



Rebecca Coletta, President | Mary Waldron, Executive Director

(508) 583-1833

70 School Street, Brockton, MA 02301

www.oldcolonyplanning.org

Old Colony Economic Development Commission (EDC)

DRAFT MINUTES OF THE MEETING

Wednesday, April 2, 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
John Murray – Director, MassHire Greater Brockton Career Center
Dottie Fulginiti – VP, South Region Community Investment, MassDevelopment
Mary Ellen DeFrias – Administrator, Greater Attleboro & Taunton Regional Transit Authority
Jeff Charnel – VP & Commercial Loan Officer, North Easton Savings Bank
Steve Cole – Executive Director, Plymouth Economic Development Foundation
Susan Murray – Executive Director, SEED Corporation
Pamela McCarthy – Economic Development Director, 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
Nicole Salvo – Assistant Town Planner, Town of Bridgewater
Cynthia Pendergast – Brockton Program Director, Neighborworks Housing Solutions
Joe Mech – Procurement Manager, Brockton Area Transit
Shane O'Brien – Town Planner, Town of Bridgewater
Rick Jordan – Town Planner, Town of Avon
Charlie Seelig – Town Administrator, Town of East Bridgewater

OCPC Staff Present:

Don Sullivan, Director, Economic Resiliency and Housing Equity
Nick Giaquinto, Senior Economic Development Planner
Matt Dyer – Senior Transportation Planner

Other:

Tracey Costa – LSP, Verdantas, LLC
Mark House – Program Manager, Verdantas, LLC
Stephen Egan – Owner, Egan Development/Realty Group
Stephen Egan Jr. – Owner, Egan Architects

MEETING MINUTES

1. Call to Order – Welcome / Intro



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Under this Item, Chairman Jamoulis called the meeting to order - both he and Nick Giaquinto provided an explanation for having canceled the March meeting, explaining that it's still unclear about the timeline of the new CEDS document, considering the potential for delays in the funding cycle for the Partnership Planning Grant from the EDA. Given that, it was thought that it might be too much to ask of folks to come back so soon in March after the February meeting. Following this – introductions by attendees took place by going around the room to each individual member.

2. Acceptance of February 5th, 2025 Meeting Minutes

Chairman Jamoulis entertained motion to approve February 5th, 2025 meeting minutes. A motion was made and properly seconded – Approved by Voice Vote of the full Commission.

3. Acceptance of 2025 Commission Terms of Reference

Chairman Jamoulis and Nick Giaquinto explained that there were 2 sections in the draft document that were a little confusing and contradictory. These were in Sections 2 and 9 of Article 2, which addressed “Membership” and “Voting.” A new corrected set of bylaws were put before the Commission making it clear that 1) membership allows for more than 1 member of the same community or organization, and 2) that in that scenario, only 1 of them would be able to vote on behalf of that group. A motion to approve was entertained and properly seconded – approved by Voice Vote of the full commission.

4. Presentation: Stephen Egan of Egan Development / Egan Realty Group, LLC

Chairman Jamoulis and Nick Giaquinto warmly welcomed Stephen Egan, emphasizing the significance of his successful projects throughout the region. They underscored how these initiatives have contributed to economic development and discussed the potential transformative impact of similar projects across the OCPC district. Stephen Egan then took the floor, delivering an in-depth presentation on his mixed-use developments in Hanson and Whitman. He provided valuable insights into the development industry, the local real estate market, and the challenges encountered along the way. The session concluded with a dynamic discussion among members, who engaged Egan with questions regarding vacancy rates, project costs, obstacles faced, and the growing demand for mixed-use development in the region.

5. Ongoing & Proposed EDA Projects + Other Economic Development Projects

Chairman Jamoulis turned the meeting over to Nick Giaquinto to update the Commission on ongoing projects with EDA and other programs OCPC has recently taken on:

Avon Sewer Ext. Design (\$2.5ML - EDA 1.25ML) - Project for design and engineering through the EDA – application is still pending, OCPC has had dialogue with EDA, and are trying to tie up some loose ends before they can communicate a decision. Currently working to address some administrative issues.



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Plymouth/Holtec Master Plan: Fr. Nuclear Power plant site (\$335K) EDA - Master Plan for the former site of Pilgrim Nuclear Power – The planning process with Sasaki (consultant) continues, with public forums and preliminary conceptual development plans for the area.

Easton Sewer Ext. Design (\$3.2ML - EDA \$1.5ML) - The Town and Brockton have signed an IMA (inter-municipal agreement) to bring sewer service to Easton. This is in its infancy stages, but there is an open dialogue with Easton to begin preparing a future application to the EDA for Design and Engineering

Massachusetts Technology Collaborative (Rt. 24 Corridor Tech Hub) – Nick Giaquinto gave a detailed presentation on a new grant OCPC has applied for through the Massachusetts Technology Collaborative to establish a "Tech Hub" designation along the Rt. 24 corridor. Between Avon and Bridgewater (including communities in between - Brockton, Easton, Stoughton, and West Bridgewater), there are 50-60 advanced manufacturing companies along that particular stretch of highway. OCPC has applied for the "Strategy Development Grant" which will provide \$100,000 to assist the region 1) Identify and assess regional assets, industry strengths, and innovation opportunities, 2) Develop a strategic plan to guide future investments in infrastructure, workforce training, and business growth, and 3) strengthen collaboration all around.

**The East Bridgewater Business Assistance Project and EPA Brownfields project were not discussed as the Commission was approaching the 1-hour mark.

6. CEDS Progress Report: SWOT Analysis & Regional Projects Lists

As part of this agenda item, Chairman Jamoulis transitioned the discussion to Nick Giaquinto, who provided an overview of the draft SWOT Analysis developed for the 2025-2030 CEDS document. Nick explained that the analysis compiles valuable data serving as key indicators, offering insights into important regional narratives. Key findings from the data highlighted several considerations: the need for economic diversification, relatively low wages compared to state levels, higher-than-average household incomes, lower rates of educational attainment (bachelor's degree or higher), insufficient water and sewer infrastructure limiting regional development, and opportunities to foster new growth by leveraging existing natural assets.

7. New Business/Updates from Members

Neither Chairman Jamoulis or anyone at OCPC had any items to discuss under new business, and opened the item up to the rest of the commission to share anything relevant. Vice-Chair Alysha Sicilano-Perry offered some news regarding Pembroke Center, specifically the proposed mixed-use development at 7 Mattakeeset Street (former Shepard Funeral Home) which will feature a ground-floor restaurant, now with no age-restricted units.

8. Meeting Adjourn



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Chairman Jamoulis entertained a motion to adjourn the meeting at 12:59pm, supported by a vote of the full Commission.

**Submitted by Nick Giaquinto, OCPC