



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, September 4, 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
Dottie Fulginiti – Vice President of Community Investment (South Region), MassDevelopment
John Murray – Director, MassHire Greater Brockton Career Center
Ashley Ricard – Business Assistance & Marketing Officer, SEED Corporation
Alysha Siciliano Perry – Owner, Alluring Concepts
Rob May – Director of Planning & Economic Development, City of Brockton
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
Kyle Haas – Sales Director, Capgemini
Susan Murray – Executive Director, SEED Corporation
Stefanie Danielson – Director of Planning & Economic Development, Town of Easton
Rick Jordan – Town Planner, Town of Avon
John Jamoulis – President, Cape Cod Café/Campello Business Association
Charlie Seelig – Town Administrator, Town of East Bridgewater
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

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
Rhinnon 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 12:02pm 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 May 22nd, 2024 Meeting Minutes

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



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3. Presentation

Susan Murray, Executive Director of Southeastern Economic Development Corporation gave a presentation to inform members of SEEDS services, with specific focus on assisting entrepreneurs, strengthening local economies, and creating jobs through financing small businesses. Sue shared information regarding: loan programs ranging from \$1,000 micro loans to \$5.5 million SBA 504 loans, and a diversity of technical assistance services offered that have been impactful for businesses in our region for start-ups, expansions, or streamlining.

Immediately following the presentation was a short Q&A period for members who had questions, primarily focused on lending and other programming offered to small businesses.

4. Ongoing & Proposed Projects

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

- Community Data Portal/Self-Assessment Tool – Data Dashboard & Municipal Self-Assessment Tool (\$151K), COMPLETED
Project is live on the website – Urged stakeholders to explore the resource for assessing their own capacity for local economic development, and helping apply to grant apps.
- Avon Sewer Ext. - Design (\$2.6ML) \$1ML EDA, Proposed – Fall, 2024
Continued work on application for D&E services, including construction plans for sewer-service connection through Stoughton. Updates expected in October.
- Regional Commercial/Industrial Park Site Inventory - Study, (\$150K) EDA, Underway
EDA award worth \$150K to develop a Regional Site Inventory that would identify commercial/industrial areas to expand economic development opportunities. Work underway on this - collecting data, and executing an outline for developing online resource allowing users to navigate the district with maps and different interactive tools
- Plymouth Holtec Master Plan: 1,500 acres, fr. Nuclear Power plant site (\$335K), EDA, Received formal award, Underway
OCPC finally received official notice of the \$335K award from EDA. The Town is set to prepare a master plan for the 1,500-acre vacant portion of the Holtec property (which is the former Pilgrim Nuclear Power Plant Station).
- East Bridgewater, Business Assistance Project (\$153K), Underway
Begun work with the Town of EB to carry out a business development initiative focused on strengthening its local economy. Introducing a survey for both Businesses and Consumers that will play a major role in aligning economic development strategies with needs of the local community.

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

Next year in 2025, 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 has continued to be engaged in early conversation about priority issues/subjects.



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This item was re-introduced (carried from May 22 agenda) to the Committee for continued discussion with CEDS members.

Chairman Rulli once again lead a conversation with members to identify issues important to them – Kicking off with an acknowledgment that Housing NOT be a focus of the document as it is not a priority or area of focus covered by the EDA, which funds the CEDS. Chairman Rulli also pointed out challenges surrounding the MBTA compliance zoning, indicating that the call for more housing and units puts pressure on towns like Bridgewater to enhance its public infrastructure – including utilities, to which he emphasized making water infrastructure a priority in the new 5-year plan as OCPC continues its EDA-funded regional water study.

Several communities jumped in to validate concern for meeting the demand for improved infrastructure as a result of increased housing. Updates were then provided to the committee from each town represented – with progress reports and other impacts from zoning requirement discussed. Conversation was also had about how these new requirements impact long-term planning for communities, its pros and cons as a policy, and how the mandate is effecting local real estate and the public.

OCPC shared information about its work with Housing community production plans, and the issue of housing affordability came up with respect to how it is and will continue to impact businesses (and the local market) in the region. Lastly, concern was expressed over recent Stop and Shop closures and information was shared about navigating that issue as a regional force.

6. New Business

No new business was mentioned.

7. Meeting Adjourn

Motion was made and properly seconded to end the meeting at 1:03PM.

Submitted by Nick Giaquinto, OCPC