



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, May 22, 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
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
Joe Mech – Procurement Manager, Brockton Area Transit
Nathalie Jean – Executive Director, Brockton Redevelopment Authority
Stefanie Danielson – Director of Planning & Economic Development, Town of Easton
Cynthia Pendergast – Brockton Program Director, Neighborworks
Rick Jordan – Town Planner, Town of Avon
John Jamoulis – President, Cape Cod Café/Campello Business Association
Charlie Seelig – Town Administrator, Town of East Bridgewater
Val Massard – Town Planner, Town of Kingston
Mary Ellen DeFrias – Administrator, Greater Attleboro Taunton Regional Transit Authority
Jeff Charnel – VP of Commercial Lending, North Easton Savings Bank
Lisa Green – Town Administrator, Town of Hanson
John Fay – Senior Economic Development Planner, City of Brockton
Lynn Tokarczyk – President, Business Development Strategies, Inc.

OCPC Staff Present

Mary Waldron, Executive Director
Don Sullivan, Director, Economic Resiliency and Housing Equity
Nick Giaquinto, Senior Economic Development Planner
Paul Umamo – Senior Grants Development Specialist
Matt Dyer – Senior Transportation Planner
Rhiannon Dugan – Senior Comprehensive Planner

MEETING MINUTES

1. Call to Order – Welcome/Intro

Chairman Rulli opened up the meeting by ‘calling the meeting to order’ at 12:01pm and asked that all members and guests take a moment to introduce themselves, with their names/titles, and the organization they are affiliated with.

2. Acceptance of Feb. 7th, 2024 Meeting Minutes

Motion made and properly seconded – Approved by Voice Vote of full Committee



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3. Presentation

Lynn Tokarczyk, President of Business Development Strategies, Inc. gave a presentation to inform members of BDS's services and offer insight into the current market, climate for development & real estate., including many of the available programs & resources for businesses. Specific regional examples were discussed, highlighting the opportunities available for companies seeking to expand – by identifying, negotiating and securing state and local tax incentives in the form of Tax Increment Financing (TIF) and other programs.

Immediately following the presentation was a short Q&A period for members who had questions, primarily focused on TIF process and savings.

4. Ongoing & Proposed Projects

Senior Economic Development Planner, Nick Giaquinto updated the committee on proposed and ongoing projects that are underway within the department:

- *East Bridgewater Business Assistance* - Secured through state legislative earmark to pay for business assistance services that support and strengthen EB's local economy.
- *Plymouth Holtec Site Master Plan* – An EDA-funded project that will prepare a planning study for the 1,500-acre vacant portion of the former Pilgrim Nuclear Power Station site.
- *Regional Water Study* – An EDA-funded project to develop a sustainable water resource supply-plan for long-term future regional development.

5. Discussion: Members goals, objectives & priorities of CEDS approaching 2025

Next year, OCPC's economic development team (through CEDS) will create a new 5-year plan (2025-2030) for guiding regional economic development in the district. Ahead of that and any data-mining and research that takes place in the development of the plan, the CEDS Committee is being engaged in early conversation about priority issues/subjects.

Chairman Rulli lead a discussion with members to identify issues important to them – deferring first to each municipal members who highlighted housing and infrastructure, as areas to focus upon in their communities. Sewer capacity and installs, including zoning modifications remain common themes for CEDS communities in attracting new development. Main Street and mobility infrastructure for downtowns has also been flagged as an element to focus on for several communities. Housing remains at the forefront of discussions as an indirect component to economic development in our region – many members having mentioned compliance with MBTA zoning and affordability as major challenges for communities. Wages, retaining staff and training immigrant workers was also highlighted.

6. New Business

No new business was mentioned.

7. Meeting Adjourn

Motion was made and properly seconded to end the meeting at 1:01PM.

Submitted by Nick Giaquinto, OCPC