



Rebecca Coletta, President | Mary Waldron, Executive Director

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**Comprehensive Economic Development Strategy (CEDS) Committee**  
**DRAFT MINUTES OF THE MEETING**  
**Wednesday, December 4, 2024, 12 Noon**

**Fully Remote Meeting – Members Attending via Zoom**

**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  
Alysha Siciliano Perry – Owner, Alluring Concepts  
Pamela McCarthy – Economic Development Director, Town of Stoughton  
Stephen Cole – Executive Director, The Plymouth Foundation  
Cynthia Pendergast – Brockton Program Director, Neighborworks Housing Solutions  
Laura Buckley – Deputy Executive Director, MassHire South Shore Workforce Board  
Joe Mech – Procurement Manager, Brockton Area Transit  
Kyle Haas – Sales Director, Capgemini  
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  
Jeff Charnel – VP of Commercial Lending, North Easton Savings Bank  
Lisa Green – Town Administrator, Town of Hanson

**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

**MEETING MINUTES**

**1. Call to Order – Welcome/Intro**

Chairman Rulli opened up the meeting by ‘calling the meeting to order’ at 12:03pm. Meeting launched remotely via Zoom platform.

**2. Acceptance of September 4th, 2024 Meeting Minutes**

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

**3. Presentation**

Laura Buckley, Deputy Executive Director (MassHire/South Shore Workforce Board) offered a special presentation, sharing valuable insights on regional data about the labor market and economic growth trends within the OCPC district. Topics discussed included workforce system



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governance, labor force participation, population shifts, largest and growing industries, wages, jobs, occupations, consumer pricing, housing costs, etc. The data analysis and mining in all of these areas was done in advance of OCPC's economic development team undertaking the assessment portion of the 2025-2030 CEDS document this winter, and will be applied going forward to understand and enhance the economic landscape of the region.

Immediately following the presentation (and throughout) was an extended Q&A period for members who had questions, primarily focused on population and housing, industries (emerging and largest), workforce readiness, jobs, homeownership affordability/cost of living, demands for municipal water and infrastructure, and local development trends. Several communities jumped in to validate concern for meeting the demand for improved infrastructure as a result of increased housing.

#### **4. Ongoing & Proposed Projects**

Senior Economic Development Planner, Nick Giaquinto provided a comprehensive update to the committee (wrapping up 2024) on proposed and ongoing projects that are underway within the ED department:

- 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. Application being submitted mid-December.
- Regional Commercial/Industrial Park Site Inventory - Study, (\$150K) EDA, Underway  
EDA award to develop Regional Site Inventory that identifies commercial/industrial areas to expand economic development opportunities. Priority areas established – next steps: collect data measuring potential for growth, format & design for Website user-capability.
- Plymouth Holtec Master Plan: 1,500 acres, fr. Nuclear Power plant site (\$335K), EDA  
Town procured Sasaki Associates through RFP process for conducting a Masterplan for the vacant portion of the Holtec property (former Pilgrim Nuclear Power Plant Station).
- Economic Development Administration (EDA) Success Story  
EDA undertaking promotional efforts for project success stories - chose to highlight OCPC for its successes and ongoing working collaboration with the agency.
- East Bridgewater, Business Assistance Project (\$153K), Underway  
Underway work with the Town of EB to carry out a business development initiative focused on strengthening its local economy. Survey initiative continues to garner responses from consumers and businesses, but being extended past the deadline.
- EPA Brownfields Assessment Grant (\$500K)  
Grant award being used for Phase 1&2 assessment work at contaminated sites. Approval from EPA for assessments of 4 different sites, with another 3 being vetted for eligibility, across 5 different communities. 3 of the 4 that have been approved by EPA have undergone assessment activities

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

The Q&A and discussion period following Laura Buckley's presentation continued into item 5 where further topics were discussed regarding industry needs, advocacy for pro-workforce legislation, and infrastructure, Next year in 2025, OCPC's economic development team (through



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CEDS) will create a new 5-year plan (2025-2030) for guiding regional economic development in the district.

## **6. New Business**

Under this Item, Nick Giaquinto (Senior Economic Development Planner, OCPC) provided a short update as to what can be expected in 2025 and expressed thanks to the board members for engaging in useful dialogue that will be used and considered throughout the development of the CEDS 2025-2030 document. Nick mentioned he will be reaching out to each member to confirm who will be staying on the committee in 2025. Mary Waldron (Executive Director, OCPC) expressed similar thanks and recognized Nick for his efforts coordinating the committee actions and meetings.

## **7. Meeting Adjourn**

Motion was made and properly seconded to end the meeting at 1:07PM.

Submitted by Nick Giaquinto, OCPC