



Rebecca Coletta, President | Mary Waldron, Executive Director

(508) 583-1833

70 School Street, Brockton, MA 02301

www.oldcolonyplanning.org

Comprehensive Economic Development Strategy (CEDS) Committee
DRAFT MINUTES OF THE MEETING
Wednesday, February 7, 2024, 12 Noon

Hybrid Meeting – Members Attending in person and via Remote

Attendance (Members):

Bob Rulli, (Chair) – Director of Community & Economic Development, Town of Bridgewater
Jason Hunter (Vice-Chair) – Executive Director, MassHire Greater Brockton Workforce Board
Sue Murray – Executive Director, Southeastern Economic Development Corporation
John Murray – Director, MassHire Greater Brockton Career Center
Stefanie Eaton – Associate Director of Facilities, Bridgewater State University
Laura Buckley – Deputy Executive Director, MassHire South Shore Workforce Board
Michael Lambert – Administrator, Brockton Area Transit
Natalie Jean – Executive Director, Brockton Redevelopment Authority
Kyle Haas – Senior Manager, Capgemini Consulting
John Jamoulis – President, Cape Cod Cafe
Charlie Seelig – Town Administrator, Town of East Bridgewater
Jeff Charnel – VP of Commercial Lending, North Easton Savings Bank
Chris Cooney – President, Metro South Chamber of Commerce
Lisa Green – Town Administrator, Town of Hanson
Alysha Siciliano Perry – Owner, Alluring Concepts

Others Present:

Bill Mitchell (Administrator/CFO), Massasoit Community College
Jen Holbrook (Associate to CFO)
Marc Perras (Associate Principal), Jones Architects
Jeffrey Thompson (City Councilor), Brockton Ward 5
Michelle Dubois (State Representative), 10th Plymouth
John Messia, (Director of Constituent Services), Mayor Robert Sullivan's Office
Alycia Montrond-Bullock, (Constituent Services Liaison), Mayor Robert Sullivan's Office
Karla Kahale, (District Director), Office of Senator Michael Brady

OCPC Staff Present

Nick Giaquinto, Senior Economic Development Planner
Don Sullivan, Director, Economic Resiliency and Housing Equity
Charles Kilmer, Deputy Director
Mary Waldron, Executive Director
Becky Colletta, President
Rhiannon Dugan, Senior Comprehensive Planner

MEETING MINUTES

1. Call to Order



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Nick Giaquinto opened the meeting at 12:02pm and welcomed everyone to the first meeting of the CEDS Committee in 2024. Emphasis was placed on keeping all meetings of the CEDS to 1 hour, given everyone's busy schedules and on making sure good contact information is on hand so that OCPC and the committee members can communicate about issues.

Mention was also given to the significant amount of projects OCPC currently has on its plate, and that OCPC has made a concerted effort to diversify its membership by conducting outreach to find stakeholders that will make the committee more representative of the district in 2024. It was encouraged for members to attend in person to build relationships (if for nothing else), and to make new connections.

2. Round of Introductions

As the first meeting of 2024 with a revamped committee of new members, each member (including guests) went around the table to introduce themselves, their titles and which organization, if any, that they represent.

3. Acceptance of Chair

Since this was the first CEDS meeting of the year, a Chairman and Vice-Chairman had to be nominated by the Committee to chair future meetings and coordinate with OCPC.

Vote 1 – Chairman

- Motion made by Kyle Haas to nominate Robert Rulli of Town of Bridgewater to serve as CEDS Committee Chairman for a term of 1 year.
- Motion seconded by Michal Lambert of Brockton Area Transit
- Voice Vote of the full committee garnered unanimous vote to accept Robert Rulli as Chairman.

Vote 2 – Vice Chairman

- Motion made by Jeff Charnel to nominate Jason Hunter of MassHire Greater Brockton Workforce Board to serve as CEDS Committee Vice-Chairman for a term of 1 year.
- Motion seconded by John Jamoulis of Cape Cod Cafe.
- Voice Vote of the full committee garnered unanimous vote to accept Jason Hunter as Vice-Chairman.

4. Presentation by Massasoit Community College & Jones Architects – 50ML Renovation

Bill Mitchell (Massasoit) and Marc Perras (Jones Architects) offered presentation on the \$41 million Science, Nursing & Allied Health Building Renovations Project underway at Massasoit Community College.

Presentation Synopsis:

Massasoit's existing science and healthcare education facilities and dated infrastructure, built in 1972, make it challenging to deliver modern, high-quality lab and teaching experiences. Renovated, state-of-the-art facilities at Massasoit will now provide the opportunity to train the local workforce in the latest technologies. This is also an opportunity for local healthcare



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providers to up-skill their entry level workforce and meet the increasing demand for skilled healthcare workers.

The Transformation through Renovation Project will result in: • Flexible lab spaces that are compatible with different disciplines and are supportive of remote instruction as enrollment demands change • Collaborative space for student work The Transformation through Renovation Project will support the teaching of the skills & knowledge needed for the fields' modern workplaces.

The state originally awarded Massasoit \$30m for the project. The cost has increased (now estimated at \$49) due to the high volatility of materials and labor in today's markets, and the state added to the award an additional \$8m in 2023. The gap is being funded by Massasoit. All that to say, the figure on the bottom of page #2 (of the flyer) is outdated at \$41m.

5. Ongoing & Proposed EDA Projects

Director of Economic Development, Don Sullivan updated the committee on proposed and ongoing projects that are underway within the department. This included local projects in East Bridgewater (Rt. 18 Sewer Construction, \$10ML), Brockton (Fairgrounds Redevelopment Planning, \$4-500K), & Avon (Sewer Extension Design, \$2ML), master planning in Hanson and East Bridgewater, as well as regional projects such as the Regional Water Study (\$1ML), EPA Brownfields Assessments (\$500K), Development of a Commercial/Industrial site inventory Study (\$150K), and regional agriculture renovation (Innovation Center/Food Hub).

6. 2024 Meeting Schedule

Chairman Rulli presented and confirmed dates for the 3 remaining CEDS meetings scheduled for the rest of 2024.

- 2nd – May 22nd at Noon (OCPC Offices)
- 3rd – September 4th (OCPC Offices) (Don't meet in summer – Low Attendance)
- 4th – December 4th (OCPC Offices)

7. Updates from Members

For the first meeting of CEDS, each member went around the table to share updates about things going on in their communities, organizations, businesses that is relevant to regional economic development and any potential work underway at OCPC. This was also an opportunity to learn more from each other (as new members) about their professional roles and how they fit into regional ED and potential for collaboration.

President of OCPC, Becky Coletta and Deputy Director Charlie Kilmer who were logged on remotely offered comments in support of CEDS' re-birth and thanking the members for participating and continued conversations.

8. Other Business

No new business was mentioned.



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9. Meeting Adjourn

Motion was made by John Jamoulis of Cape Cod Café to adjourn and was properly seconded to end the meeting at 1:04PM.

Submitted by Nick Giaquinto, OCPC

Accepted on: