onota Building redevelopment, and Howard Building redevelopment and the proposed Wright Building renovation and YMCA renovation.

Timeframe: No pre-construction work completed. Expected 2021 completion.

Source: information provided by City of Pittsfield

Project Name: 765 Tyler Street

Status: NEW

Location: City of Pittsfield

Special Designators: OZ

Project Summary: The project includes the restoration of a three-story mixed-use building located at 765 Tyler Street. The building was recently acquired by Mill Town Capital as part of an effort of strategic acquisitions on Tyler Street. As proposed, the building will bolster efforts being made at the former St. Mary's campus in creating new market rate housing in the neighborhood, as well as code-compliant ground floor commercial space.

Funding Source(s): Private funds, DHCD, City of Pittsfield.

Projected Job Creation: 5-7 FTE, 48 construction positions

Related Linkages: housing, historic redevelopment

Timeframe: Permitting is complete, preliminary engineering and planning studies are underway. Estimated completion date is June of 2021.

Source: information provided by City of Pittsfield

Physical Development in Southern Sub-Region

Project Name: Element by Westin (formerly referred to as Lenox Manor)

Status: included in 2017-2022 CEDS

Location: Town of Lenox

Project Summary: Proposed 100-suite extended-stay hotel and event center built on the site of the dilapidated Magnuson hotel. The site was acquired in 2015 by local property developers and hoteliers Vijay and Parvin Mahida, and in 2016, plans for the \$24,000,000 project were approved and special permits extended by the Lenox Planning Board and Zoning Board of Appeals. Except for a few “studio suites”, each one of the 100 units will consist of a living room, bedroom, bathroom, and kitchenette, making it attractive to extended stay travelers and eventgoers. Additionally, the project includes an

indoor pool fitness center, catering facility, bar, and limited dining options, as well as a 7,500-square-foot event center suitable for up to 500 guests. Work began in 2017, and in November the property was sold for \$1,550,000 to Albany, N.Y.-based BBL Hospitality Group. Asbestos abatement and demolition of the Magnuson was mostly completed by Spring 2018, but there has since been little activity at the site.

Funding Source(s): Private investment

Projected Job Creation: 25-30 full- and part-time jobs.

Related Linkages: Addresses goal 5 of the 2017-2022 CEDS.

Timeframe: currently delayed, additional site readiness and construction pending.

Changes since 2018 CEDS Update:

Source: updated information provided by BRPC

Project Name: Elm Court

Status: included in 2017-2022 CEDS

Location: Towns of Lenox and Stockbridge

Special Designators: Great Estate

Project Summary: Redevelopment and expansion of 106-room, 90-acres, 1886 Elm Court estate by Travaasa Experiential Resorts. Travaasa intends on transforming the mansion and surrounding property into a 112-unit destination resort and event center complete with a 60-room restaurant and 15,550-square-foot spa. The project would include both renovation of the existing structure and addition of a new wing, nearly doubling the current 53,000 square feet. Progress has been minimal, as the project has experienced significant legal, financial, and logistical delays.

Funding Source(s): Private investment

Projected Job Creation: 100

Related Linkages: One of several recent investments in the accommodation sector in Berkshire County. Greylock Glen, the River School Redevelopment, Miraval-Cranwell, Spring Lawn, and Eastover.

Timeframe: Construction expected to begin 2020. Completion unknown.

Changes since 2018 CEDS Update: Stockbridge and Lenox special permits extended for a second time. Project experiencing difficulty securing financing.

Source: updated information provided by BRPC

Project Name: Redevelopment of Great Barrington Fairgrounds

Status: included in 2017-2022 CEDS

Location: Town of Great Barrington

Project Summary: Proposed revitalization of 57-acre historic fairgrounds site by racetrack operator Sterling Suffolk Racecourse LLC (SSR). Project would include major improvements to the racetrack, grandstand, and accessory buildings.

Funding Source(s): Private investment

Projected Job Creation: 150 construction positions, 25 permanent FTE positions

Related Linkages: Revitalization of an open space and recreational resource. Intended to draw significant tourism interest/dollars. May have linkages to agricultural and food production sectors.

Timeframe: Pre-construction work underway. No estimated completion date.

Change from 2018 CEDS Update: Abandonment of former mixed-use redevelopment proposal and entrance of SSR's revitalization proposal.

Source: updated information provided by Town of Great Barrington

44

Project Name: Housatonic School Redevelopment

Status: included in 2017-2022 CEDS

Location: Town of Great Barrington, Village of Housatonic

Special Designators: Brownfield

Project Summary: Planned redevelopment of 1909 former Housatonic Elementary School into a mixed-use complex designed to serve as an anchor building for the Housatonic Village Center.

Funding Source(s): Public/Private partnership

Projected Job Creation: Unknown

Related Linkages: One of several infrastructure/redevelopment projects critical to the revitalization of the village of Housatonic.

Timeframe: As of August 2019, the Town cancelled a partnership agreement with a local developer and will be re-issuing an RFP. No estimated completion date.

Changes since 2018 CEDS Update: Town cancelled partnership agreement with local developer, ongoing public discussion of next steps.

Source: updated information provided by Town of Great Barrington

Project Name: Miraval-Lenox Expansion at Cranwell Lenox

Status: included in 2017-2022 CEDS

Location: Town of Lenox

Special Designators: Great Estate

Project Summary: Renovation and expansion of resort at historic Cranwell estate by Miraval, a subsidiary of Hyatt Hotels. The \$60,000,000 project includes four new lodges with 43 units, an expansion to the existing spa with dining and retail space, new Mindfulness & Wellbeing Center with facilities for counseling, mediation, and yoga, the Body Mindfulness Center with a fitness room and indoor pool, a new golf activity center, new golf cart storage structure, and new maintenance building. Furthermore, the main mansion is being renovated to include 11 hotel rooms, fine dining, and entertainment and event space.

Funding Source(s): Private investment

Projected Job Creation: 380 full-time and part-time employees, 100 more than previous peak-period staffing

Related Linkages: One of several recent investments in the accommodation sector in Berkshire County, in particular in the South Sub-Region and the health/wellness sub-sector. Greylock Glen, the River School Redevelopment, Eastover, Spring Lawn, and Elm Court.

Timeframe: Expected early 2020 completion.

Changes since 2018 CEDS Update: Construction ongoing.

Source: updated information provided by Miraval

Project Name: Monument Mills Area Reuse

Status: included in 2017-2022 CEDS

Location: Town of Great Barrington, Village of Housatonic

Special Designators: Mill

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.

Funding Source(s): Private investment, historic tax credits

Projected Job Creation: Unknown

Related Linkages: One of many former mills in the region that have been redeveloped, are being redeveloped, or are being considered for redevelopment. Other projects in include Greylock Works and the NORAD Mill in North Adams, and the former Schweitzer-Mauduit mills in Lee and Lenox. Also, one of several infrastructure/redevelopment projects critical to the revitalization of the village of Housatonic.

Timeframe: Little pre-construction work has been completed. No estimated completion date.

Changes since 2018 CEDS Update: None

Source: updated information provided by Town of Great Barrington

Project Name: Niagara Mill Redevelopment

Status: included in 2017-2022 CEDS

Location: Town of Lenox

Special Designators: Mill; Brownfield; Historic Preservation

Project Summary: Niagara Mill is a 27,000-square-foot former paper mill that was built in the 1860s and most recently operated by Schweitzer-Mauduit until the facility's closure in 2008. In 2014, the mill was purchased along with former Schweitzer-Mauduit properties, Columbia and Greylock mills, by St. Louis and Niagara, WI-based developer Niagara Worldwide for \$1,500,000. The mill is now listed for sale or lease by Lenox Development LLC, a subsidiary of Niagara Worldwide.

Funding Source(s): Private investment

Projected Job Creation: Unknown

Related Linkages: One of many former mills in the region that have been redeveloped, are being redeveloped, or are being considered for redevelopment. Other projects in include Greylock Works and the NORAD Mill in North Adams, and the other former Schweitzer-Mauduit mills in Lee and Lenox.

Timeframe: Unknown

Changes since 2018 CEDS Update: None

Source: updated information provided by Town of Lenox

Project Name: New England Log Homes

Status: included in 2017-2022 CEDS

Location: Town of Great Barrington

Special Designators: Brownfield

Project Summary: Remediation and redevelopment of the former New England Log Homes site, and 8-acre brownfield in the center of Great Barrington. The redevelopment plan includes remediating 100% of the site, 45 units of affordable rental housing, senior independent and assisted living, commercial space, and 1.2 acres of public park along the Housatonic River.

Funding Source(s): Public/Private partnership

Projected Job Creation: 25-30 fulltime; 30-35 part-time

Related Linkages: One of several projects revitalizing the Bridge Street corridor in Great Barrington. Other projects include the Iredale Cosmetics headquarters, Powerhouse Square mixed-use development, and the River School redevelopment.

Timeframe: Pre-construction work completed. Expected late 2019 ground-breaking. No estimated completion date.

Changes since 2019 CEDS Update: Zoning and environmental permitting entirely complete; funding for remediation and affordable housing component fully secured.

Source: updated information provided by CDCSB and Town of Great Barrington.

Project Name: River School Redevelopment

Status: included in 2017-2022 CEDS

Location: Town of Great Barrington

Special Designators: Brownfield

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. Mahida intends on converting the building into a 60,000-square-foot luxury hotel with 88 rooms.

Funding Source(s): Private investment

Projected Job Creation: 30 permanent FTE positions

Related Linkages: One of several projects revitalizing the Bridge Street corridor in Great Barrington. Other projects include the Iredale Cosmetics headquarters, Powerhouse Square mixed-use development, and New England Log Homes mixed-use development.

Timeframe: All permitting and most pre-construction work completed. Expected 2021 completion.

Changes since 2018 CEDS Update: Expected completion changed to 2021.

Source: updated information provided by Town of Great Barrington

Project Name: Spring Lawn

Status: included in 2017-2022 CEDS

Location: Town of Lenox

Special Designators: Great Estate

Project Summary: Redevelopment of 29-acre parcel in center of Lenox consisting of a 30,000-square-foot, 1902 mansion, carriage house, and several outbuildings into a high-end resort. The proposal includes renovating the mansion to have 18 guest suites and a 75-seat restaurant, renovation of the carriage house for a spa and indoor swimming pool, and construction of 14 guest cottages with 77 rooms across the property. In 2014, the property developer, Spring Lawn Partners LLC, launched a financing campaign and in 2016 began some exploratory demolition and construction. Since then, however, little work has been completed on the project.

Funding Source(s): Private Investment, Spring Lawn Partners LLC, \$20,000,000

Projected Job Creation: 25-50 FTEs

Related Linkages: One of several recent investments in the accommodation sector in Berkshire County. Greylock Glen, the River School Redevelopment, Miraval-Cranwell, Elm Court, and Eastover.

Timeframe: Unknown

Changes since 2018 CEDS Update: Unknown

47

Source: updated information provided by BRPC

Project Name: Columbia Mill Redevelopment

Status: NEW

Location: Town of Lee

Special Designators: Mill; Brownfield

Project Summary: Columbia Mill is a 230,000-square-foot former paper mill that was originally built in 1826 and most recently operated by Schweitzer-Mauduit until the facility's closure in 2008. In 2014, the mill was purchased along with former Schweitzer-Mauduit properties, Columbia and Greylock mills, by St. Louis and Niagara, WI-based developer Niagara Worldwide for \$1,500,000. Niagara Worldwide initially expressed an interest in redeveloping the property, but the mill is now listed for sale or lease by Lenox Development LLC, a subsidiary of Niagara Worldwide. Columbia Growth Inc. applied for a special permit as a marijuana cultivator in October of 2019, continued to November.

Funding Source(s): Private Investment, Niagara Worldwide

Projected Job Creation: Unknown

Related Linkages: One of many former mills in the region that have been redeveloped, are being redeveloped, or are being considered for redevelopment. Other projects in include Greylock Works and the NORAD Mill in North Adams, and the other former Schweitzer-Mauduit mills in Lee and Lenox.

Timeframe: Unknown

Source: information provided by Town of Lee

Project Name: Eagle Mill Redevelopment

Status: NEW

Location: Town of Lee

Special Designators: Mill; Brownfield

Project Summary: Eagle Mill is a former paper mill that was 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. The firm intends on completing a \$60 million redevelopment of the mill and surrounding properties into a mixed-use complex that will include 78 units of affordable and market rate housing, commercial office space, a food market, a microbrewery, restaurant space, a 30-unit micro-apartment building, retail space, a riverfront park, and a 100-room hotel.

Funding Source(s): Public/private partnership

Projected Job Creation: Unknown

Related Linkages: One of many former mills in the region that have been redeveloped, are being redeveloped, or are being considered for redevelopment. Other projects in include Greylock Works and the NORAD Mill in North Adams, and the other former Schweitzer-Mauduit mills in Lee and Lenox. Also, one of the most successful brownfield redevelopments in the region.

Timeframe: Much pre-construction work completed. Construction expected to begin in late 2020 and be completed within 2 years.

Source: information provided by Eagle Mill Redevelopment LLC

Project Name: Greylock Mill Redevelopment

Status: NEW

Location: Town of Lee

Special Designators: Mill; Brownfield

Project Summary: Greylock Mill is a 160,000-square-foot former paper mill that was built in the 1960s and most recently operated by Schweitzer-Mauduit until the facility's closure in 2008. In 2014, the mill was purchased along with former Schweitzer properties, Columbia and Niagara mills, by St. Louis and Niagara, WI-based developer Niagara Worldwide for \$1,500,000. After remaining for sale for several years, the property was purchased in March 2018 for \$3,800,000 by Lee Town Development, a subsidiary of West Coast-based developer.

Funding Source(s): Private Investment

Projected Job Creation: 100

Related Linkages: One of many former mills in the region that have been redeveloped, are being redeveloped, or are being considered for redevelopment. Other projects in include Greylock Works and the NORAD Mill in North Adams, and the other former Schweitzer-Mauduit mills in Lee and Lenox.

Timeframe: Pending.

Source: information provided by Town of Lee

Projects Removed in 2019

Project Name: Keep Berkshires Farming

Status: included in 2017-2022 CEDS, removed in 2019

Timeframe: Discontinued, funding source expired

Project Name: Linde Center of Music and Learning at Tanglewood

Status: included in 2017-2022 CEDS, removed in 2019

Timeframe: Completed in 2019

Project Name: Walker House Apartments

Status: included in 2017-2022 CEDS, removed in 2019

Timeframe: Completed in 2017

Project Name: Eastover

Status: included in 2017-2022 CEDS, removed in 2019

Timeframe: Completed in 2017

Project Name: Targeting Procurement Dollars to Strengthen Regional Food Economy

Status: included in 2017-2022 CEDS, removed in 2019

Timeframe: discontinued by LEVER

Appendix “E” Regional Investment Database

Since Summer 2018, Berkshire County Regional Planning Commission has maintained a database of past, ongoing, and future investments throughout the County. In addition to priority projects identified in the Berkshire County CEDS, the database documents other real estate and capital investments above \$100,000 that contribute to economic development in the region. The database accepts up to 45 unique variables for each investment, with these variables recording financial, temporal, industrial, locational, and physical data. Furthermore, the database includes several utilities, which can be used to filter investments and associated media, produce reports, and generate basic data visualizations.

The database currently holds over 260 recorded projects. These projects span the years 2006 to 2025 and represent over \$2.3B in total investment, with the average and median investment amount being \$5.7M and \$1.5M, respectively.

Information sourcing for the database is assisted by a web crawler, software that automatically searches the articles of Berkshire County and Western Massachusetts media sources for keywords pertaining to investment, development, employment, and other economic development themes. Additionally, BRPC has recently begun using software that agglomerates building permits from many of the County’s municipalities to identify new investments.

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.

Acknowledgements

The 2019 Berkshire County CEDS 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’ area of expertise and their representation rolls on the committee. Following that is a listing of our communities’ delegates and alternates that serve on the Berkshire Regional Planning Commission.

Comprehensive Economic Development Strategy Committee

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.

Heather Boulger

MassHire Berkshire Workforce 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.

Kevin Bechard

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

Mr. Bechard is the Dean of Business and Outreach at Berkshire Community College and serves as the CEDS Committee’s Higher Education representative with keen interest in workforce development.

Michael Ferry

Berkshire Bank
66 West Street
Pittsfield MA 01201

Mr. Ferry is the Senior Vice President, Commercial Regional President at Berkshire Bank, and serves as the private sector representative for financial services.

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.

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.

Kyle Hanlon

Plimpton & Hills Corporation
28 Yorkshire Avenue
Pittsfield, MA 01201

Beryl Jolly

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

Pam Kueber

Benjamin Lamb

1Berkshire
66 Allen Street
Pittsfield, MA 01201

Jim Lovejoy

Town of Mount Washington
118 East St.
Mount Washington, MA 01258

Laurie Mick

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

Michael Nuwallie

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

Cynthia Pansing

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

Ian Rasch

Alander Construction
40 Railroad Street
Great Barrington, MA, 01230

Mr. Hanlon is the Chair of the Berkshire Regional Planning Commission, as well as the Chair of the Berkshire CEDS Committee

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

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.

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

Mr. Lovejoy is the Chair of the Mt. Washington Select Board, and as the Chair of the MMA Transportation Policy Committee.

Ms. Mick serves on the CEDS Committee as the representative from the Pittsfield Economic Revitalization Corporation (PERC).

Mr. Nuwallie is the Community Development Director for the City of North Adams and serves on the Berkshire Brownfields Committee. He is the Public Official representing Northern Berkshire County.

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.

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 Assistant Town Manager/Director of Planning & Community Development 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.

Ben Sosne
Berkshire Innovation Center
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

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 Coakley
City of Pittsfield
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.

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

Mr. Feury works within the Office of Community Development in North Adams and has prior experience as a planner with BRPC.

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

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

Shannon Zayac
MassHire Berkshire Workforce Board
(formerly Berkshire County Regional Employment Board)
66 Allen Street
Pittsfield, MA 01201

Ms. Zayac is the manager of industry relations with MassHire Berkshires, engaging employers throughout the county to define their workforce needs and assist with recruitment and retention.

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)

FY2020 Berkshire Regional Planning Commission Delegates and Alternates

Community	Name	Representing
Adams	David Rhinemiller, Delegate	Planning Board (PO)
	John Duval, Alternate	Select Board (PO), General Dynamics (PS)
Alford	Alex Glover, Delegate	Planning Board (PO), private attorney (PI)
	Shirley Miller, Alternate	
Becket	Robert Ronzio, Delegate	Planning Board (PO)
	Alvin Blake, Alternate	(PI)
Cheshire	Peter Traub, Delegate	Planning Board (PO)
	<i>vacant</i> , Alternate	
Clarksburg	Audrey Matys, Delegate	(PI)
	<i>vacant</i> , Alternate	
Dalton	Daniel Esko, Delegate	Planning Board (PO)
	John Boyle, Alternate	
Egremont	Ed Regendahl, Delegate	Planning Board (PO)
	Gregory Cherin, Alternate	Planning Board (PO)
Florida	Jon 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	Christie Moran, Delegate	Planning Board (PO)
	<i>vacant</i> , Alternate	
Hinsdale	James Sullivan, Delegate	Planning Board (PO)
	<i>vacant</i> , Alternate	

Lanesborough	Gwen Miller, Delegate	Planning Board (PO)
	Barbara Hassan, Alternate	Planning Board (PO), Economic Development Comm.
Lee	Buck Donovan, Delegate	Planning Board (PO), Building contractor (PS)
	Thomas Wickham, Alternate	Select Board (PO), Building Contractor (PS)
Lenox	James Harwood, Delegate	Planning Board (PO)
	Pam Kueber, Alternate	Planning Board (PO), Journalist and Publisher (PS)
Monterey	Pat Salomon, Delegate	Planning Board (PO)
	Nancy Richards, Alternate	
Mount Washington	<i>vacant</i> , Delegate	
	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	Peter Tiso, Delegate	Planning Board (PO)
	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)
	Larry Southard, Alternate	
Peru	Sam Haupt, Delegate	Planning Board, Berkshire MPO Alternate (PO) Guardian Insurance (PS)
	<i>vacant</i> , Alternate	
Pittsfield	Sheila Irvin, Delegate	Community Development Board (PO), Retired Teacher active in Mass. Teachers Association (M/L)
	CJ Hoss, Alternate	City Planner (PO)
Richmond	Pete Lopez, Delegate	Planning Board (PO)
	Fred Schubert, Alternate	
Sandisfield	John Field, Delegate	Planning Board (PO)
	<i>vacant</i> , Alternate	
Savoy	John Tynan, Delegate	Planning Board, Select Board (PO)
	Bill Drosehn, Alternate	(PI)
Sheffield	Kenneth Smith, Delegate	Planning Board (PO)
	Rene Wood, Alternate	Retired (PI)

Stockbridge	Kate Fletcher, Delegate Nina Ryan, Alternate	Planning Board (PO) (PI)
Tyringham	Mark Curtin, Delegate Sarah Hudson, Alternate	Planning Board (PO) (PI)
Washington	Don Gagnon, Delegate Michael Case, Alternate	Planning Board (PO) Select Board (PO)
West Stockbridge	Dana Bixby, Delegate Eric Shimelonis, Alternate	Planning Board (PO), Architect (PS) (PI)
Williamstown	Alex Carlisle, Delegate Roger Bolton, Alternate	Planning Board (PO) retired Professor of Economics (HE)
Windsor	John Garcia, Delegate Doug McNally, Alternate	Planning Board, Board of Appeals (PO) Select Board (PO)