



Rebecca Coletta, President | Mary Waldron, Executive Director

(508) 583-1833

70 School Street, Brockton, MA 02301

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Old Colony Economic Development Commission (EDC)

DRAFT MINUTES OF THE MEETING

Wednesday, February 5, 2025, 12 Noon

Hybrid Meeting – Members attending In Person & via Zoom

Attendance (Members):

John Jamoulis (Chair) – President, Cape Cod Café/Campello Business Association
Alysha Siciliano Perry (Vice-Chair) – Owner, Alluring Concepts
Jason Hunter – Executive Director, MassHire Greater Brockton Workforce Board
Dennis Lassige – Regional Manager, North Atlantic States Regional Council of Carpenters
Paul Vilela – Business Representative, North Atlantic States Regional Council of Carpenters
Stefanie Eaton – Associate Director of Facilities, Bridgewater State University
Susan Murray – Executive Director, SEED Corporation
Pamela McCarthy – Economic Development Director, Town of Stoughton
Debra Roberts – Selectwoman, Town of Stoughton
Andrea Burton – Project Manager of Southeast Region, Eversource
John Fay – Senior Economic Development Planner, City of Brockton
Valerie Massard, Town Planner, Town of Kingston
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
Michael Lamber – Transit Administrator, Brockton Area Transit
Shane O'Brien – Town Planner, Town of Bridgewater
Kyle Haas – Sales Director, Capgemini
Stefanie Danielson – Director of Planning & Economic Development, Town of Easton
Rick Jordan – Town Planner, Town of Avon
Charlie Seelig – Town Administrator, Town of East Bridgewater
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
Shawn Bailey – Senior Transportation Planner
Gooqiang Li – Principal Transportation Planner

MEETING MINUTES

1. Call to Order – Welcome from OCPC



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Without yet (at this point) having nominated Commission leadership, Nick Giaquinto (OCPC) opened up the meeting by ‘calling the meeting to order’ at 12:06pm. Hybrid meeting providing remote access via Zoom.

Nick kicked things off by explaining that 2025 is an important year for the Commission as the 2020-2025 plan has expired and a new document will be developed and ultimately approved by the Commission to serve as the agency’s official 5-year strategy (2025-2030). Nick also discussed the Economic Development department’s further efforts to diversify the Commission to better reflect the region’s economy – incorporating new business owners, including as leadership. Additionally, Mary Waldron (Executive Director) spoke to brief members on the ongoing struggles with respect to pauses on federal funding.

2. Round of Introductions

As the first meeting of the year, time was dedicated to allow for Commission members to introduce themselves, with new members providing more professional/background information about themselves than members who have served on the commission for some time.

3. Acceptance: Chair & Vice-Chair (Intros)

Nick thanked Jonathan Jamoulis and Alysha Siciliano-Perry for volunteering to serve as Chair and Vice-Chair of the Commission in 2025. After brief remarks on both of them, the process for moving to accept a Chair and Vice-Chair took place with individual voice-votes of a simple majority – both Jonathan and Alysha with successful unanimous votes to serve in each their roles. Chairman Jamoulis and Vice-Chairwoman Siciliano-Perry offered a quick thanks and welcome remarks about their interest in serving in these positions. After, Nick turned the meeting over to Jonathan to run through the rest of the agenda.

4. Acceptance: December 4th, 2024 Meeting Minutes

Chairman Jamoulis entertained motion to approve December 4th, 2024 meeting minutes from the previous year. A motion was made and properly seconded – Approved by Voice Vote of the full Commission.

5. Acceptance: 2025 Meeting Dates

Chairman Jamoulis outlined the EDC meeting dates for the rest of the year, and then held a simple voice-vote of the Commission to officially accept those dates to secure on everyone’s calendars. Nick chimed in after the vote to explain that these dates were carefully selected by the economic development team to coincide with the EDA’s timeline for having a new 5-year document approved in the Spring. Nick also stated that federal funding pauses could cause delays to that timeline, suggesting that in the event that should happen, OCPC would notify the Commission members and adjust scheduling accordingly.

6. Adoption: New Committee Name & 2025 Committee Terms of Reference



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Under this Item, Chairman Jamoulis had Nick Giaquinto explain the logic behind changing the name of the committee, pointing out that the term “CEDS Committee” has been incorrectly used for years, in that CEDS is the term we use to refer to the 5-year plan, not the body that oversees it. Nick also summarized some of the changes to the bylaws this year.

On this item, OCPC was seeking two separate votes to 1) approve the new name (Old Colony Economic Development Commission) which was selected through an online poll of members and 2) approve the new commission bylaws that are to go into effect for 2025. Pam McCarthy (Town of Stoughton) pointed out two sections of the bylaws that appear contradicting – the actual intent being that in instances where there is more than 1 representative of a community sitting on the Commission, only 1 vote should be cast. Nick and the Chairman agreed to table the item and have it corrected in time to vote on it at the next meeting.

7. Overview of CEDS & 2025-2030 Document Roadmap

During the meeting, Nick provided an overview of the OCPC's renewal process for its 5-year economic development blueprint, known as the Comprehensive Economic Development Strategy (CEDS). He explained that the current document is expiring, necessitating the creation of a new one by the anticipated April deadline set by the Economic Development Administration (EDA). As the OCPC region is an EDA-designated Economic Development District (EDD), it receives annual funding for economic development planning and project development, requiring a locally based, regionally-driven planning process involving collaboration with regional stakeholders.

Nick emphasized that the Old Colony Economic Development Commission is responsible for approving, overseeing, and implementing this strategy. He outlined the timeline, noting that consecutive monthly meetings from February to April are scheduled to share ongoing progress. Due to the limited time in meetings, input from the commission will be solicited via email between meetings. The new document will include a SWOT Analysis, Data Analysis, Goals & Objectives, and a project-based chapter citing short and long-term projects for communities to pursue. Nick highlighted that the document will be overhauled to be more streamlined, substantive, and appealing. He also mentioned potential impacts on the timeline due to funding freezes and court orders, assuring that any changes will be communicated and adjustments made accordingly. Nick concluded by opening the floor for questions and feedback.

8. Ongoing & Proposed EDA Projects / Other Economic Development Projects

Avon Sewer Ext. Design (\$2.6ML) \$1ML EDA, Proposed – Winter, 2024 – Application has been submitted. Don & Nick had expected to officially hear back from the EDA on this much earlier, but their Internal Review Committee (IRC) has undergone some changes and there's been



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some delay in the review stage. OCPC hoping to find out soon whether or not the application is on track for funding.

Regional Commercial/Industrial Park Site Inventory Study, (\$150K) EDA, Underway – Nick reported that the regional commercial/industrial site inventory project has made a lot of progress, adding that the project is being funded by the EDA to identify commercial/industrial areas that are suited for expansion or economic development opportunity across the region. Additionally, it was reported that all of the priority areas have been established, and data is still being collected that will help measure the sites potential for growth.

East Bridgewater, Business Assistance Project (\$153K), Underway – Nick reported that OCPC is still working with the Town to carry out the business development initiative focused on strengthening its local economy. At this point, a Priority Development Site Inventory has been created to pinpoint important parcels of land that could pose opportunity for new development, and the survey initiative for Businesses and Consumers has been completed that will help the Town foster a better commercial environment. Next steps were reported to be continued work on the Business Resource Guide.

EPA Brownfields Assessment Grant, Verdantas LLC contracted (\$500K), Underway – Nick reported that there's been a lot of progress on the Brownfields Assessment grant. To date, OCPC has 8 approved sites by the EPA with 1 still pending eligibility in Whitman, and a number of sites that have already undergone assessment activities including both phase 1s and phase 2s. Additionally, Nick reported that they just wrapped up Quarter 1 of Year 2, and at this point have eaten up roughly \$94,000 – which is approximately 20% of the budget.

9. Progress Report: SWOT Analysis 2025

Nick provided an update on the SWOT Analysis, noting that the complete draft was delayed due to a federal funding pause and related confusion. He mentioned that a working draft exists but is not ready for sharing. Nick explained that the data for the SWOT Analysis was collected from the Census (American Community Survey) and the state's workforce data hub through the Executive Office of Labor & Workforce Development. He emphasized that this data mining, which occurs every five years, is essential and will serve as a valuable resource for future projects.

Nick highlighted key findings from the data, including expected population growth and labor force growth in the short term, peaking around 2030 before a steady decline. He noted that the district trails the state average for people with a Bachelor's Degree or higher by 7%. The highest employed industries are Health Care & Social Assistance, Retail, Accommodation & Food Services, Construction, and Manufacturing. The highest paying jobs are in Wholesale, Finance & Insurance, Construction, Technical Services, and Manufacturing, with most sectors except



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Construction experiencing job loss over the past decade. Nick concluded by opening the floor for questions and feedback, encouraging participants to email any comments or questions later.

10. New Business

Paul Umano (OCPC) used this item as an opportunity to mention the One Stop Community for Growth application timeline – Indicating that the Expression of Interest period is open and are due by March 26th. Additionally, it was stated that Full Applications will be submitted between May 5th and June 4th.

Nick (OCPC) also used this item as an opportunity to talk about OCPC's upcoming Webinar (Feb 10th) conducted by the state's Executive office of Economic Development (EOED) to educate communities about the One Stop program and how to apply.

11. Meeting Adjourn

Chairman Jamoulis entertained a motion to adjourn the meeting at 12:57pm, supported by a vote of the full Commission.

Submitted by Nick Giaquinto, OCPC