

Old Colony Economic Development District
Comprehensive Economic Development
Strategy Committee
Meeting Minutes
April 2 2018
12:00 P.M.
Old Colony Planning Council
70 School Street
Brockton, MA 02301

Attendees

Mary Waldron, Chair
 Maryellen Brett, Vice Chair
 Shane O'Brien
 Michael Gallerani
 Maryellen DeFrias
 Jay Pateakos
 Tracey Costa
 Paul Chenard
 Pasquale Ciaramella
 Bruce Hughes
 Laurie Muncy
 Jimmy Pereira
 Lisa Sullivan

Affiliation

BSU IPARE
 Massasoit Community College
 City of Brockton
 Brockton 21st Century Corp.
 MassDevelopment
 MassDevelopment
 Ransom
 OCPC
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CALL TO ORDER/INTRODUCTIONS: Chairman Mary Waldron called the meeting to order at 12:00 PM. Members were asked to introduce themselves.

MINUTES OF THE MARCH 5, 2018 MEETING: Ms. Maryellen DeFrias moved to accept the minutes of the March 5, 2018 meeting as written, seconded by Mr. Jay Pateakos. So voted.

MASS DEVELOPMENT BOND REVIEW:

There was none.

GUEST SPEAKER: East Bridgewater Brownfields Site Cleanup update: Ms. Tracey Costa, LP, CHMM, TURP, ENV-SP, LEED Green Associate, Senior Project Manager, Ransom Consulting, Inc. EPA defines a Brownfield property as a “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.” The two sites in East Bridgewater that were worked on were: former Precise Engineering site, 2.4 acres, industrial use from 1920-1990s. Vacant since 2000. Contaminant release of chlorinated solvents, petroleum, metals, PCBs. Town acquired as tax taking in 2010. Former Eastern States Steel site, 5 acres, industrial uses from late 1800s to late 1900s, two buildings, vacant since 2000. Contaminant release of PCBs, petroleum, metals. The town sought and was granted two MassDevelopment Brownfields Assessment grants

totaling \$199,000. Objectives: 1. Deliniate contaminant impacts (“Phase 2”), 2. Assess hazardous building materials, 3. Estimate cleanup costs (“Phase 3”). A Hazardous Building Materials Survey was conducted. Cost estimates were prepared for Abatement/demolition and Disposal. An assessment of Soil and Groundwater was done. Result: “Foundation” for Cleanup Cost Estimate. Reports: Phase II Comprehensive Site Assessment and Phase III Remedial Action Plan. Next steps include a possible Eastern States Steel tax taking, obtaining clean up funding and selling the sites to developers. Old Colony Planning Council (OCPC) wrote an industrial overlay zoning district for the sites that was approved by town meeting. OCPC also did a Marketing Analysis for the sites.

NEW BUSINESS:

Committee review of Draft 2018 CEDS document. Copies of the updated report were sent to Committee members to review these chapters and send any comments to Bruce Hughes. Comments were received and will be incorporated into the final document to be sent to EDA. Updates to the document include:

Updated staff list, Section 1, page 1-1 unemployment rate updated, Section 2, tables updated with the most recently available information including updated Table 7, Income by Community, Table 8, Percent Change in Labor Force 2000 to 2017, Table 9, Means of Transportation to work, Table 10 2016 Average Annual Employment by Industry, Table 11, 2017 Average Annual Unemployment, Table 12, Average Employment and Wages by Industry, Table 16, Major Employers by Community, Table 17, Employment by Major Industry Groups, and Table 18, Business Clusters. Section 3- SWOT Analysis – under weaknesses added “Our coastal shoreline is endangered by deteriorating seawalls and revetments that need to be repaired or replaced”. Section 4, Goals and Objectives, updated with newest available information. Section 5, Priority Economic Development Projects, updated EDA Investment Policy Guidelines/Priority Criteria used to rank priority projects to current EDA guidelines, added the following priority projects: Brockton: Century Plaza-Shaw’s Center/Campanelli Stadium Renovation Project, Duxbury: repairs to seawalls, Kingston, repairs to seawalls, Plymouth: repairs to seawalls, dredging of harbor, channel, and anchorage. Section 8, updated CEDS Committee member list. Appendix: includes summaries of CEDS Committee Meetings April, 2017 to June 2018.

After discussion, Mr. Michael Gallerani moved to approve the draft CEDS document and to recommend that the OCPC Council approve it, seconded by Ms. Maryellen DeFrias. So voted

OTHER BUSINESS:

List of Upcoming Events: Included in the meeting packet was a list of upcoming events for April, 2018

Partner Updates

- Maryellen DeFrias said the Makerspace event held in Fall River was well attended. MassDevelopment has funding for these spaces.

ADJOURNMENT: There being no further business the meeting was adjourned at 1:00 P.M.

Respectfully submitted,

Bruce Hughes

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Old Colony Planning Council

Next meeting: Monday, June 4, 2018 at noon.