

# 2021 Annual Report

## Berkshire County CEDS 2017-2022

Submitted to the U.S. Economic Development Administration on December 15, 2021



**BRPC**

Berkshire Regional Planning Commission



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# Performance Progress Report

**Grantee:** Berkshire Regional Planning Commission

**Project Title:** Berkshire County CEDS 2017-2022

**Project Number:** n/a

**CEDS Performance Year:** 2021

**Reporting Period End Date:** December 31, 2021

**Report Prepared By:** Laura Brennan, Economic Development Program Manager

**Five-year CEDS Time Period:** 2017-2022

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**B**erkshire Regional Planning Commission (BRPC) is the designated regional planning agency for the thirty towns and two cities in Berkshire County, Massachusetts. In 2017, BRPC staff under the direction and guidance of the CEDS Committee developed a comprehensive economic development strategy for the Berkshire Region (2017-2022 Berkshire CEDS).

The 2017-2022 Berkshire CEDS analyzes regional demographics, infrastructure, economic sectors, and economic development efforts. It also discusses Strengths, Weaknesses, Opportunities and Threats for the region (SWOT analysis), and identifies economic development goals and objectives, priority projects deemed vital to the region, and performance measures by which to gauge implementation of the 2017-2022 CEDS. In short, it serves as a guide for establishing, implementing and tracking regional economic goals, objectives and priorities.

Economic Development Administration (EDA) regulations (13 CFR 303.6 (C)) require Planning Organizations to submit an updated CEDS performance report on an annual basis. The CEDS Committee is pleased to submit its 2021 Annual Performance Report (Report) to the EDA. Funding was provided for this planning effort by the Massachusetts Department of Housing and Community Development through the District Local Technical Assistance Program, and the Berkshire Regional Planning Commission.

This report discusses existing regional conditions and trends, provides updates on the region's progress towards reaching its goals and objectives and provides information relevant to the performance measures set forth in the 2017-2022 Berkshire CEDS. The report also includes updates for the economic development projects listed on the Priority Project List. Significant progress has been made toward a number of 2017-2022 CEDS Goals, as evidenced by the Representative Activities listed herein.

The 2021 Annual Report was endorsed by the Berkshire CEDS Committee on September 29, 2021, and by the Berkshire Regional Planning Commission on November 18, 2021.

# Section 1: Regional CEDS Performance

## Performance Measures

The 2017-2022 Berkshire CEDS includes performance measures to enable the CEDS Committee to track progress in the region and to assess the effectiveness of 2017-2022 Berkshire CEDS. Throughout this document, the performance measures identified in the CEDS are applied to track progress made in the region over the last year.

The performance measures are:

1. Change in total employment for the region  
*See Section 1, Labor Force & Unemployment*
2. Change in median household income and median family income for the region  
*See Section 1, Median Household Income*
3. Change in number of young adults in the labor force  
*See Section 1, Age Structure of the Labor Force*
4. Change in per capita income  
*See Section 1, Per Capita Income, as well as Appendix B*
5. Identify investments in the region, including amount, public or private and industry sector  
*See Section 2, Goal #5 Summary of Accomplishments, as well as Appendix G*
6. Identify investments in the region's transportation network  
*See Section 2, Goal #3 Summary of Accomplishments*
7. Identify investments in municipal infrastructure that support economic development  
*See Section 2, Goal #3 Summary of Accomplishments*
8. Number of active business incubators, co-working spaces, and maker spaces in the region  
*See Section 2, Goal #2 Summary of Accomplishments*
9. Number of households with access to fiber optic cable  
*See Section 2, Goal #3 Summary of Accomplishments*
10. Identify instances of regional collaboration on economic development activities  
*See Section 2, Goal #4 Summary of Accomplishments*
11. Number of workforce trainings held in identified industry or occupational clusters  
*See Section 2, Goals #1 and #2 Summary of Accomplishments*
12. Brief assessment of the region's economic resilience  
*See Section 3, Challenges & Mitigation - Regional Economic Resilience, as well as Appendix F: COVID-19 Addendum - Economic Impact through mid-2021*

## Economic Conditions and Trends

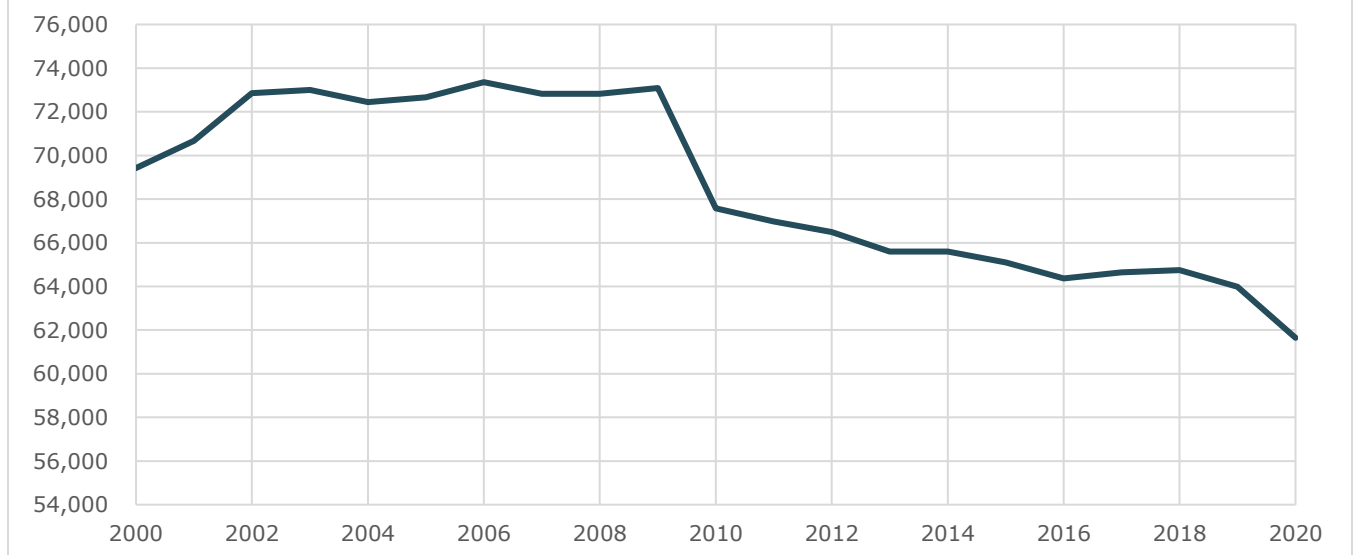
This section includes updated information on median household income, employment statistics, economic sector information, and a summary of the areas in Berkshire County that meet EDA's distress criteria.

### Labor Force

Between 2019 and 2020, the labor force in Berkshire County decreased by 2,335 people (3.6%) from 63,980 to 61,645. The labor force remained 7,777 (11.2%) below 2000 levels of 69,422 people, and 11,712 people (16%) below the peak level of 73,357 people, reached in 2006. Although Berkshire County's labor force has been

declining steadily over the past decade, the comparatively sharp drop between 2019 and 2020 can likely be attributed to the economic conditions created by the COVID-19 pandemic and resembles the fall that occurred following the 2009 Great Financial Crisis. See *Figure 1*.

Figure 1. Berkshire County Labor Force, 2000 - 2020



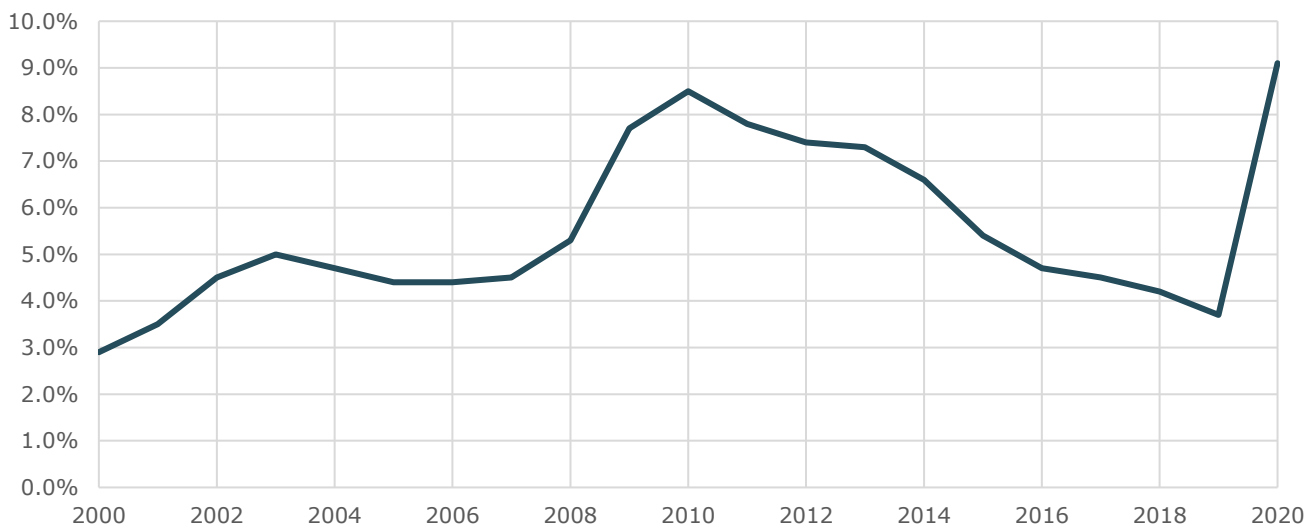
Source(s): MA Dept. of Unemployment Assistance, Labor Market Information.

### Unemployment

Berkshire County's unemployment rate in 2020 was 9.1%. In addition to being 5.4 percentage points (146%) higher than the 2019 unemployment rate of 3.7%, the 2020 unemployment rate was the highest Berkshire County has seen in recent history, exceeding the previous peak rate of 8.5% in 2010 by 0.6 percentage points (7.1%). Clearly, this unprecedented spike can be explained by the

economic conditions created by the COVID-19 pandemic, with many people in the region unable to work due to mandatory lockdown measures, and others losing their jobs as the County's economically significant tourism and recreation sectors suffered. Early 2021 figures indicate that unemployment has abated somewhat, but rates still remain far above 2019 levels. See *Figure 2*.

Figure 2. Berkshire County Unemployment Rate, 2000 - 2020



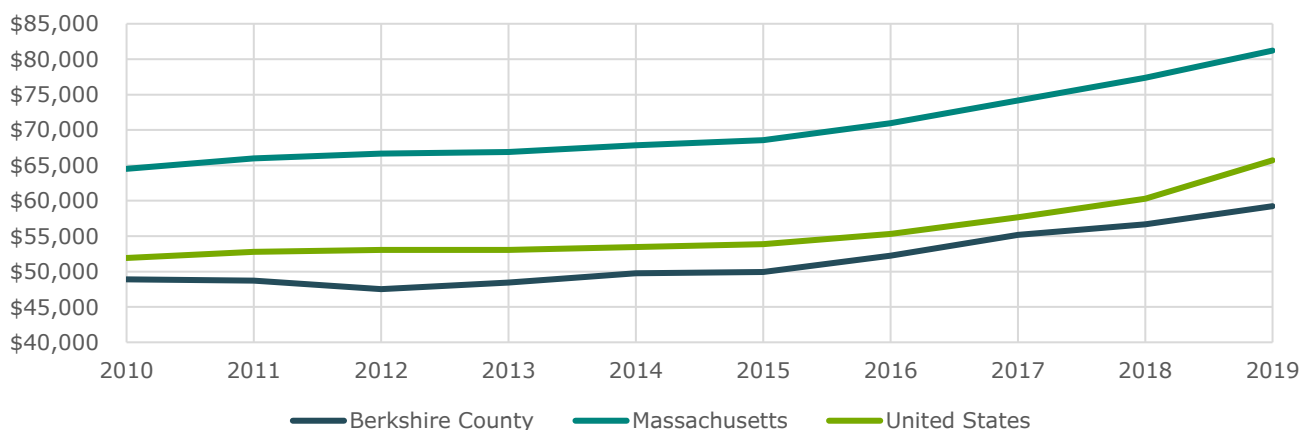
Source(s): MA Dept. of Unemployment Assistance, Labor Market Information.

### Median Household Income

The median household income for Berkshire County in 2019 was \$59,230. This was a \$2,556 (4.5%) increase over the 2018 median household income of \$56,674. Median household income in Berkshire County continues to lag behind the corresponding national and statewide measures, with the median American household earning \$65,712 in 2019 and the median Massachusetts

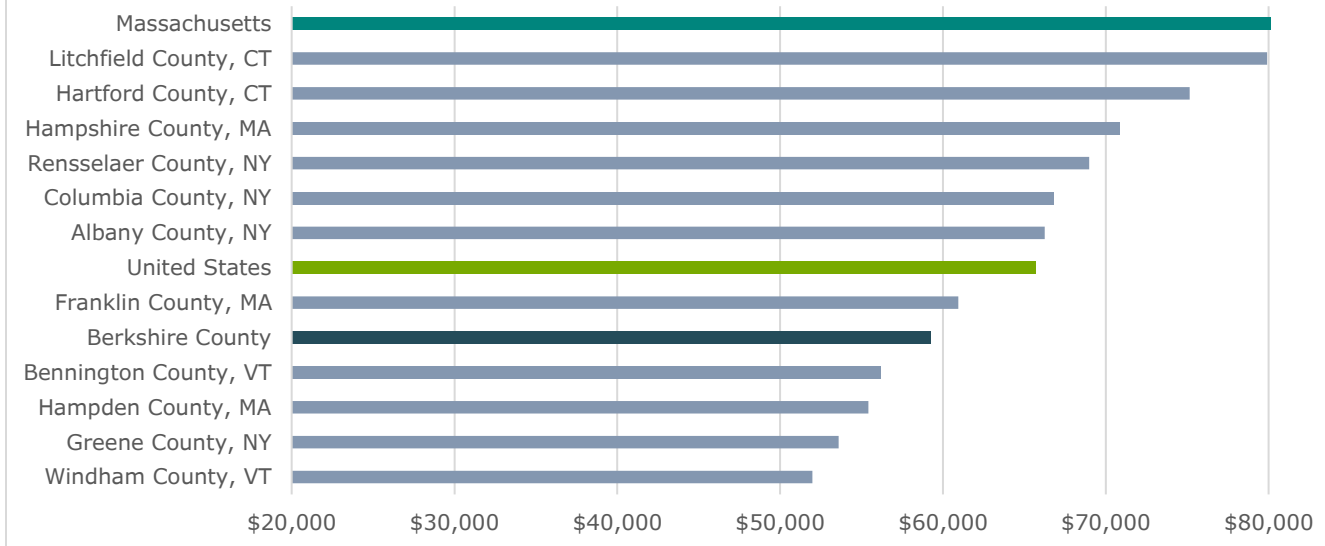
household earning \$81,215. *See Figure 3.* Berkshire County's median household income for 2019 remained lower than that of most neighboring counties, with only Vermont's Bennington and Windham Counties, Massachusetts' Hampden County, and New York's Greene County having lower median household incomes. *See Figure 4.*

Figure 3. Median Household Income, 2010 - 2019



Source(s): US Census Bureau, American Community Survey, 5-Year Estimates (2015-2019), Table S1901.

Figure 4. Median Household Income, 2019

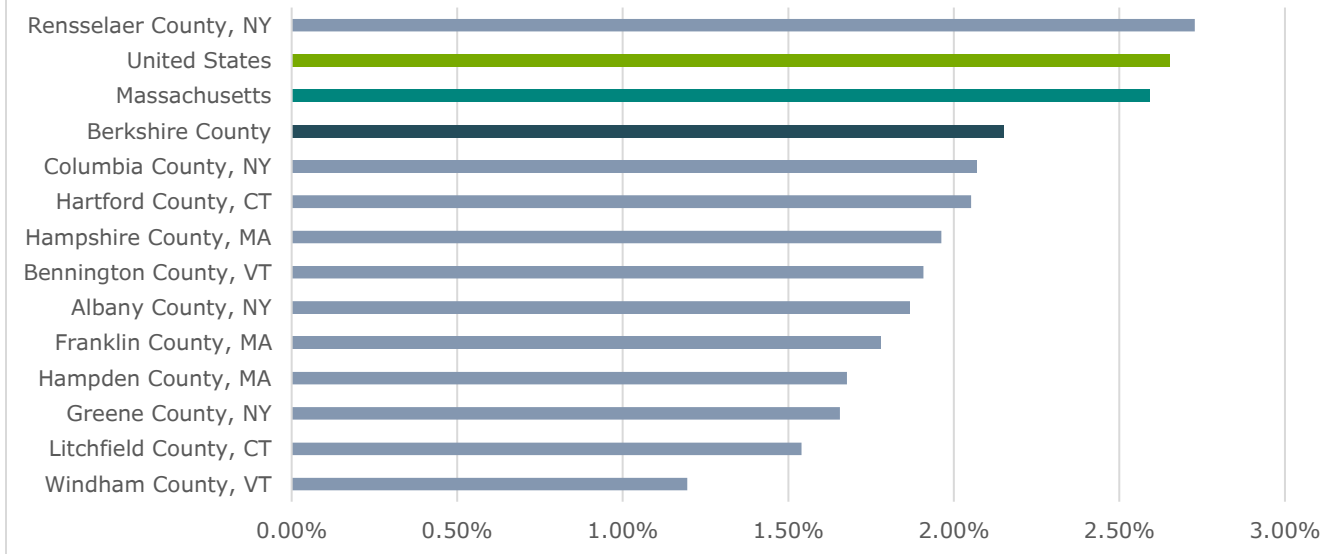


Source(s): US Census Bureau, American Community Survey, 5-Year Estimates (2015-2019), Table S1901.

Between 2010 and 2019, the average annual growth rate of the median household income in Berkshire County was 2.15%. This was slightly lower than the national rate of 2.65% and the statewide rate of 2.59%. In this respect,

Berkshire County fared better than nearly all neighboring counties, with only New York's Rensselaer County having a higher average growth rate over the same period. See Figure 5.

Figure 5. Median Household Income Annual Growth, 2010 - 2019



Source(s): US Census Bureau, American Community Survey, 5-Year Estimates (2006 – 2010: 2015-2019), Table S1901.

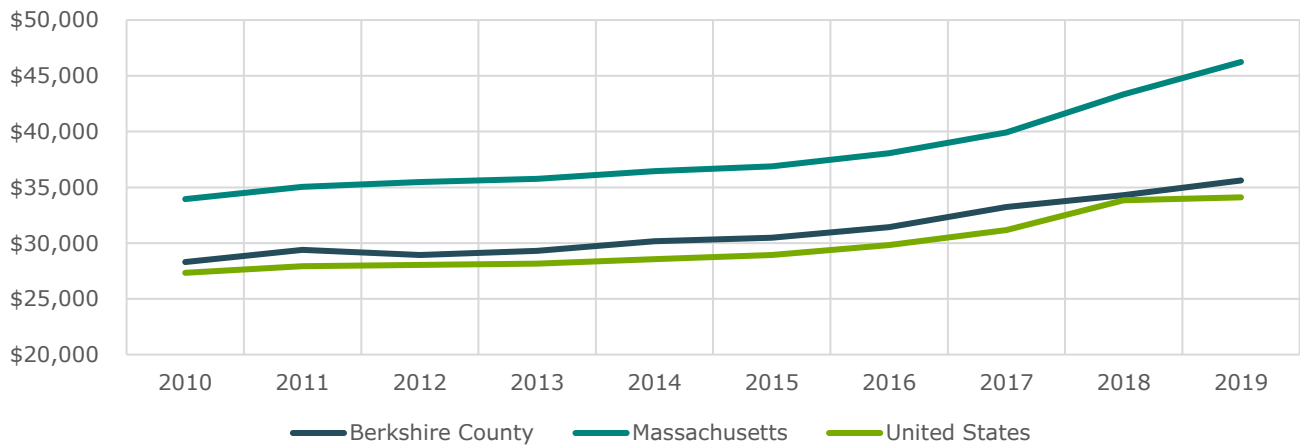


## Per Capita Income

The per capita income for Berkshire County in 2019 was \$35,616. This was \$1,329 (3.9%) higher than the 2018 per capita income of \$34,287. Berkshire County's 2019 per capita income was \$1,513 (4.4%) higher than the national per capita income of \$34,103, but \$10,625 (23%) lower than

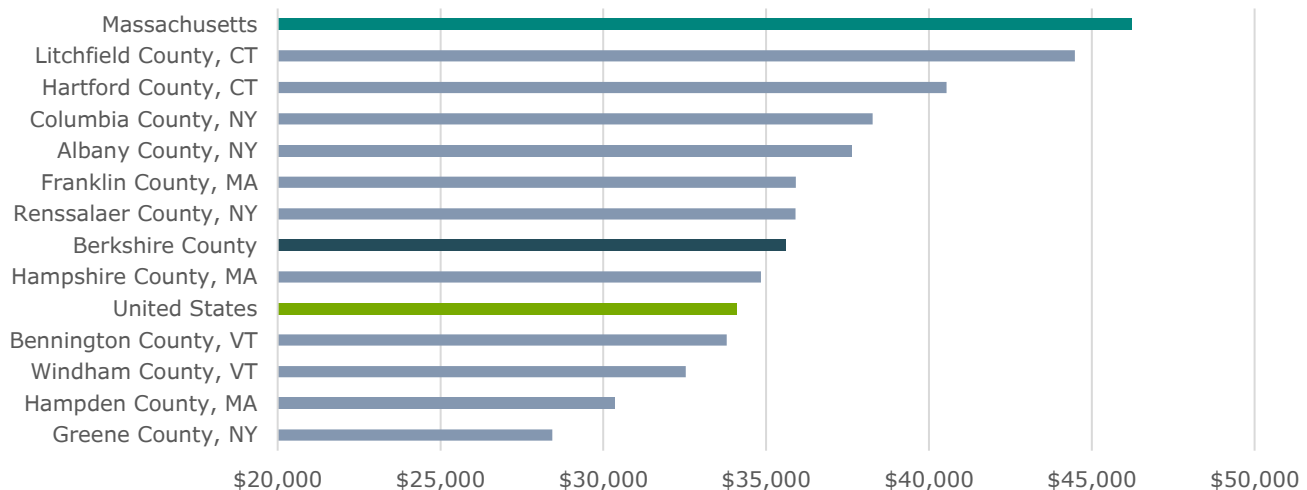
Massachusetts' per capita income of \$46,241. See *Figure 6*. Berkshire County's 2019 per capita income was approximately average among the surrounding counties, being higher than that of 5 of the 11 neighboring counties and lower than that of 6 of the 11. See *Figure 7*.

Figure 6. Per Capita Income, 2010 - 2019



Source(s): US Census Bureau, American Community Survey, 5-Year Estimates (2015–2019), Table B19301.

Figure 7. Per Capita Income, 2019

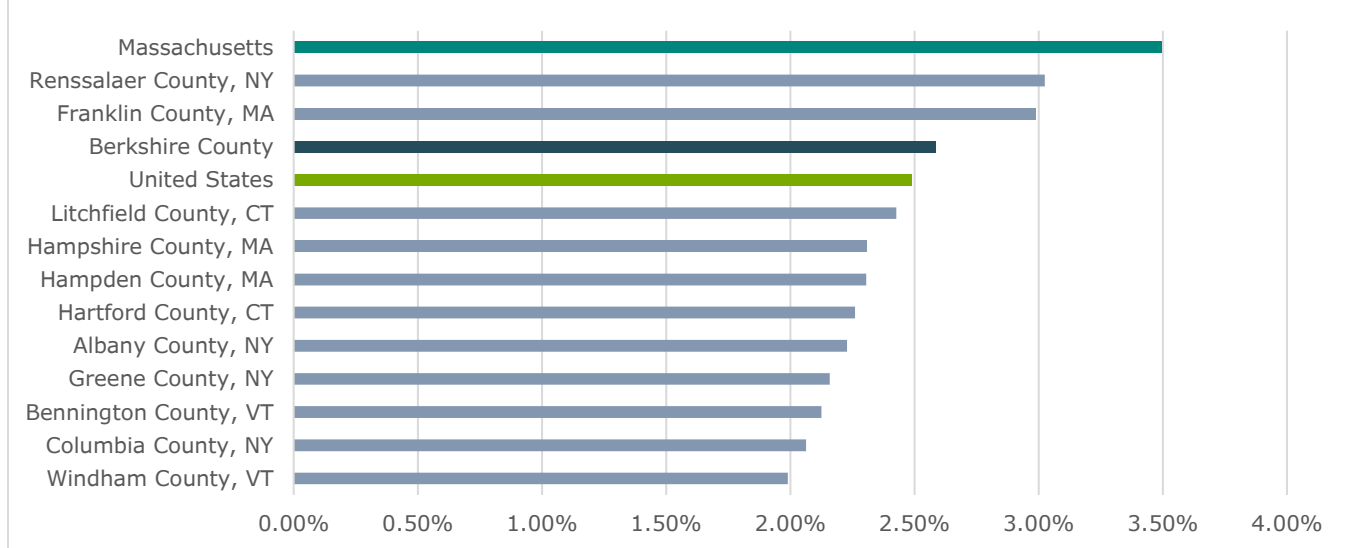


Source(s): US Census Bureau, American Community Survey, 5-Year Estimates (2015–2019), Table B19301.

Between 2010 and 2019, the average annual growth rate of Berkshire County's per capita income was 2.59%. This was lower than Massachusetts' average annual growth rate of 3.49% and slightly higher than the national average annual growth rate of 2.49%. Additionally,

Berkshire County had one of the highest average annual growth rates in per capita income among neighboring counties, with only New York's Rensselaer County and Massachusetts' Franklin County having higher average growth rates. See *Figure 8*.

**Figure 8. Per Capita Income Annual Growth, 2010 - 2019**



Source: US Census Bureau, American Community Survey, 5-Year Estimates (2006–2010: 2015–2019), Table B19301.

### Labor Force Age Distribution

In 2019, the Berkshire County labor force continued to trend older than that of both Massachusetts and the United States, with 9.7% of Berkshire County's total workforce 65 years old or older. This is approximately 50% higher than the portion of the Massachusetts workforce made up by this age cohort, and nearly twice as high as the national figure. However, one welcome development is that the portion of Berkshire

County's workforce comprised by the youngest age cohort actually grew over the course of the decade, increasing from 13.5% in 2010 to 15% in 2019. This trend was opposite those of Massachusetts and the United States, where the portions of the workforce comprised by the youngest age cohort decreased between 2010 and 2019. See *Table 1*.

**Table 1. Labor Force by Age Cohorts, 2010, 2015, 2019**

| Berkshire County | 2010  | 2015  | 2019  |
|------------------|-------|-------|-------|
| 16 – 24          | 13.5% | 13.9% | 15.0% |
| 25 – 44          | 36.7% | 34.6% | 33.2% |
| 45 – 64          | 43.9% | 44.3% | 42.2% |

|               |       |       |       |
|---------------|-------|-------|-------|
| 65 and Older  | 5.9%  | 7.2%  | 9.7%  |
| Massachusetts | 2010  | 2015  | 2019  |
| 16 – 24       | 14.5% | 14.4% | 13.9% |
| 25 – 44       | 42.3% | 40.7% | 41.1% |
| 45 – 64       | 38.8% | 39.4% | 42.1% |
| 65 and Older  | 4.4%  | 5.5%  | 6.5%  |
| United States | 2010  | 2015  | 2019  |
| 16 – 24       | 15.1% | 14.4% | 14.0% |
| 25 – 44       | 43.9% | 42.9% | 43.3% |
| 45 – 64       | 37.2% | 37.8% | 37.1% |
| 65 and Older  | 3.9%  | 4.7%  | 5.5%  |

Source(s): U.S. Census Bureau, American Community Survey, 5-Year Estimates (2006-2010: 2015-2019), Table S2301.

### Key Industry Sectors by Employment and Average Weekly Wage

The Berkshire County industries with the highest average monthly employment in 2020 were Healthcare and Social Assistance, Retail Trade, Educational Services, Accommodation and Food Services, and Manufacturing. Together, these five industries employed 33,918 people and accounted for more than half of the monthly average of 54,006 people employed across all industries in the region.

Of these five industries, three had average weekly wages below the median average weekly wage of \$1,093, including Healthcare and Social Assistance, and Retail Trade, the two industries

commanding the largest shares of employment. Additionally, Retail Trade and Accommodation and Food Services had among the lowest average weekly wages, far below the median. *See Table 2.*

The five industries with the highest average weekly wages in 2020 were Utilities, Finance and Insurance, Professional and Technical Services, Information, and Wholesale Trade, with average weekly wages ranging from \$1,909 to \$1,304. Of these industries, all but Professional and Technical Services had average monthly employments below the median average monthly employment figure of 1,723. *See Table 3.*

Table 2. Top Industries by Monthly Employment, Berkshire County, 2020

| Industry                                  | Average Monthly Employment | Average Weekly Wage | Rank in Average Weekly Wage |
|-------------------------------------------|----------------------------|---------------------|-----------------------------|
| NAICS 62 Healthcare and Social Assistance | 11,918                     | \$1,080             | 11/20                       |
| NAICS 44-45 Retail Trade                  | 6,970                      | \$685               | 18/20                       |
| NAICS 61 Educational Services             | 6,548                      | \$1,160             | 9/20                        |
| NAICS 71 Accommodation and Food Services  | 5,022                      | \$486               | 20/20                       |
| NAICS 31-33 Manufacturing                 | 3,460                      | \$1,271             | 7/20                        |

Source(s): MA Dept. of Unemployment Assistance, Employment and Wages (ES-202).

Table 3. Top Industries by Average Weekly Wages, Berkshire County, 2020

| Industry                                     | Average Weekly Wage | Average Monthly Employment | Rank in Average Monthly Employment |
|----------------------------------------------|---------------------|----------------------------|------------------------------------|
| NAICS 22 Utilities                           | \$1,909             | 283                        | 17/20                              |
| NAICS 52 Finance and Insurance               | \$1,766             | 1,737                      | 10/20                              |
| NAICS 54 Professional and Technical Services | \$1,650             | 2,835                      | 7/20                               |
| NAICS 51 Information                         | \$1,514             | 990                        | 15/20                              |
| NAICS 42 Wholesale Trade                     | \$1,304             | 1,093                      | 13/20                              |

Source(s): MA Dept. of Unemployment Assistance, Employment and Wages (ES-202).

### Average Annual Pay by Industry

Berkshire County workers on average earned significantly less per year relative to workers in other regions. For every single industry sector, the average annual pay per employee was less in Berkshire County than it was in Massachusetts.

This mostly holds when Berkshire County is compared to the United States, with the only exceptions being Educational Services and Accommodation and Food Services, in which Berkshire County workers made more than their

national counterparts, and Health Care and Social Assistance, where earnings are approximately equal. *See Table 4.*

We find that not only was regional employment concentrated in those sectors with comparatively lower weekly earnings, but Berkshire County

employees commanded lower wages on average than those in other parts of the state and nation. Taken together, these factors contributed to Berkshire County's relatively low median household income.

**Table 4. Average Annual Pay by NAICS Sector, Berkshire County, Massachusetts, and United States, 2020**

| Industry                                               | Berkshire County | Massachusetts | United States |
|--------------------------------------------------------|------------------|---------------|---------------|
| NAICS 11 Agriculture, Forestry, Fishing, and Hunting   | \$36,608         | \$63,024      | \$39,894      |
| NAICS 21 Mining, Quarrying, and Oil and Gas Extraction | \$57,460         | \$82,056      | \$110,262     |
| NAICS 22 Utilities                                     | \$99,268         | \$125,008     | \$105,538     |
| NAICS 23 Construction                                  | \$62,608         | \$84,448      | \$67,096      |
| NAICS 31-33 Manufacturing                              | \$66,092         | \$96,096      | \$73,452      |
| NAICS 42 Wholesale Trade                               | \$67,808         | \$110,552     | \$84,220      |
| NAICS 44-45 Retail Trade                               | \$35,620         | \$41,236      | \$36,746      |
| NAICS 48-49 Transportation and Warehousing             | \$46,644         | \$61,412      | \$56,934      |
| NAICS 51 Information                                   | \$78,728         | \$140,556     | \$131,746     |
| NAICS 52 Finance and Insurance                         | \$91,832         | \$176,852     | \$121,392     |
| NAICS 53 Real Estate and Rental and Leasing            | \$47,268         | \$92,040      | \$64,995      |
| NAICS 54 Professional and Technical Services           | \$85,800         | \$152,568     | \$106,912     |

|                                                       |          |           |           |
|-------------------------------------------------------|----------|-----------|-----------|
| NAICS 55 Management of Companies and Enterprises      | \$67,288 | \$146,068 | \$132,370 |
| NAICS 56 Administrative and Waste Services            | \$45,656 | \$56,524  | \$46,532  |
| NAICS 61 Educational Services                         | \$60,320 | \$69,992  | \$56,280  |
| NAICS 62 Health Care and Social Assistance            | \$56,160 | \$62,296  | \$56,330  |
| NAICS 71 Arts, Entertainment, and Recreation          | \$34,840 | \$46,124  | \$44,600  |
| NAICS 72 Accommodation and Food Services              | \$25,272 | \$27,404  | \$22,918  |
| NAICS 81 Other Services, Except Public Administration | \$37,544 | \$46,228  | \$44,142  |
| NAICS 92 Public Administration                        | \$53,612 | \$83,356  | \$70,192  |

Source(s): MA Dept. of Unemployment Assistance, Employment and Wages (ES-202); US Bureau of Labor Statistics, Quarterly Census of Employment and Wages (2020).

### Industrial Concentration

Industrial concentration may be measured using location quotients (LQs), which compute how much more or less concentrated a particular industry is in region A compared to region B. An LQ greater than 1.0 implies greater concentration in region A, whereas an LQ below 1.0 indicates the opposite. LQs greater than 1.0 bear review and may reveal unique aspects of a regional economy. We compute LQs comparing Berkshire County to the United States for each NAICS sector according to number of establishments, employment, and wages commanded by each industry.

According to this metric, Berkshire County demonstrates high levels of establishment, employment, and wage concentration in Educational Services, Arts, Entertainment, and Recreation, Health Care and Social Assistance, and Accommodation and Food Services. Conversely, Berkshire County demonstrates low levels of concentration in Mining, Quarrying, and Oil and Gas Extraction, Management of Companies and Enterprises, Wholesale Trade, and Transportation and Warehousing. *See Table 5.*

**Table 5. Location Quotients by NAICS Sector, Berkshire County vs. United States, 2020**

| Industry                                               | Establishment LQ | Employment LQ | Wages LQ |
|--------------------------------------------------------|------------------|---------------|----------|
| NAICS 11 Agriculture, Forestry, Fishing, and Hunting   | 0.63             | 0.58          | 0.54     |
| NAICS 21 Mining, Quarrying, and Oil and Gas Extraction | 0.21             | 0.34          | 0.37     |
| NAICS 22 Utilities                                     | 1.01             | 0.90          | 1.06     |
| NAICS 23 Construction                                  | 1.22             | 1.09          | 1.25     |
| NAICS 31-33 Manufacturing                              | 0.79             | 0.73          | 0.82     |
| NAICS 42 Wholesale Trade                               | 0.48             | 0.50          | 0.33     |
| NAICS 44-45 Retail Trade                               | 1.40             | 1.21          | 1.08     |
| NAICS 48-49 Transportation and Warehousing             | 0.41             | 0.42          | 0.59     |
| NAICS 51 Information                                   | 0.64             | 0.90          | 0.91     |
| NAICS 52 Finance and Insurance                         | 0.66             | 0.74          | 0.63     |
| NAICS 53 Real Estate and Rental and Leasing            | 0.52             | 0.60          | 0.55     |
| NAICS 54 Professional and Technical Services           | 0.73             | 0.76          | 0.59     |
| NAICS 55 Management of Companies and Enterprises       | 0.16             | 0.27          | 0.35     |
| NAICS 56 Administrative and Waste Services             | 0.75             | 0.64          | 0.86     |

|                                                       |      |      |      |
|-------------------------------------------------------|------|------|------|
| NAICS 61 Educational Services                         | 1.78 | 1.39 | 0.98 |
| NAICS 62 Health Care and Social Assistance            | 1.69 | 1.42 | 1.64 |
| NAICS 71 Arts, Entertainment, and Recreation          | 1.60 | 1.72 | 1.36 |
| NAICS 72 Accommodation and Food Services              | 1.52 | 1.16 | 1.21 |
| NAICS 81 Other Services, Except Public Administration | 1.12 | 1.10 | 0.91 |
| NAICS 92 Public Administration                        | 0.82 | 0.91 | 2.35 |

Source(s): MA Dept. of Unemployment Assistance, Employment and Wages (ES-202); US Bureau of Labor Statistics, Quarterly Census of Employment and Wages (2020).



## Areas Meeting EDA Economic Distress Criteria

### **Unemployment – 13 CFR 301.3(a)(i)**

As of the most recently available data, six (6) individual municipalities in Berkshire County (Adams, Becket, Hinsdale, Lenox, North Adams, and Pittsfield) continue to have a 24-month average unemployment rate at least one (1) percentage point greater than the national 24-month average of 6.7%. Using 24-month unemployment averages through October 2021, **the county's average also meets the criteria of being at least one (1) percentage point greater than the national average.** Please see Appendix "A" for more information.

### **Per Capita Income – 13 CFR 301.3(a)(ii)**

As of the most recently available data, seven (7) census tracts in Berkshire County have a per capita income that is eighty (80) percent or less of the national average. Four (4) of these tracts are located in the City of Pittsfield and three (3) in the City of North Adams. Census Tract 9213.00 in the City of North Adams was eligible under the per capita income criterion at the time of the 2020 CEDS Annual Report but is ineligible at the time of writing. Please see Appendix "B" for addition information.

### **Economic Distress Criteria Map**

Please see Appendix "C" for a map of the eligible areas.

## Section 2: Report on Economic Development Activities

The 2017-2022 Berkshire CEDS sets forth six goals and objectives for the region. This section highlights the activities undertaken over the last 12 months to help the region meet these goals and objectives.

### Goal # 1: Talent & Workforce

To stabilize and strengthen the region's workforce in order to meet the evolving needs of employers in the region.

#### Representative Activities:

- ✓ 1Berkshire continues to host "the jobs thing", the first Berkshire County exclusive jobs portal which only hosts positions that pay the equivalent of \$40,000+ a year and promotes job opportunities both inside and outside Berkshire County using digital targeting. Since its launch in July of 2018, it has hosted over 650 high paying jobs, seen over 250,000 site visits, more than 80,000 unique users, and over 6,000,000 digital impressions.
- ✓ The Berkshire Workforce Board secured \$165,000 to train 50 un/underemployed residents in entry-level manufacturing. Training was provided by McCann Tech, Berkshire Community College and the Berkshire Innovation Center. The job placement rate is 73%.
- ✓ Berkshire Workforce Board secured \$225,000 in a healthcare grant to train 70 nursing assistants and established on-line training and day-time training programs. Training was provided by Berkshire Health Systems, Berkshire Healthcare Systems, and Berkshire Community College. The job placement rate is 63%.
- ✓ Berkshire Workforce Board secured \$250,000 in Healthcare Hubs resources to establish medical assistant and nursing assistant training.
- ✓ Berkshire Community College secured \$125,000 to implement a Fast-Track Hospitality training, 25 graduated in mid-2021. Future iterations of this program will include cohorts for Spanish speaking students.
- ✓ BCC has been awarded a \$400,000 grant by the Massachusetts Skills Capital Grant Program to support the Berkshire Culinary Institute. The capital grant will finance a host of new equipment, which will replace all equipment in the former teaching kitchen and transform it into a specialty bakeshop. Mill Town Capital and Currency Coffee have also pledged support to the program through internships, equipment, and consulting services. Construction at the college has also begun to transform a large portion of the former cafeteria into the new culinary space. This combined footprint will allow room for catering preparation, cooking labs, and classrooms, which will be available to students and the community for events and workshops. Class sizes will be small, averaging about 15 students per class.

- ✓ The Berkshire Workforce Board (BWB) issued an annual Berkshire Workforce Blueprint which identifies the region's critical (largest number of people employed) and emerging (signs of growth) industries.
- ✓ MassHire Berkshire Career Center leveraged \$2M which assisted 2,078 people and 568 companies with their workforce needs during FY21.
- ✓ BWB worked with all public middle and high schools and leveraged \$287,000 to connect K-12 youth with career readiness and career exploration activities. More than 2,500 students participated in activities and 384 in high school internships.
- ✓ The MassHire Berkshire Workforce Board facilitated the Workforce Skills Cabinet consisting of economic, workforce and education partners which generated assets, opportunities and initiatives, as well as creating strategic benchmarks for further development within the regional workforce landscape.
- ✓ The Berkshire Business Interns program, developed by Lever, Inc. placed 24 interns during the summer of 2021 at 9 leading Berkshire organizations, in full-time, 10-week, paid internship positions. Approximately ¼ of these interns worked partially or fully remotely. As workplace conditions stabilize, Lever anticipates substantial growth of this program in coming years.
- ✓ The Nonprofit Center of the Berkshires (NPC) provides professional development for nonprofit staff in Berkshire County. It hosts a Listserve where anyone can post nonprofit job opportunities. Peer support meetings for Executive Directors are held every other week via Zoom. The NPC coordinates consultants to teach workshops or hold "office hours," often resulting in paid gigs. A Business-to-Nonprofit Virtual Resource Directory was created. Additionally, the NPC promotes volunteerism as a healthy community initiative and potential precursor to employment. This is done via an annual publication called the Giving Back guide, a web site called GiveBackBerkshires.org, and volunteer fairs.
- ✓ 1Berkshire, in partnership with the Berkshire Immigrant Center, continues to run an Immigrant Business Support program that will provide targeted support for immigrant owned and operated businesses around the Berkshires.

## Goal # 2: Entrepreneurship & Innovation

To create a diverse and robust business and entrepreneurial environment that encourages innovation and drives economic growth and opportunity.

### **Representative Activities:**

- ✓ The Berkshire Innovation Center (BIC) held its grand opening on February 28, 2020. The BIC is an independent non-profit that offers shared access to world-class R&D facilities and equipment, interactive training and conferencing facilities, and advanced technology for manufacturers and other technology enabled companies. Since the pandemic, the BIC has worked with members to share best practices and pivot their operations to meet the PPE crisis, address supply chain deficiencies, and implement cutting edge industry 4.0 technologies. Cognizant of the region's need

for a pipeline of talent the BIC has launched a number of programs geared at high school juniors and seniors and has worked closely with regional colleges and universities to build awareness of the job opportunities in the Berkshires. BIC members have also launched an industry led peer-to-peer continuous improvement consortium and are poised to launch an industry led training and apprenticeship program. In addition to a growing additive manufacturing lab, that now has metal 3D printing capabilities, the BIC received grant funding and industry support to launch a virtual and augmented reality simulations lab in 2021.

- ✓ In partnership with Pittsfield Economic Recovery Corporation and the Massachusetts Growth Capital Corporation, 1Berkshire developed and presented an eight-part Business Boost series of webinars to help local businesses address such topics as navigating bias within their organizations, digital marketing and e-communications, opportunities for women-owned businesses, branding for millennials, and more.
- ✓ In 2019, 1Berkshire conducted a Get Mentored series, pairing entrepreneurs with mentors suitable for a variety of business launch stages.
- ✓ 1Berkshire continues to hold monthly entrepreneurial meetups. These networking occasions were conducted virtually for several months due to COVID-19, which allowed for individuals from outside the region to more regularly attend and participate as they sought opportunities to relocate and grow into the Berkshires. The Meetups have since returned to in-person activity and have seen events across Berkshire County since May 2021.
- ✓ 1Berkshire, in partnership with Osher Lifelong Learning Institute and the Berkshire Innovation Center, launched and maintains the Tech Impact Forum. This group conducted a 12-session series of town-hall-style panel discussions focused on a variety of technology-based topics, as well as a series of 3 keynotes in the spring of 2021 that tapped into global experts across an array of industries. This series continues to seed conversations and discussions about technology and advanced manufacturing opportunities here in the Berkshires and continues to inform work of the partner organizations and other regional stakeholders.
- ✓ Lever conducted entrepreneur challenges in the manufacturing, health technology, clean energy, and ecotourism. In this competitive format, four entrepreneurs compete for \$25,000 in seed funding and extensive mentoring from Lever staff and affiliates. Several successful companies have been launched with these programs, creating regional economic growth and higher wage jobs.
- ✓ EforAll Berkshire County, a collaboratively funded and supported program, continues to conduct mentor based, intensive startup and accelerator focused programs to help entrepreneurs get started, operate, and sustain their potential as blossoming businesses in the Berkshires.
- ✓ The Massachusetts Small Business Development Center Network office in Berkshire County served 364 unique small business clients, helped 34 startup businesses open their doors, and assisted in the creation or retention of over 436 jobs. It also worked to put the capital infusion of \$8,539,474 into the hands of local small business owners. The Berkshire Regional Office also provided 11 topic-specific trainings for 207 attendees.

- ✓ The Nonprofit Center of the Berkshires (NPC) is now serving as a fiscal sponsor to new nonprofit organizations. An annual Nonprofit Boot Camp for new and small nonprofits focuses on governance, fundraising, legal and financial basics. NPC continues to host statewide organizations that want to offer services to the Berkshires region including Mass Service Alliance, MA Nonprofit Network, and Philanthropy MA. NPC partners with various businesses and consultants to showcase their services and products to the nonprofit sector.

## Goal # 3: Infrastructure, Site Readiness & Transportation

To invest in infrastructure and site improvements that support or facilitate economic growth in appropriate areas.

### Representative Activities:

- ✓ The Berkshire Brownfields Program continues to operate an Environmental Protection Agency funded brownfields assessment program and revolving loan fund to facilitate the assessment and cleanup of contaminated sites.
- ✓ 1Berkshire continued to support their Site Selector tool. This interface allows for realtors and property managers to post commercial properties and development opportunities for free on a site targeted toward those seeking investment opportunities. Since launch, the Site Selector has hosted over 40 regional properties to help promote them to investors and developers.
- ✓ 1Berkshire and a group of transportation-related stakeholders, in coordination with TransAction LLC, completed a feasibility study for a Transit Management Association (TMA) to coordinate the region's extant and future transportation assets. The study outlined a feasible framework for such a Berkshire TMA, and at this time work is ongoing to identify sources of funding and determine the structure of the organization going forward.
- ✓ The Berkshire Flyer Pilot, a seasonal weekend passenger rail service connecting New York City and the Berkshires, was to begin service in 2021. The pandemic has temporarily delayed the launch of this service. Funding contained in legislative appropriations remain and efforts continue with the goal of starting this service in Spring 2022.
- ✓ The East-West Passenger Rail Study has been completed and evaluated alternatives for providing rail service between Pittsfield and Boston. The alternatives ranged from upgrading the existing single track to constructing double tracks with additional improvements that would reduce travel time. Cost estimates range between \$2.4 B to \$4.6 B. The federal Transportation Infrastructure Bill is being eyed to provide capital funding for these rail improvements.
- ✓ State Senator Jo Comerford has secured funding the Northern Tier Rail Study which will evaluate the feasibility of extending existing passenger rail service from Fitchburg to North Adams.
- ✓ MassDOT is currently working to hire a consultant to perform this study which is scheduled to get underway in Fall, 2021. MassDOT expended \$4 million on resurfacing Route 43 in Williamstown.

- ✓ MassDOT invested \$2.7 million on resurfacing Rt. 2 from Plunkett St. in Lenox to Rt. 102 in Stockbridge.
- ✓ MassDOT completed a systematic bridge maintenance on the Route 8 bridge over the Ashuwillticook Trail and Hoosic River at a cost of \$700,000.
- ✓ MassDOT expended \$1 million on resurfacing Route 20 in Lee.
- ✓ MassDOT completed the Monterey Road bridge replacement over the Hop Brook at a cost of \$1.7 million.
- ✓ MassDOT invested \$4.3 million on resurfacing & related work on a section of Route 2 (Mohawk Trail) in Florida and Savoy.

## Goal # 4: Collaboration

To increase regional and inter-regional collaboration to better leverage economic development opportunities.

### **Representative Activities:**

- ✓ Berkshire Regional Planning Commission continues to operate a data clearinghouse and indicators website (Berkshire Benchmarks) focused on improving the quality, volume and access to information and statistics for the Berkshire region. Substantial expansions and improvements are now underway with support from BRPC's EDA CARES Act Award as well as Berkshire United Way.
- ✓ 1Berkshire continues to host the Economic Development Practitioners Group meetings in an effort to create collaborative and cooperative opportunities for programs and initiatives around economic development in the region. This group meets quarterly and includes a cross section of economic development stakeholders both regionally and at the state level.
- ✓ The Berkshire Compact is a continuing regional collaboration. The Compact is a group of regional civic, education and business leaders who seek to ensure the well-being of each individual and the strength of our economy and community by raising the educational access, aspirations and attainment, as life-long learners, of Berkshire County residents.
- ✓ Berkshire Workforce Board convened with 650 businesses during the pandemic to assist with talent management, rapid response services, and other workforce items.
- ✓ Berkshire Workforce Board established bi-monthly human resource networking meetings which assists 65 companies with their recruitment and retention needs.
- ✓ Career Technical Initiative pathways have been established at Monument Mountain Regional High School for manufacturing and healthcare.
- ✓ The Berkshire Leadership Impact Council continues to serve as a countywide collaborative representative of major employers, key organizations, sectors, and initiatives from throughout the

region. It serves as a resource, facilitator, connector, convener and guide to advance opportunities and align efforts pertaining to economic development, quality education, workforce development and promotion of the Berkshires as a great place to live, work and play.

- ✓ The Berkshire Municipal Managers Association (BMMA), which includes every town administrator in Berkshire County and is currently led by Robert Graves, Town Administrator of Hinsdale, meets monthly to share best practices and explore shared services.
- ✓ Diversity and inclusion are a priority for Berkshire employers county-wide. In partnership with regional colleges, Lever launched its "Inclusive Internship Preparation Program", a series of workshops, mentoring and networking opportunities tailored to students from underrepresented groups. Most participants were successful in securing summer 2021 internships.

## Goal # 5: Industry & Occupational Clusters

To support and expand the region's industry and occupational clusters.

### Representative Activities:

- ✓ 1Berkshire publicly launched the Berkshire Blueprint 2.0 in February of 2019. This updated strategic imperative for economic growth is a guiding, action-oriented document focused on the five top industry clusters, and the cross-cutting issues of importance that face the regional economy. This effort updates and expands upon the original Berkshire Blueprint issued in 2008, and brings a new level of facilitation, tracking, and reporting to the regional economic development activities going forward into the implementation phase.
- ✓ 1Berkshire has undertaken the development of a COVID-19 addendum to the Berkshire Blueprint 2.0. This addendum, to be informed by an Advisory Summit in late August 2021, will provide an updated lens for the Blueprint to pivot and maintain a vital scaffolding to our economic development, resilience, and rebound across the Berkshires. Additionally, in recognition of its increasingly important role in the regional economy, Outdoor Recreation will be added as a primary economic cluster, alongside Advanced Manufacturing and Engineering Services, the Creative Economy, Food and Agriculture, Healthcare, and Hospitality and Tourism.
- ✓ A database of regional investments is being maintained by Berkshire Regional Planning Commission. This database catalogs priority projects identified in the Berkshire County CEDS, along with similar and emerging projects that may be incorporated into future CEDS. The database now contains over 420 entries.
- ✓ The Nonprofit Center of the Berkshires hosts the Berkshire Nonprofit Awards annually, coordinates networking events and Legislative Town Halls for the nonprofit sector, advocates for the sector (representing the Berkshires on the MA Nonprofit Network Board of Directors), and conducts primary research, i.e., Health of the Sector Survey.
- ✓ The Berkshire Skills Cabinet continues to prioritize Healthcare/Social Assistance, Advance Manufacturing, and Hospitality/Management, and has added an emphasis on vocational trades and behavioral & mental health. The 2021 Workforce Blueprint update includes expanded training in

manufacturing (47 trained & 12 on-the-job training) and hospitality (38 trained) and a new pathway for healthcare/social assistance; expanded career readiness into all middle and high schools (2,800 students) and additional post-secondary pathway offerings, more than \$1.2M in industry specific capital investments and assisting 200 job seekers find employment in these sectors. The region's immediate impact from COVID was an 8% drop in manufacturing, 51% drop in hospitality, and 15% drop in healthcare/social assistance, and now there are 2,600 job openings with all partners rallying to bridge the employment gap.

- ✓ Lever's COVID-19 Intrapreneur Challenge series – four in total – helped activate, connect, and focus Massachusetts companies to expand production capabilities to meet the emerging demands of the COVID-19 pandemic. Lever will produce two digital health COVID-19 Recovery Challenges in the coming months, focused on innovation in caregiving.
- ✓ Berkshire Agricultural Ventures received a \$500,000 grant award from USDA to expand their loan program and provide expanded technical assistance to food and agricultural businesses. Focus will be on improvements to meat processing facilities as well as agroforestry implementation on farms.

## Goal # 6: Economic Resiliency

To support the resiliency of individual businesses and the regional economy during future economic disruptions.

### Representative Activities:

- ✓ The City of Pittsfield administered a Covid-19 Small Business Recovery Grant Program. The purpose of the grant was to provide funding to business owners who had experienced significant business disruption due to the impacts of Covid-19. The funding was intended to help businesses remain open, as well as helping them pivot their business during the pandemic. The funding helped cover the costs of rent, wages loss of inventory and other fixed costs. Up to \$10,000 was awarded to eligible applicants. A total of \$682,000 was awarded in Round 1. In Round 2, with additional funding available, applicants were eligible to apply for up to \$10,000. Special consideration was given to BIPOC microenterprises. This program is still available. To date \$225,400 has been awarded.
- ✓ In response to an outbreak of Covid 19 and the closing of restaurants, the City of Pittsfield launched a Restaurant Rapid Response Grant in the fall of 2020. This program was designed to specifically assist restaurants owners who were forced to close or were trying to pivot to meet Covid-19 guidelines to remain open. \$5,000 was awarded to each eligible applicant.
- ✓ The Massachusetts Small Business Development Center Network (MSBDC) continues to serve as a mandated response agent along with the U.S. Small Business Administration (SBA) to support small business needs and help provide express access to loan funds released by the US Treasury in any state declared or nationally declared disaster. During the current pandemic, the Berkshire Office worked closely with the SBA and other partners in accessing relief funds available through the CARES Act. In response to the challenges brought on by the pandemic, the Berkshire Regional Office assisted small business owners in accessing \$6,189,047 of relief funds while serving 118 unique clients. The office also sponsored 3 COVID-related trainings for 61 attendees.



- ✓ 1Berkshire continued to hold Virtual Town Halls throughout the Spring of 2021. These targeted panel discussions provide a candid platform for individuals and agencies across the region to discuss plans to reopen the economy as the COVID-19-related restrictions on businesses and organizations eased.
- ✓ 1Berkshire has continued to maintain a COVID-19 Response Portal on their website. This platform promotes resources and opportunities for individuals and businesses to take advantage of to sustain, persist, and rebound through and following the COVID-19 pandemic. Going forward, this portal will focus more specifically on economic recovery for local businesses as well as resiliency to ensure that the regional economy is better able to weather future challenges.
- ✓ Nonprofit Center of the Berkshires expanded the Resource Section on its website, launched a Development Service to assist nonprofits with fundraising, and hosted Roundtable discussions on COVID-related challenges.
- ✓ Nonprofit Center of the Berkshires received a \$25,000 earmark through the MA Executive Office of Housing and Economic Development for the purpose of providing additional resources, support, and training to over 1,000 Berkshire nonprofits to aid in strengthening their capacity to serve critical needs in the Berkshire community.
- ✓ Lever, Inc. provides mentorship and access to expert advisors on topics such as market diversification and capitalization strategies.
- ✓ Investment in developing the Outdoor Recreation economy of the Berkshires continues on a number of fronts, including at Greylock Glen in Adams, Springside Park in Pittsfield, and Hanging Mountain in Sandisfield, through the Mohawk Trail Woodlands Partnership and the “High Road” initiative of Berkshire Natural Resources Council, and throughout the region with multiple recent investments made by Mill Town Capital in outdoor recreation facilities at Bousquet Mountain as well as the former Berkshire West Athletic Club and Lakeside Camp.
- ✓ In 2019/2020, Berkshire Regional Planning Commission completed an Outdoor Recreation Plan for Berkshire County, which includes an inventory of assets and recommendations for a wide range of outdoor recreation activities. A 2021 Update to the OR Plan will be published in October, summarizing progress in various activity areas, reactions to initial recommendations, and expanded opportunities for collaboration and funding.
- ✓ BRPC administered a Small Business Recovery Fund grant from the MA Attorney General’s office to help small businesses cover expenses during the pandemic. This grant program provided reimbursements up to \$3,000 for fixed costs that could not be avoided despite an inability of the business to operate at full capacity. The program distributed \$45,000 and impacted 15 businesses.
- ✓ MA Senator Adam Hinds secured an earmark of \$250,000 which established the COVID-19 Adaptation Fund for Berkshire County. The Adaptation Fund supported both for- and non-profit organizations with grants of up to \$12,000, reimbursing rent payments, payroll, accounts payable, or documented lost sales. Preference was given to applications from BIPOC (Black, Indigenous, and People of Color)-owned businesses, a population disproportionately affected by the pandemic.

Nearly 40 applicants benefited from this program, and the Adaptation Fund also awarded two \$15,000 grants to non-profits offering technical assistance to residents impacted by pandemic conditions.

- ✓ The Microenterprise Assistance Programs in the Northern and Southern Berkshires utilize Community Development Block Grant (CDBG) funds to support low-to-moderate income business owners with grants of up to \$25,000. Together with similar programs in Pittsfield and North Adams, every community in Berkshire County is included in CDBG-CV grant opportunities for LMI microenterprises.
- ✓ Five communities in Berkshire County participated in the 2021 Local Rapid Recovery Planning (LRRP) Program through the MA Department of Housing and Community Development (DHCD). Resulting project-based plans will be tailored to unique economic challenges and COVID-19 related impacts and help to revitalize downtowns, respond to the effects of COVID-19 on local businesses, and prioritize actions and strategies.
- ✓ Berkshire Regional Planning Commission, in partnership with sub-awardee 1Berkshire, was awarded a CARES Act competitive award by EDA to respond to economic injury to the region as a result of the COVID-19 pandemic, through regional resiliency planning, recovery project support, economic indicator tracking, technical assistance and capacity building for businesses and municipalities, and workforce and industry support.
- ✓ Berkshire Bank announced an initiative entitled “BEST Community Comeback”, which will invest \$5 billion over three years in its five-state footprint. The investments will focus on fueling small businesses, community financing and philanthropy, financial access and empowerment, and funding environmental sustainability, all primarily through targeted mortgage lending, small business lending, and lending for low-carbon and greenhouse gas emission reduction project lending.

## Section 3: Challenges and Mitigation

### Regional Economic Resilience

Berkshire County continues to transition to an economy with a more diverse mix of small- to medium-sized firms and fewer large employers dominating the employment landscape. This diversity is encouraged by economic development practitioners in the region, with a focus on “home-grown” firms putting down roots in the county and connecting with a local workforce. In addition to finding and retaining qualified employees, energy costs, transportation, and broadband access remain priorities for employers. Both the Workforce Blueprint and Berkshire Blueprint 2.0 will guide regional practitioners in their next steps toward improved resilience, with Berkshire Benchmarks serving as a valuable measurement tool to track economic and other indicators of the overall wellbeing of the region and its inhabitants.

During the course of the COVID-19 pandemic, Berkshire County economic development entities

have focused on immediate emergency response to individuals and families as well as short-term funding measures to prevent or slow down firm closures and layoffs and have begun to look at longer-term measures to ensure increased resiliency to this type of economic disruption in the future. An application by BRPC to EDA submitted in June of 2020 successfully secured funding to assist in this long-term resiliency planning and technical assistance to area businesses and municipalities. The project, which began in March 2021 and will continue through February 2023, incorporates Berkshire County’s state-designated Regional Economic Development Organization (REDO), 1Berkshire, in program delivery.

Further information on COVID-19 impacts in Berkshire County may be found in **Appendix F: COVID-19 Addendum – Economic Impact through mid-2021.**

## Section 4: Next Steps/Schedule of Goals

- Berkshire Regional Planning Commission will develop and publish the region’s next CEDS, 2022-2027, in late 2022.
- The 2022-2027 CEDS will include a substantially expanded Economic Resiliency chapter, supported by the EDA CARES Act competitive award received in January 2021.
- BRPC and sub-awardee 1Berkshire, along with regional partners, will continue to conduct scope of work activities as listed in the EDA CARES Act competitive award through February 2023.
- BRPC will continue to work with EDA in achieving Economic Development District designation for Berkshire County.

## Section 5: Priority Projects Status Report (Client Success Stories)

One of the EDA requirements for a CEDS is, “A section identifying and prioritizing vital projects, programs and activities that address the region’s greatest needs or that will best enhance the region’s competitiveness, including sources of funding for past and potential future investments (13 CFR §303.7). The Berkshire County Project Priority list was prepared to meet that requirement. It is an inventory of regional economic development proposals submitted for consideration by citizens, communities, and organizations located throughout the region, including proposals submitted by CEDS Strategy Committee members. These proposals represent economic development initiatives, programs, and projects, that if implemented would help diversify, stabilize, and strengthen the region’s economy.

This section contains the 2021 Priority Project List for the Berkshire region. Updates for each Priority Project are provided in the appendix. Recognizing there are a number of ways specific projects could be viewed regarding regional significance, the prioritized projects were first grouped on a region wide basis and then, in the case of Physical Development, by subregion.

### *Projects Representing the Greatest Needs Regionally*

- Broadband for All
- Berkshire Regional Planning Commission Brownfields Program
- Connecting Activities High School Internship Program
- Berkshire Compact for Education & Berkshire County STEM Pipeline Network
- Berkshire Innovation Center at William Stanley Business Park
- Berkshire Blueprint 2.0 Implementation\*

### *Projects that Enhance the Region: Programs, Initiatives, Studies, Education, Other*

- Adaptive Reuse of Mills
- Adaptive reuse of “Great Estate” properties
- Creative Economy Initiatives
- Berkshire Hills Internship Program
- Growing the Future Food Economy of the Berkshires\*
- Creative Compact for Collective and Collaborative Impact – The C4 Initiative\*\*
- Berkshire Skills Cabinet\*\*
- Berkshire County Digital Economy Build-To-Scale\*\*

### *Projects that Enhance the Region: Physical Development*

#### **North Sub-Region**

- Greylock Glen (Adams)
- Greylock Works (North Adams)
- Memorial School Redevelopment (Adams)
- Spinning Mill Redevelopment (Adams)\*
- Blackinton Infrastructure (North Adams)\*
- BAMTEC Inc. – Berkshire’s Advanced Manufacturing Training and Education Center (Adams)\*\*
- North Adams Adventure Trail (North Adams)\*\*

**Central Sub-Region**

- Berkshire Mall Reuse (Lanesborough)
- Crane Stationery Mill Redevelopment (Dalton)
- Columbus Ave/Summer St. Garage (Pittsfield)\*
- North Mountain Park (Dalton)\*
- Police Station (Pittsfield)\*
- YMCA Renovation (Pittsfield)\*
- Tyler Street Streetscape (Pittsfield)\*
- Springside House Restoration (Pittsfield)\*
- Wright Building Renovation (Pittsfield)\*
- White Terrace Renovation (Pittsfield)\*
- 765 Tyler St. (Pittsfield)\*
- Redevelopment of the William Stanley Business Park at Site 9 (Pittsfield)\*\*

**South Sub-Region**

- Element by Westin (Lenox)
- Redevelopment of Great Barrington Fairgrounds (Great Barrington)
- Housatonic School Redevelopment (Housatonic Village (Great Barrington))
- Monument Mills Area Reuse (Housatonic Village (Great Barrington))
- Niagara Mill (Lee)
- New England Log Homes (Great Barrington)
- River School Redevelopment (Great Barrington)
- Columbia Mill Redevelopment (Lee)\*
- Eagle Mill Redevelopment (Lee)\*
- Greylock Mill Redevelopment (Lee)\*
- Kemble Street Studios (Lenox)\*\*
- Berkshire Cottages at 100 Bridge St. (Great Barrington)\*\*

\* Indicates a project added to the Priority list in 2019

\*\* Indicates a project added to the Priority list in 2021

## Annual Priority Project Updates – 2021

Please see Appendix “D” for the annual updates to the Priority Projects.

As noted in the 2017-2022 Berkshire County CEDS, this list is part of an ongoing process of identifying and tracking regionally significant economic development proposals. In maintaining this list, the CEDS Committee stresses that annual review and update is an important way to continue identifying, refining, and improving the prioritization of projects in Berkshire County. Projects removed in 2021 were:

- Elm Court (Stockbridge/Lenox)
- Spring Lawn (Lenox)

# Appendix A

## 24-Month Local Area Unemployment Statistics

**Table 6. Economic Distress Criteria – Primary Elements**

|                                    | Region | United States | Threshold Calculation |
|------------------------------------|--------|---------------|-----------------------|
| 24-Month Average Unemployment Rate | 7.7%   | 6.7%          | 1.0                   |

Source(s): US Bureau of Labor Statistics through October 2021

**Table 7. Economic Distress Criteria – Geographic Components**

| Municipality     | 24-Month Average Unemployment Rate | Threshold Calculation |
|------------------|------------------------------------|-----------------------|
| Adams            | 8.7%                               | 2.0                   |
| Alford           | 2.8%                               | -3.9                  |
| Becket           | 8.9%                               | 2.2                   |
| Cheshire         | 6.8%                               | 0.1                   |
| Clarksburg       | 6.8%                               | 0.1                   |
| Dalton           | 7.1%                               | 0.4                   |
| Egremont         | 3.6%                               | -3.1                  |
| Florida          | 6.3%                               | -0.4                  |
| Great Barrington | 7.1%                               | 0.4                   |
| Hancock          | 4.6%                               | -2.1                  |
| Hinsdale         | 9.1%                               | 2.4                   |
| Lanesborough     | 6.5%                               | -0.2                  |
| Lee              | 7.3%                               | 0.6                   |
| Lenox            | 8.9%                               | 2.2                   |

|                    |             |            |
|--------------------|-------------|------------|
| Monterey           | 5.4%        | -1.3       |
| Mount Washington   | 4.8%        | -1.9       |
| New Ashford        | 5.3%        | -1.4       |
| New Marlborough    | 5.6%        | -1.1       |
| <b>North Adams</b> | <b>8.8%</b> | <b>2.1</b> |
| Otis               | 6.3%        | -0.4       |
| Peru               | 5.9%        | -0.8       |
| <b>Pittsfield</b>  | <b>9.1%</b> | <b>2.4</b> |
| Richmond           | 4.8%        | -1.9       |
| Sandisfield        | 5.5%        | -1.2       |
| Savoy              | 7.6%        | 0.9        |
| Sheffield          | 5.4%        | -1.3       |
| Stockbridge        | 5.9%        | -0.8       |
| Tyringham          | 4.4%        | -2.3       |
| Washington         | 5.5%        | -1.2       |
| West Stockbridge   | 5.5%        | -1.2       |
| Williamstown       | 5.3%        | -1.4       |
| Windsor            | 5.4%        | -1.3       |

Source(s): US Bureau of Labor Statistics through October 2021

# Appendix B

## Per Capita Income Statistics, Most Recent ACS 5-Year Estimates

**Table 8. Economic Distress Criterion – Primary Elements**

| Berkshire County 2019 Per Capita Income | United States 2019 Per Capita Income | Threshold Calculation |
|-----------------------------------------|--------------------------------------|-----------------------|
| \$35,616                                | \$34,103                             | 104.4%                |

Source(s): US Census Bureau, American Community Survey, 5-Year Estimates (2015–2019), Table B19301.

**Table 9. Economic Distress Criterion – Geographic Elements**

| Census Tract                | 2019 Per Capita Income | Threshold Calculation | Geographic Area |
|-----------------------------|------------------------|-----------------------|-----------------|
| Tract 9001.00 Berkshire, MA | \$22,619               | 66%                   | Pittsfield      |
| Tract 9002.00 Berkshire, MA | \$21,788               | 64%                   | Pittsfield      |
| Tract 9003.00 Berkshire, MA | \$29,496               | 86%                   | Pittsfield      |
| Tract 9004.00 Berkshire, MA | \$25,657               | 75%                   | Pittsfield      |
| Tract 9005.00 Berkshire, MA | \$43,022               | 126%                  | Pittsfield      |
| Tract 9006.00 Berkshire, MA | \$19,596               | 57%                   | Pittsfield      |
| Tract 9007.00 Berkshire, MA | \$32,973               | 97%                   | Pittsfield      |
| Tract 9008.00 Berkshire, MA | \$44,726               | 131%                  | Pittsfield      |
| Tract 9009.00 Berkshire, MA | \$41,314               | 121%                  | Pittsfield      |
| Tract 9011.00 Berkshire, MA | \$32,304               | 95%                   | Pittsfield      |
| Tract 9111.00 Berkshire, MA | \$37,574               | 110%                  | Lanesborough    |
| Tract 9121.00 Berkshire, MA | \$41,214               | 121%                  | Dalton          |
| Tract 9131.00 Berkshire, MA | \$47,930               | 141%                  | Lenox           |
| Tract 9141.00 Berkshire, MA | \$36,049               | 106%                  | Lee             |
| Tract 9201.01 Berkshire, MA | \$34,883               | 102%                  | Williamstown    |
| Tract 9201.02 Berkshire, MA | \$31,417               | 92%                   | Williamstown    |



|                             |          |      |                                |
|-----------------------------|----------|------|--------------------------------|
| Tract 9213.00 Berkshire, MA | \$27,637 | 81%  | North Adams                    |
| Tract 9214.00 Berkshire, MA | \$23,583 | 69%  | North Adams                    |
| Tract 9215.00 Berkshire, MA | \$23,283 | 68%  | North Adams                    |
| Tract 9221.00 Berkshire, MA | \$28,773 | 84%  | Adams                          |
| Tract 9222.00 Berkshire, MA | \$34,609 | 101% | Adams                          |
| Tract 9223.00 Berkshire, MA | \$33,129 | 97%  | Adams                          |
| Tract 9231.00 Berkshire, MA | \$37,085 | 109% | Cheshire                       |
| Tract 9241.00 Berkshire, MA | \$44,656 | 131% | Stockbridge                    |
| Tract 9251.00 Berkshire, MA | \$34,370 | 101% | Great Barrington               |
| Tract 9261.00 Berkshire, MA | \$48,782 | 143% | Sheffield                      |
| Tract 9311.00 Berkshire, MA | \$33,273 | 98%  | Clarksburg                     |
| Tract 9313.00 Berkshire, MA | \$30,653 | 90%  | Florida/Savoy                  |
| Tract 9314.00 Berkshire, MA | \$41,680 | 122% | Peru/Windsor                   |
| Tract 9322.00 Berkshire, MA | \$40,917 | 120% | Becket/Washington              |
| Tract 9323.00 Berkshire, MA | \$35,932 | 105% | Hinsdale                       |
| Tract 9332.00 Berkshire, MA | \$58,452 | 171% | Monterey/Tyringham             |
| Tract 9333.00 Berkshire, MA | \$43,879 | 129% | New Marlborough                |
| Tract 9334.00 Berkshire, MA | \$44,193 | 130% | Otis/Sandisfield               |
| Tract 9342.00 Berkshire, MA | \$44,406 | 130% | West Stockbridge               |
| Tract 9343.00 Berkshire, MA | \$55,238 | 162% | Alford/Egremont/Mt. Washington |
| Tract 9351.00 Berkshire, MA | \$55,862 | 164% | Hancock/New Ashford/Richmond   |
| Tract 9352.00 Berkshire, MA | \$32,383 | 95%  | Pittsfield                     |
| Tract 9353.00 Berkshire, MA | \$25,177 | 74%  | North Adams                    |

Source(s): US Census Bureau, American Community Survey, 5-Year Estimates (2015–2019), Table B19301.

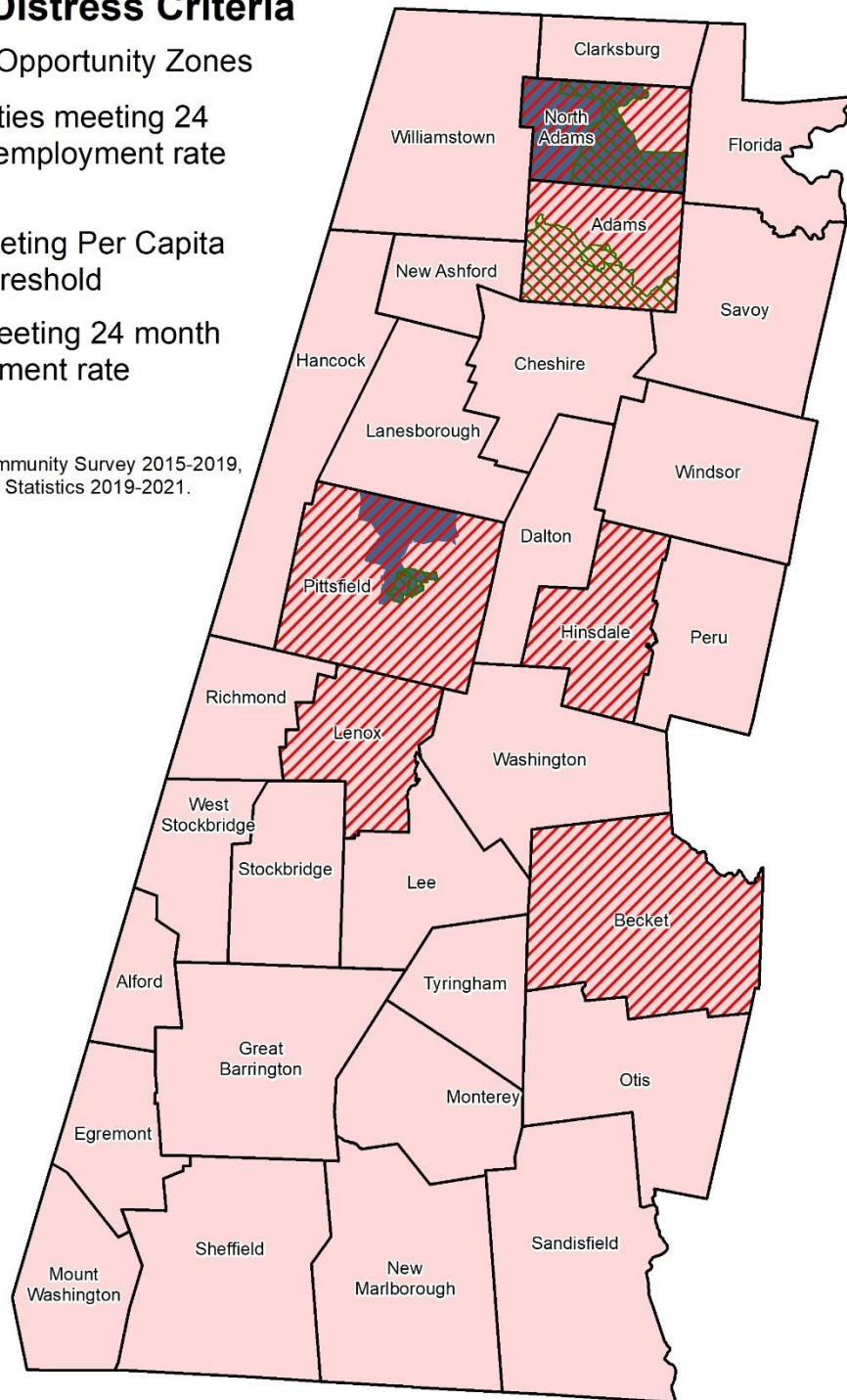
# Appendix C

## Economic Distress Criteria Map

### Economic Distress Criteria

-  Qualified Opportunity Zones
-  Communities meeting 24 month unemployment rate threshold
-  Tracts meeting Per Capita Income threshold
-  County meeting 24 month unemployment rate threshold

Source: American Community Survey 2015-2019,  
Bureau of Labor Statistics 2019-2021.



December 14, 2021

# Appendix D

## 2021 Annual Priority Project Updates

### 2021 CEDS Priority Project List

*Note:* a “Special Designator” line has been added to each entry indicating if the project is tied to our regional priorities and/or is located in a Low-Income Community or an Opportunity Zone.

#### Special Designator Legend:

Great Estate – *Adaptive Reuse of “Great Estates” Project*

Mill – *Adaptive Reuse of Mills Project*

Brownfield – *BRPC Brownfields Program Project*

Broadband – *Broadband for All Project*

LIC – *Low Income Community*

OZ – *Project located in a Federally-designated Opportunity Zone*

## Projects Representing the Greatest Needs Regionally

**Project Name:** Broadband for All

**Status:** included in 2017-2022 CEDS

**Location:** County-wide

**Special Designators:** LIC, OZ (dependent upon municipality)

**Project Summary:** Berkshire County has long lagged behind the more urban areas of the state in terms of broadband internet access as the large size and low population density of the County makes the installation of high-speed internet infrastructure especially costly. The digital divide was partially addressed between 2011 and 2014 when the Massachusetts Broadband Institute constructed the *MassBroadband* 123 fiber-optic network providing many municipalities in central and western Massachusetts with broadband, but more than half of Berkshire County municipalities, especially those on the mountainous and less densely populated periphery of the County, remained without access. Since then, a new round of state funding combined with local initiatives either has provided or is soon to provide all Berkshire County municipalities with broadband access. Many have opted to construct their own municipally owned fiber-optic networks, which deliver speeds far above those provided by cable broadband, while others are installing wireless broadband networks where geography makes a wired network prohibitively expensive. Some communities have opted for wireless internet service which does not meet FCC standards for broadband service in many cases. Most municipalities expect to have some form of service by 2021. However, at least one community is not expected to have service until 2022. Those underserved communities are experiencing extreme hardship as K-12 education has moved to remote learning due to COVID-19. In April 2020, in response to the COVID-19 pandemic, the Massachusetts Broadband Institute at MassTech (MBI) and KCST USA, the operator of the Commonwealth-owned *MassBroadband* 123 fiber optic network, launched public hotspots in several communities that lack high-speed internet connectivity, providing a 250 Megabit per second wireless hotspot, free of any monthly charge to towns or residents. Several municipalities currently served by cable are exploring developing a municipal broadband to improve internet speeds.

**Funding Source(s):** Public Investment, Massachusetts Broadband Institute and Municipal funds.

**Projected Job Creation:** none

**Related Linkages:** supports Goal 3 of 2017-2022 CEDS: Invest in Infrastructure.

**Timeframe:** Some municipalities still completing make-ready stage. 2022 County-wide completion at earliest.

**Changes since 2020 CEDS Update:** COVID-19 continues to delay drop installs to individual users in some cases.

**Source:** 2021 updated information provided by BRPC

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**Project Name: Berkshire Regional Planning Commission Brownfields Program**

**Status:** included in 2017-2022 CEDS

**Location:** County-wide

**Special Designators:** Brownfields; LIC, OZ (dependent upon site location)

**Project Summary:** Two-part assessment program and revolving loan fund (RLF) used to provide municipalities and developers with the resources to assess and cleanup brownfields sites. Through its assessment program, BRPC hires a licensed site professional to investigate potential contamination on sites. The RLF program provides flexible loans (and sub-grants) to municipalities and other entities to help pay for the removal of contamination. The purpose of this program is to promote the reuse and redevelopment of contaminated, vacant, or underutilized properties.

**Funding Source(s):** Public investment, U.S. Environmental Protection Agency competitive grant funding

**Projected Job Creation:** Indeterminate - job creation varies by site/project.

**Related Linkages:** Several of the most significant current and past property investments in Berkshire County have received funding through the Brownfields program. This includes other CEDS priority projects such as Greylock Works, Eagle Mill, and New England Log Homes.

**Timeframe:** Program is ongoing.

**Changes since 2019 CEDS Update:** 2 active sites in northern and southern Berkshires are currently conducting remediation utilizing RLF funds; 6 communities have received Brownfields Assessment Grants and cleanup Grants from EPA as a direct result of BRPC's Brownfields Program:

- 18 active sites currently receiving assessment (or have recently received) work via community assessment grants
- 1 active site undergoing remediation through community cleanup grant (Adams), and 1 site undergoing remediation through community cleanup grant (Great Barrington)

**Source:** 2021 updated information provided by BRPC

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**Project Name: Connecting Activities High School Internship Program**

**Status:** included in 2017-2022 CEDS

**Location:** County-wide

**Special Designators:** none

**Project Summary:** Operated by the MassHire Berkshire Workforce Board (formerly BCREB), Connecting activities, a statewide initiative, provides career readiness programming for all students in grades K-12. It places students in an array of career awareness, exploration and immersion programs and activities to develop essential workforce skills and facilitate post-secondary education readiness. The program annually connects around 350 - 400 high school students with internships and structured work experiences, 2,900 students with career awareness and exploration activities, and 50 educators with teacher externships and

career-readiness oriented professional development opportunities. Approximately 45% of student interns are paid, contributing to regional income and pipeline development.

**Funding Source(s):** Public Investment, Massachusetts Dept. of Elementary and Secondary Education.

**Projected Job Creation:** Approximately 350 high school internships annually.

**Related Linkages:** This initiative supports education, pipeline and workforce development.

**Timeframe:** Program is ongoing.

**Changes since 2019 CEDS Update:** In partnership with 11 K-12 Berkshire school districts and 250 employers:

|                                                |                                               |
|------------------------------------------------|-----------------------------------------------|
| FY2021 – Internships – 234 (80 STEM; 45% paid) | FY2020 – Internships 383 (135 STEM; 42% paid) |
|------------------------------------------------|-----------------------------------------------|

|                                                 |                        |
|-------------------------------------------------|------------------------|
| FY2021 – Career Awareness(K-12) – 1552 students | FY2020 – 1656 students |
|-------------------------------------------------|------------------------|

|                                          |                        |
|------------------------------------------|------------------------|
| FY2021 – Exploration (grades 6-12) – 652 | FY2020 – 1309 students |
|------------------------------------------|------------------------|

|                                           |                      |
|-------------------------------------------|----------------------|
| FY2021 – teacher externships – 5 teachers | FY2020 – 16 teachers |
|-------------------------------------------|----------------------|

During FY20 & FY21 activities, were conducted in-person; hybrid and virtually depending on the school district and participating employer.

**Source:** 2021 updated information provided by MassHire Berkshires

**Project Name:** Berkshire Compact for Education & Berkshire County STEM Pipeline

**Status:** included in 2017-2022 CEDS

**Location:** County-wide

**Special Designators:** none

**Project Summary:** This initiative works to improve access to post-secondary education and raise the aspirations of all Berkshire County residents to pursue 16 or more years of education and/or training in a technical field and strives to build connections between the needs of the workplace and the local education system by providing students with knowledge of college and career readiness. The Berkshire Blueprint 2.0 is now used as the framework for the program's design.

**Funding Source(s):** Guardian Life, Adams Community Bank, MCLA Foundation, and the MA Dept. of Higher Education.

**Projected Job Creation:** none

**Related Linkages:** These initiatives and programs seek to ready the workforce for Berkshire County in the areas of Science, Technology, Engineering, and Math. They also seek to create interest in these fields at a young age.

**Timeframe:** This program is fully operational and ongoing annually

**Changes since 2020 CEDS Update:** In the past year the Berkshire Compact for Education partnered with MassHire-Berkshire as well as the Berkshire STEM Network to collaborate on two major projects for the region's students. The third week in October was STEM Week. Utilizing Pittsfield Community Televisions resources as series of twenty-five programs were streamed, and also placed on-demand, that captured several topics regarding STEM (Science, Technology, Engineering and Math) subjects in the county. Topics included: Berkshire Innovation Center, Boyd Technologies, Berkshire Sterile Manufacturing, education lectures on the topics of physics and environmental science as well as career opportunities with the Sciences.

In April, the partners hosted a virtual career week for all high school students to experience panels, workshops and unique programming around careers in the critical sectors of the Berkshire Economy. Each day of the week had programming based on a particular career field: Careers included: Health Sciences, Education, Tourism/Hospitality, Advanced Manufacturing, the Trades, The Arts.

The MCLA MBA program has graduated over 110 students since its inception in 2010. High School/College Dual Enrollment program continues to provide access for students from the county's high schools with

access to college level courses. A Summer Academy program for high school juniors, in partnership with Adams Community Bank, is a four-week intensive program that allows students and families to be prepared for the College Search Process. Essay Writing, Interview Preparation, Time Management, Financial Literacy are all topics that are covered in depth over the course of the program.

**Source:** 2021 updated information provided by MCLA

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**Project Name:** Berkshire Innovation Center at William Stanley Business Park

**Status:** included in 2017-2022 CEDS

**Location:** City of Pittsfield

**Special Designators:** LIC

**Project Summary:** The Berkshire Innovation Center (BIC), a combined R&D laboratory, training center, and collaboration/conference center, was opened in February 2020. The brand new 23,000-square-foot facility serves as a hub for advanced manufacturing and tech enabled companies in the region and connects the sector to additional partner resources across the Commonwealth. The center provides industry and academic partners with shared access to facilities and advanced equipment such as a wet lab, a rapid prototyping and additive manufacturing lab, an augmented reality / virtual reality training suite, conference, meeting, and event spaces, a recording / broadcasting center, and state-of-the-art training classrooms.

**Funding Source(s):** Public investment

**Projected Job Creation:** 25

**Related Linkages:** Addresses goals 1, 2, 4, 5, and 6 in the 2017-2022 CEDS.

**Timeframe:** Construction completed in late 2019.

**Changes since 2020 CEDS Update:** Partnerships are in place with Berkshire Community College, MCLA, Williams College, UMass Institute for Applied Life Sciences, RPI, UMass Lowell, MIT's Initiative for Knowledge and Innovation in Manufacturing, Boston University's Agile Innovation Lab, Taconic High School, McCann Technical School, Monument Mountain Regional High School, and the Massachusetts Green High Performance Computing Center, as well as over 25 small and medium size existing and new businesses in the region.

**Source:** 2021 updated information provided by BIC

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**Project Name:** Berkshire Blueprint 2.0 Implementation

**Status:** Added in 2019

**Location:** region-wide

**Special Designators:** Blueprint 2.0 implementation is likely to include projects and initiatives that incorporate all the special designators listed above.

**Project Summary:** The Berkshire Blueprint 2.0 is the product of nearly five years of intensive research, interviews, and planning. This work, coordinated by 1Berkshire, aimed to develop and launch a strategic imperative with the goal of sustained economic development across the region. Launched in February 2019, the Berkshire Blueprint 2.0 utilizes a cluster-based model to functionally address the needs, and help to track and benchmark intentional work, in five central industrial clusters. These clusters, each facilitated by a partner Hub, include Advanced Manufacturing and Engineering, Creative Economy, Food and Agriculture, Healthcare, and Hospitality and Tourism. Along with a set of cross-cutting themes that impact everyone across the region, the Berkshire Blueprint 2.0 Advisory Committee, Cluster Hub leadership, and the team at 1Berkshire continue to provide resources, implementation support, and benchmarking to activate the goals and objectives of the Blueprint over time. By design, this



implementation model will allow for additional clusters, refreshed cross-cutting themes, and an agile approach to provide sustained and high-impact economic development for the entirety of Berkshire County.

**Funding Source(s):** public/private partnerships, 1Berkshire Foundation

**Projected Job Creation:** 2

**Related Linkages:** Addresses goals 1, 2, 4, 5 and 6 in the 2017-2022 CEDS.

**Timeframe:** ongoing

**Changes since 2020 CEDS Update:** Although initially planning to release of COVID-19 addendum to the Berkshire Blueprint 2.0 in the Fall of 2020, 1Berkshire made the decision to delay this work in light of the continued influence and impacts of the pandemic upon the regional economy. With some additional time to understand the ramifications of the pandemic for small businesses, community organizations, and more, the Blueprint Advisory Committee will be reconvening in August of 2021 to capture critical insights about the pandemic's impact, as well as to identify emerging issues, challenges, and opportunities in the region, all of which will be enumerated in a Berkshire Blueprint 2.0 addendum. The Blueprint will add to its focus the first new emergent cluster, Outdoor Recreation, in light of its growing contribution to the regional economy, especially during the months of COVID-19 restrictions. This will result in a new total of 6 critical economic clusters for the region. The Blueprint 2.0 addendum will also identify increasing challenges in the housing arena and document regional work and needed focus concerning diversity, equity, and inclusion initiatives across all existing economic cluster. The Blueprint 2.0 initiative will continue to adapt to changing regional economic circumstances to ensure that the framework of the effort remains responsive to the region's critical economic needs and that efforts to address these needs are implemented in sustainable and high-impact fashion.

**Source:** 2021 updated information provided by 1Berkshire

## Projects that Enhance the Region

**Project Name:** Adaptive Reuse of Mills

**Status:** included in 2017-2022 CEDS

**Location:** County-wide

**Special Designators:** Mill, Brownfields, LIC, OZ (all dependent on-site location)

**Project Summary:** Former industrial sites such as mills and factories are some of the largest developable lots in Berkshire County by land and building area, with some containing upwards of 200,000 square feet. Given the general lack of large plots suitable for development throughout the County, the redevelopment and reuse of these sites is crucial for the regional economy. The large size and often open floorplan of these buildings make them appropriate for many uses including housing, small office and retail space, manufacturing, restaurants and hotels, and large, service-based enterprises, as well as multi-use facilities that combine these applications. Additionally, these sites are among the most iconic and historic architectural features of Berkshire County municipalities and their redevelopment helps avoid blight and reinvigorate the surrounding the community. Some past, current, and planned future adaptive reuses include the redevelopment of Sprague Electric by Mass MoCA in North Adams, the Cariddi Mill by Greylock Works in North Adams, the Norad Mill in North Adams by Moresi and Associates, the former Schweitzer-Mauduit Mills in Lee and Lenox by various parties, and the Monument Mills in Great Barrington.

**Funding Source(s):** Sources vary per project, though many redevelopments combine both public and private investment.

**Projected Job Creation:** Indeterminate - job creation varies by site/project.

**Related Linkages:** Many of the mill redevelopment projects and proposed projects have ties to affordable and workforce housing initiatives, leisure and hospitality, and the increasing demand for shared workspace that specifically serves the creative economy cluster.

**Timeframe:** The initiative is ongoing.

**Changes since 2020 CEDS Update:** Significant progress made at Greylock Works in North Adams. \$16,800,000 in additional funding secured by Eagle Mill in Lee.

**Source:** 2021 information provided by BRPC

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**Project Name: Adaptive Reuse of "Great Estate" Properties**

**Status:** included in 2017-2022 CEDS

**Location:** County-wide

**Special Designators:** Great Estate

**Project Summary:** One of Berkshire County's most distinguishing factors is the presence of many "great estates" – large and architecturally significant homes and estates mostly built between 1870 and 1930. These estates, once home to the American industrial and financial elite, are in most cases no longer inhabited and have either been redeveloped for other uses or sit vacant. The size of the structures and surrounding properties offer flexibility for redevelopment; however, many projects have followed a model of capitalizing on Berkshire County's reputation as a tourism destination and converting estates into high-end resorts and related facilities. This is the model that has been or is being followed by projects at the Elm Court, Cranwell, Eastover, Spring Lawn, Blantyre, Canyon Ranch, and Wheatleigh properties, among others. The saving and redevelopment of these properties is a regional imperative on many levels as it presents the opportunity for large-scale job creation in addition to preserving the County's unique character.

**Funding Source(s):** Sources vary per project, though many redevelopments combine both public and private investment.

**Projected Job Creation:** Indeterminate – job creation varies by site/project.

**Related Linkages:** Addresses goals 3, 5 and 6 in the 2017-2022 CEDS.

**Timeframe:** The initiative is ongoing.

**Changes since 2020 CEDS Update:** Proposed redevelopment of Elm Court into resort abandoned due to local opposition and financial difficulties. Spring Lawn shows no signs of progressing.

**Source:** 2021 information provided by BRPC

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**Project Name: Creative Economy Initiatives (formerly "Berkshire Creative Initiatives")**

**Status:** included in 2017-2022 CEDS

**Location:** County-wide

**Special Designators:** none

**Project Summary:** The nonprofit organization Berkshire Creative formally merged into 1Berkshire on July 1st, 2016. 1Berkshire and the 1Berkshire Foundation continue the work of Berkshire Creative with their focus on the Creative Economy by organizing convenings of major cultural institutions, developing an intensive business resources awareness campaign, providing more creative resources workshop opportunities, recognizing Creative Economy Standouts in the annual Trendsetter Awards, and through programs such as their Berkshire Starts Entrepreneurial activities. In alignment with the Berkshire Blueprint 2.0, the Creative Economy has been identified as one of the six highest-impact economic clusters in the Berkshires. Berkshire County was named the second most arts-vibrant medium-sized community in the nation by the National Center for Arts Research in 2018. The Berkshire Blueprint 2.0



identifies the Creative Economy as one of the top five Industry Clusters driving the economy in the County.

**Funding Source(s):** TBD

**Projected Job Creation:** The creative economy supports approximately 5,500 jobs or roughly 6.4% of all jobs in the county. Between 2010 and 2017, the creative sector saw a 9.5% increase in jobs. We anticipate this growth will continue and are proactively supporting expansion of this sector through action steps identified in the Berkshire Blueprint 2.0.

**Related Linkages:** The creative economy has a profound impact on the Hospitality and Tourism cluster, drawing visitors to the region for performances, art exhibitions, and hand-crafted goods of all types. Key partnerships are being developed with Assets for Artists, Berkshire Taconic Community Foundation, and the Berkshire Innovation Center. Additionally, the creative economy contributes significantly to the regional educational system, bolstering the STEAM (Science, Technology, Engineering, Arts and Manufacturing) curriculum and training programs that continue to provide critically needed workforce development across a variety of industrial settings.

**Timeframe:** these initiatives are ongoing

**Changes since 2020 CEDS Update:** A group of leadership stakeholders from across the cluster has been engaged in regular meetings to collectively identify the mechanisms and approaches needed to achieve both short- and long-term meaningful impacts. This includes diversifying their market, improving their in-region reach, becoming increasingly accessible, and remaining highly agile to adapt to the needs and wants of their customers, employees, and partners. In the face of COVID-19, the creative economy has faced even higher levels of adversity, with numerous institutions remaining fully or partially closed, and with much of their programming and attendance limited by capacities and other state requirements. Fortunately, this cluster in the Berkshires has worked through 1Berkshire to maintain a high level of touch with the State Administration to help inform and drive protocols and strategies for success. Additionally, the leadership across this cluster, including individuals and agencies of all sizes, have maintained strong intra-cluster communication for collaborative approaches and collective marketing. Going forward, the creative cluster will continue to work with 1Berkshire and other agencies to increase their inclusivity, access, and diversity, as well as build their market share, and adapt to a COVID-19- informed “new normal”.

**Source:** 2021 updated information provided by 1Berkshire

**Project Name:** Berkshire Hills Internship Program

**Status:** included in 2017-2022 CEDS

**Location:** County-wide

**Special Designators:** n/a

**Project Summary:** The Berkshire Hills Internship Program (B-HIP) is an intensive arts management internship program that offers students educational and career advancement opportunities through hands-on work experience at cultural sites in the Berkshires. This year-round program places MCLA students in area internships at world class institutions during the fall, spring and summer semesters. The internship is paired with an internship course that allows students to build a portfolio of their experiences and synthesize the learning they are gaining. Interns work in a multitude of administrative capacities including development, marketing, public relations and programming – as they gain hands-on experience in the field of arts management. Each internship is tailored to suit participants’ interests and talents. In 2019, MCLA has established an internship coordinator to manage the BHIP program and maintain strong relationships with area cultural organizations. MCLA has also launched the Berkshire Cultural Assets Network (BCAN) which creates a channel for information sharing between area arts and culture

organizations and MCLA faculty and students as well as regionally. In 2020, MCLA began working with organizations to create virtual internships.

**Funding Source(s):** Provided in the form of paid internships by participating arts and culture organizations, sometimes through internship funding grants.

**Projected Job Creation:** No projected new job creation, though the program helps in pipelining college students to job placement with local organizations after successful internships.

**Related Linkages:** The BHIP program places interns in positions within creative economy and hospitality and tourism organizations, both identified in the Berkshire Blueprint 2.0 as key industry clusters for the county. It also directly supports two CEDS goals: stabilizing and strengthening the region's workforce; and supporting and expanding the region's industry and occupational clusters.

**Changes since 2020 CEDS Update:** no changes

**Source:** 2021 updated information provided MCLA

### **Project Name:** Growing the Future Food Economy of the Berkshires

**Status:** Added in 2019

**Location:** region-wide

**Special Designators:** n/a

**Project Summary:** This initiative will build on priorities of The Berkshire Blueprint 2.0 relating to the Food and Agriculture cluster: 1) expand local food processing and distribution capacity to grow markets; 2) build a best-in-class food and farm to table training center; 3) spark the next generation of entrepreneurs and social innovation in the farm and food business; and 4) build the Berkshire brand as a destination for food, culinary and farm to table authenticity.

Implementing these priorities will involve: 1) Supporting processing, distribution, and other supply chain infrastructure projects for local food producers; 2) Development of existing support services for food and agricultural owner-operators, including business technical assistance, financing, and grant writing support to assist farmers in accessing the significant state, federal, and foundation grants available in the sector; 3) Prioritization of regenerative agriculture adoption to improve climate change resilience in the agricultural sector while catalyzing opportunities for greenhouse gas mitigation; and 4) Funding commitments from private foundations, investors, state and federal agencies to support the above priorities.

**Funding Source(s):** Berkshire Agricultural Ventures, US Department of Agriculture, Massachusetts Department of Agriculture and Resources, local and national foundations, additional private and public funding sources TBD.

**Projected Job Creation:** 270

**Related Linkages:** This initiative directly addresses all six of the 2017-2022 Goals.

**Timeframe:** Ongoing, project cost estimates are based on a 5-year timeframe, dependent on funding and grant cycles.

**Changes since 2020 CEDS Update:** This project replaces three previous entries in the Berkshire 2017-2022 CEDS and is led by Berkshire Agricultural Ventures. BAV invests in farms and food businesses, targeting capacity-building resources to individual businesses and gaps and opportunities in the regional food supply chain through investment and technical assistance. As of 2021, BAV has invested more than \$1.3M across 39 food and farm businesses to help strengthen their viability and grow our region's food economy. In 2020 and 2021, BAV executed a series of feasibility studies to improve processing and supply chain bottlenecks for livestock producers in the Berkshire-Taconic region, leading to the launch of a Local Meat Processing Support Program to strengthen and increase capacity of existing meat processor operations.

BAV also began providing intensive business support to a local food hub to provide a year-round market for local food producers and increased access for consumers.

**Source:** 2021 updated information provided by Berkshire Agricultural Ventures

**Project Name: Creative Compact for Collective and Collaboration Impact (The C4 Initiative)**

**Status:** Added in 2021

**Location:** region-wide

**Special Designators:** n/a

**Project Summary:** The C4 Initiative facilitates a cross- sector, collective impact initiative that maps arts learning to larger regional goals (community engagement, career readiness, prosocial needs of youth, placemaking and connection to Berkshire County through:

- creation and activation of a county-wide blueprint for arts integration and education
- development and maintenance of a collaborative network, the Berkshire Cultural Assets Network (convening community engagement and education staff from area arts and culture organizations)
- creation of an online platform for cultural organizations and educators to support arts education in and out of the classroom in Berkshire County (BRAINworks.mcla.edu).

**Funding Source(s):** National Endowment for the Arts, Berkshire Taconic Community Foundation, Mass Cultural Council

**Projected Job Creation:** n/a

**Related Linkages:** This initiative addresses 2017-2022 CEDS Goals 1,4, and 5

**Timeframe:** Ongoing, as permitted by funding

**Changes since 2020 CEDS Update:** n/a

**Source:** 2021 information provided by MCLA

**Project Name: Berkshire Skills Cabinet**

**Status:** Added in 2021

**Location:** region-wide

**Special Designators:** n/a

**Project Summary:** Berkshire Skills Cabinet (established in 2016)- a partnership of education, economic and workforce agencies/staff that set regional workforce priorities as part of a statewide network. Potential impact:

1. Pipeline development working with K-12 systems (2,500 youth annually)
2. Recruitment efforts working with MassHire Berkshire Career Center (2,500 residents, 75 youth, and 500 employers annually)
3. Training initiatives working with education/training providers to train un/under employed residents (goal of 100 annually) AND working with employers for incumbent worker training & on-the-job training efforts (goal of 25 annually)
4. Retention efforts working with 50-75 HR and business leaders to assist with their workforce needs.

**Funding Source(s):** Public/Private partnership, Executive Office of Labor and Workforce Development, varied other sources for goals and projects

**Projected Job Creation:** TBD, ~50 per training program

**Related Linkages:** This initiative addresses 2017-2022 CEDS Goals 1,2,5 and 6.

**Timeframe:** Ongoing

**Changes since 2020 CEDS Update:** n/a

**Source:** 2021 information provided by Berkshire Workforce Board

**Project Name:** Berkshire County Digital Economy Build-To-Scale**Status:** Added in 2021**Location:** region-wide**Special Designators:** n/a

**Project Summary:** The digital economy landscape of the Berkshires has a variety of assets and opportunities for growth. 1Berkshire and the Berkshire Innovation Center are working with the Center on Rural Innovation to go through a three-phased assessment, strategy, and application process to map together the existing assets and gaps of our digital economy that would allow for the development and scaling of and increased number of technology-based businesses in the region. This effort will support the emerging critical mass of remote workers and bolster the entrepreneurial and technology landscape.

**Funding Source(s):** Public/private partnership**Projected Job Creation:** n/a**Related Linkages:** This initiative addresses 2017-2022 CEDS Goal #2**Timeframe:** Ongoing, project cost estimates are based on a 5-year timeframe, dependent on funding and grant cycles.**Changes since 2020 CEDS Update:** n/a**Source:** 2021 information provided by 1Berkshire

## Physical Development in Northern Sub-Region

**Project Name:** Greylock Glen**Status:** included in 2017-2022 CEDS**Location:** Town of Adams**Special Designators:** OZ

**Project Summary:** The Town is the designated developer for the Greylock Glen Resort, a four-season outdoor recreation and environmental education destination expected to include high quality lodging and conference facilities, a campground (tent sites and cabins), a performing arts amphitheater, an environmental education center, Nordic ski center, and a multi-use trail system. This project represents a significant economic boost for the Town of Adams and Berkshire County as a whole. As a potential element of one of the region's identified economic clusters, *Hospitality and Tourism*, the project contributes as a major driver in an ongoing economic recovery. The project's strong outdoor recreational focus aligns with the most recent marketing research for 1Berkshire which indicates that the single most important reason the Berkshires have a strong tourism economy is the outdoor recreational opportunities available in the region. Through its educational components and programming the project will also strengthen the region's growing Education cluster. The site is a 43D Priority Development Site.

**Funding Source(s):** State funding (Capital Budget, Supplemental Budget, MassWorks Infrastructure Program), Opportunity Zone, New Market Tax Credits, USDA Rural Development, EDA and other federal funding; Town funding.

**Projected Job Creation:** Estimated 138 full-time jobs. The labor forces expected from this project include construction, education, retail trade, and leisure and hospitality.

**Related Linkages:** Addresses goals 3, 4 and 5 in the 2017-2022 CEDS.**Timeframe:** Planning and permitting complete, the Commonwealth has provided \$6.5 million in funding for construction to the Town. The Town is working vigorously toward bidding the project in September,

recognizing there could exist a serious funding gap due to current significantly higher pricing caused from the pandemic and associated supply/labor issues.

**Changes since 2020 CEDS Update:** Outdoor Center -- Full design and bid-ready construction plans and specifications are now completed for the 10,000 SF Outdoor Center. Currently, the Town is working with the project architect to complete public bidding documents and anticipates issuing the Invitation for Bids in September 2021. Town staff is very concerned about bidding the project in the current construction climate but has been strongly encouraged to bid the project as soon as possible.

Water system – The Town engaged Wright-Pierce to develop 90% construction plans and specifications for the water delivery system to serve the first two components at the Glen Resort – the Outdoor Center and the Campground. Although the first phase of infrastructure was installed in 2013, additional improvements, including a 350,000-gallon tank, is required for water delivery. Wright-Pierce is close to completing the design plans, with an estimated cost of \$3.8M.

The Town believes final issues have now been worked through with the Adams Fire District (AFD) to provide water for the project through a “consecutive public water system” approach (Town will purchase water from the District and maintain/operate a separate water system serving the Glen project, which is outside District boundaries). AFD held a District-wide meeting on August 9, 2021 to authorize the Prudential Committee to: 1) negotiate and enter into a Memorandum of Understanding (MOU) with the Town for the District to undertake responsibilities of the “parent system” for the consecutive public water system; and 2) negotiate and enter into a MOU with the Town and a Professional Service Agreement with Stantec Consulting (AFD engineer) to complete a feasibility study of the proposed consecutive water system. Both authorizations were approved at the meeting. All District costs associated with the two authorizations will be reimbursed by the Town.

**Source:** 2021 updated information provided by Town of Adams

**Project Name:** Greylock Works (former Cariddi Mill)

**Status:** included in 2017-2022 CEDS

**Location:** City of North Adams

**Special Designators:** Mill; Brownfield; LIC

**Project Summary:** Redevelopment of 240,000-square-foot former Cariddi textile mill into mixed-use complex. Project includes 26,000-square-foot event space, commercial kitchen, collaborative office workspace, food and beverage production spaces, restaurant, food market, and 51 condominium units. Other improvements will include landscaping, parking, and connection with the existing Greylock Park and Alcombright Athletic Field Complex.

**Funding Source(s):** Public/Private partnership

**Projected Job Creation:** 100

**Related Linkages:** One of many former mills in the region that have been redeveloped, are being redeveloped, or are being considered for redevelopment. Other projects include the NORAD Mill in North Adams, and the former Schweitzer-Mauduit mills in Lee and Lenox. Also, one of the most successful brownfield redevelopments in the region.

**Timeframe:** Much brownfield assessment, remediation and abatement completed. Event space, co-working space, restaurant, hard cidery, distillery, and commercial kitchen completed and operating. Comprehensive exterior landscape improvements complete. Expected 2026 completion.

**Changes since 2020 CEDS Update:** Completed Phase 2 site improvements, which includes over 100 additional parking spaces, permeable paving, pedestrian paths, exterior lighting, extensive landscaping, and storm water management. A new restaurant has opened, and a bakery is operating out of the Culinary LAB’s incubator kitchen. The Berkshire Cider Project is operational next to the existing Distillery –

both businesses have wholesale production and retail tasting rooms. The East Studio's coworking space is fully occupied with a waitlist for additional space. An expansion of this co-work concept, which will triple its membership, will open in fall of 2021. The first phase of residential lofts is under construction, comprised of 24 apartments. Over 120 new windows have been ordered for this phase, with installation scheduled to begin this year.

**Source:** 2021 updated information provided by Latent Productions

**Project Name: Memorial School Redevelopment**

**Status:** included in 2017-2022 CEDS

**Location:** Town of Adams

**Special Designators:** Brownfields; LIC

**Project Summary:** The size and prominent location of the Memorial School building on Route 8 in downtown Adams creates opportunities for innovative reuse of the building and its grounds. Redevelopment of the 69,786 square foot building has the potential to have a regional impact by providing new workforce housing, as well as nonprofit and public spaces. New uses could provide a catalyst to additional investment in Adams and the region.

**Funding Source(s):** Several sources of funding are being investigated, including Berkshire Brownfields; CDBG, LIHTC, Chapter 40R, USDA Rural Services, EDA, HUD, and MassDevelopment.

**Projected Job Creation:** undetermined, dependent upon reuse scenario.

**Related Linkages:** The site is well positioned on the Route 8 Corridor in the northern gateway of downtown Adams, potential to spur spin-off investment in this area. Redevelopment will promote the reuse of the historic property and facilitate job growth.

**Timeframe:**

**Changes since 2020 CEDS Update:** In February 2020, the Town issued a Request for Proposals to interested private developers for the redevelopment and reuse of a portion of the Town-owned school building; to either purchase the portion of the property in fee simple or enter into a long-term lease of the property and develop it for housing (multi-family condominiums or rental), assisted living, professional offices, a combination of these uses, or other uses compatible with the Town's goals and objectives. The RFP process was terminated due to COVID but restarted again in early 2021. In June, the Town received three (3) proposals from private developers. Two of the responding developers propose to redevelop the classroom wing of the building, along with certain adjacent spaces, into new rental housing to be available for a range of income levels. The Town is currently conducting the selection process and anticipates completing the selection of a developer for the project prior to the end of September 2021. Both the developers indicated that they anticipate using a combination of 40R, LIHTC, and potentially New Market Tax Credits along with private equity as part of their financing. The Adams Town Meeting adopted Chapter 40R in September 2020, after the annual Town Meeting had been delayed. The Adams 40R Bylaw was later approved by the Attorney General and the Department of Housing & Community Development.

Both developers who propose redeveloping the school building into new rental housing are comfortable with the Town retaining a portion of the building for community use (the exact footprint to be determined). Since the 2020 CEDS, the Town has continued to make improvements within the anticipated community use portion of the building by installing new ceilings and lighting, new door locks and keypad security system, emergency egress lighting, and painting. Over the next few months, the Town also anticipates installing new windows and restrooms in those sections to be occupied by the Adams Council on Aging and the public.

**Source:** 2021 updated information provided by Town of Adams



**Project Name:** Spinning Mill Redevelopment**Status:** Added in 2019**Location:** Town of Adams**Special Designators:** Brownfields; OZ

**Project Summary:** Project involves the redevelopment of over 265,000 SF of vacant mill space at 5-7 Hoosac Street (Spinning Mill Redevelopment Project) into 185 units new affordable, workforce rental housing. Project involves two buildings: 5 Hoosac Street consists of 40,000 SF and is planned to create 26 new, affordable and market rate rental units (27,000 SF) in addition to 13,000 SF of renovated office space on the first floor. The larger, 1899 mill building at 7 Hoosac Street, comprising 225,000 SF, is planned to create 160 affordable/market rate rental units. There will be various unit sizes, 1-, 2- and 3-bedroom units featuring modern amenities, including a fitness center, multi-purpose rooms, and spaces for recreational uses (i.e., arts, music, etc.). Location is along the Ashuwillticook Rail Trail and proximate to the Adams Visitors Center and the Hoosac Valley Service (tourist train service offered by Berkshire Scenic Railway Museum).

Hazardous materials inspection report and technical specifications for abatement of asbestos, lead-based paint, and other hazardous materials present inside the weave shed at the 7 Hoosac Street site in Adams were completed in September 2019 (Town EPA Brownfields Assessment grant). The owner of 7 Hoosac Street (developer) anticipates demolishing a portion of the weave shed that was added in the 1950s. Assessment studies were also conducted (Berkshire Brownfields Program) in 2010 for 5 Hoosac Street and the 7-acre shared parking site. Project proponents, Alan Schiffman and Jeff Cohen, are working with SK Designs (civil engineering) and Durkee-Brown Architects and have now developed apartment layouts and schematic plans for the redevelopment project. The Town anticipates submitting a future MassWorks funding application (parking, drainage, and landscaping) to improve the proposed paved parking facility, which will provide 277 spaces with additional lawn parking to accommodate overflow parking during peak weekends and special events. The Town will have a public easement from the owner to use the facility for these purposes. The proposed parking lot is needed not only to serve the housing development but importantly will result in the appropriate and cost-effective remediation for contamination found at the site. The site is a 43D Priority Development Site and is eligible for both New Market Tax Credits and Opportunity Zone tax incentives.

**Funding Source(s):** Several sources of funding are being investigated, including Berkshire Brownfields, State funds (MassWorks Infrastructure program, Historic Tax Credits, Chapter 40R) and federal funds (Opp. Zone, New Market Tax Credits, LIHTC, USDA Rural Services, EPA Brownfields); private funds.

**Projected Job Creation:** Preliminary estimates for 185 housing units: 198 construction positions (direct and indirect); 78 FTE positions supported by induced effect of spending, and 59 new jobs created that support ongoing consumer activity of new residents.

**Related Linkages:** The site is well positioned just off the Route 8 Corridor and closely connected to attractions such as the Ashuwillticook Rail Trail, the Hoosac Valley Service, the Adams Visitors Center, and the Adams CBD. This generates pedestrian and bike traffic that can conveniently utilize park space created on site and creates the need for better connectivity with these and Park Street, the Town's "Main Street."

**Timeframe:** Ongoing. Demolition of a portion of the weave shed at 7 Hoosac Street is expected to be initiated in 2021.

**Changes since 2020 update:** The property is now designated as a 40R site by the Town. The Town approved its 40R Bylaw in September 2020, which was later approved by the Attorney General and the MA

Department of Housing & Community Development. Sale of the 5 Hoosac Street property (smaller mill structure) was completed at the end of December 2020 and is owned by Spinning Mill Partners, LLC; Alan T. Schiffman, Manager. Working with Jeff Cohen (owner of 7 Hoosac Street), Mr. Schiffman is now the lead developer on the Spinning Mill project involving both buildings. He is working toward establishing a \$3M equity investment to anchor the project; he is also working with MassDevelopment on an application for Pre-Development Assistance. Work on the Part I historic application for the project (involving both buildings) is essentially complete (final photographs are needed) and it is expected to be filed with Mass Historic in September. The developers have requested that the Town be the holder of future historic and conservation easements on the property and the Town has agreed to do so in concept. The Town anticipates working with the developer on future funding applications: 1) pursue potential state funding for daylighting a portion of Hoxie Brook; 2) Brownfields funding for hazardous materials remediation; and 3) MassWorks or other funding for parking improvements and encapsulation of coal dust and other contaminants in the unimproved parking area between the two buildings.

**Source:** 2021 updated information provided by Town of Adams

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**Project Name:** Blackinton Infrastructure/Blackinton Mill Redevelopment

**Status:** Added in 2019

**Location:** City of North Adams

**Special Designators:** Brownfield; Mill; LIC

**Project Summary:** Infrastructure improvements to the historic Blackinton neighborhood in North Adams to address long-standing flooding and drainage issues caused by the 19<sup>th</sup> century waterways once used to feed Blackinton Mill and the adjacent former tannery property. The project will also restore the tannery site to a landscaped greenspace and new parking area, a public canoe launch, trailhead for a publicly accessible trail system. This project will lay the groundwork for mixed use redevelopment of the Blackinton Mill site by developers of the nearby TOURISTS Hotel and significantly advance the long-awaited North Adams bike path project.

**Funding Source(s):** Public/Private partnership. MassWorks funding awarded in early 2020, MassTrails in 2021.

**Projected Job Creation:** 27 Full-time positions

**Related Linkages:** One of many former mills in the region that have been redeveloped, are being redeveloped, or are being considered for redevelopment. Other projects include the NORAD Mill in North Adams, and the former Schweitzer-Mauduit mills in Lee and Lenox. This project is particularly similar to the Eagle Mill Redevelopment in Lee, where early public and private investment in infrastructure improvements permitted the project to proceed. Additionally, this project is a key accelerator for the long pondered North Adams bike path project, connecting the funded and about-to-be-constructed Williamstown path to the west and the existing Ashuwillticook trail to the south.

**Timeframe:** Much pre-construction work completed.

**Changes since 2020 CEDS Update:** Design, engineering, and permitting continued to be affected by pandemic-related delays but the goal is to commence work in Fall 2021. MassWorks funding awarded in early 2020. In addition, the city received a MassTrails grant in July 2021 to advance the Adventure Trail project.

**Source:** 2021 updated information provided by City of North Adams

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**Project Name:** BAMTEC Inc. Berkshire's Advanced Manufacturing Training and Education Center

**Status:** Added in 2021



**Location:** Town of Adams

**Special Designators:** none

**Project Summary:** BAMTEC Inc. is a multi-phased project. Phase 1 is to create a “State of the Art” training center for Advanced Manufacturing focused on providing a trained workforce through a comprehensive employer driven curriculum to serve the current needs of the manufacturing community of Berkshire County and beyond. The training center also envisions the creation of multiple initiative programs like “Women in Manufacturing”, Veteran to work programs and a program designed especially to work with persons with Autism to name a few.

Phase 2 is designed to develop a community Makerspace/ small business incubator to also meet the demands of area Artisans, Crafters, designers, developers and entrepreneurs. This space will provide through its variety of memberships the tools, expertise and training to provide a safe and equitable and affordable “Maker” facility for everyone. Phase 2 also envisions the development of a STEAM (Science, Technology, Engineering, Art and Math) lab focused on the creation of youth programs as well as the development of a “STEAM’ mobile. A mobile STEAM lab/ manufacturing lab that would venture to area schools, colleges and public events in an effort to educate the public to all of the opportunities afforded them through manufacturing and innovation.

**Funding Source(s):** Public/Private partnership, pending

**Projected Job Creation:** 10 Full-time positions, 20 Construction

**Related Linkages:** This project is related to 2017-2022 CEDS Goals 1, 2, and 5

**Timeframe:** TBD; Phase 1 approx. 1 year from start date, Phase 2 additional 18 months to 2 years.

**Changes since 2020 CEDS Update:** n/a

**Source:** 2021 information provided by BAMTEC Inc.

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**Project Name:** North Adams Adventure Trail

**Status:** Added in 2021

**Location:** City of North Adams

**Special Designators:** adjacent to projects related to Adaptive Reuse of Mills, Brownfields

**Project Summary:** The Adventure Trail is an approximately 3.4-mile long shared-use path extending from the easterly terminus of the Mohawk Bike Path near the North Adams-Williamstown border to MASS MoCA in the North Adams downtown via the TOURISTS resort campus and the Norad Mill. This project will create multimodal connectivity between retail, dining, hospitality, and outdoor recreation and cultural destinations in the Town of Williamstown and the City of North Adams, catalyzing increased economic activity in the northern Berkshire Region.

**Funding Source(s):** City of North Adams, Mass Trails, North Adams Partnership, private developers, foundations, individual donors

**Projected Job Creation:** 10 Full-time positions, 20 Construction

**Related Linkages:** This project is related to 2017-2022 CEDS Goals 2, 3, 4, 5, and 6

**Timeframe:** TBD

**Changes since 2020 CEDS Update:** n/a

**Source:** 2021 information provided by City of North Adams

## Physical Development in Central Sub-Region

**Project Name:** Berkshire Mall Reuse

**Status:** included in 2017-2022 CEDS

**Location:** Town of Lanesborough

**Special Designators:** none

**Project Summary:** BRPC completed a re-use study in June of 2019 which identified five potential reuse concepts and detailed related demolition, construction, zoning and regulatory considerations for each. This study is available on the Town of Lanesborough website and is intended to benefit current or future ownership as well as serve as a marketing tool to attract redevelopment investment. While the Regal Cinema and the Target store remained in operation with seemingly good viability, the remainder of the Berkshire Mall closed in mid-2019. The mall was purchased by Durga Property Holdings in July of 2019. The current mall ownership as well as businesses within that area of Lanesborough were granted temporary tax relief due to the impact of the COVID-19 pandemic, specific to payments due to Baker Hill Road District. Ownership is also pursuing the dissolution of the Baker Hill Road District in favor of MassDOT taking over maintenance of the Routes 7 and 8 connector road. The current mall ownership as well as businesses within that area of Lanesborough were granted temporary tax relief due to the impact of the COVID-19 pandemic, specific to payments due to Baker Hill Road District. Ownership has also been pursuing the dissolution of the Baker Hill Road District in favor of MassDOT taking over maintenance of the Routes 7 and 8 connector road. As of mid-2021, the Lanesborough Select Board chose not to support this proposed change.

**Funding Source(s):** Private investments, state and federal grants if appropriate to proposed development.

**Projected Job Creation:** undetermined, dependent upon reuse scenario.

**Related Linkages:** Depending upon the reuse scenario, efforts to redevelop this property are likely linked to most if not all of the 2017-2022 CEDS Goals.

**Timeframe:** undetermined.

**Changes since 2020 CEDS Update:** Durga Property Holdings (current owner) is working with Bedi & Associates LLC to assume operations and management control of the mall, with the expectation that Bedi & Associates would recruit investors to cover the cost of physical improvements and bring family-friendly recreation and dining tenants to the property.

**Source:** 2021 updated information provided by BRPC

**Project Name:** Stationery Factory (formerly referred to as Crane Stationery Mill)

**Status:** included in 2017-2022 CEDS

**Location:** Town of Dalton

**Special Designators:** Mill; LIC

**Project Summary:** Redevelopment of 100,000-square-foot multi-story former Crane & Co. paper mill into office, retail, restaurant, and event hosting space. Currently houses 18 operating businesses including a distillery, pub, and furniture manufacturer. The event hosting space comprises 4 rooms and can accommodate up to 700 people. Project includes upgrade to accessibility on all floors including installation of passenger elevators and accessible restroom facilities.

**Funding Source(s):** Private investment; Obtained MassDevelopment funding of \$100k in 2020

**Projected Job Creation:** 100+ (has already created 25 full-time and 44 part-time positions)

**Related Linkages:** One of many former mills in the region that have been redeveloped, are being redeveloped, or are being considered for redevelopment. Other projects include the NORAD Mill in North

Adams, and the former Schweitzer-Mauduit mills in Lee and Lenox. Ties to multiple CEDS Goals especially #2 and #3.

**Timeframe:** Ongoing. Installation of elevator, new building front and more tenants expected over next 4 years

**Changes since 2020 CEDS Update:** no changes

**Source:** 2021 updated information provided by Town of Dalton

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**Project Name:** Columbus Avenue/Summer Street Parking Garage

**Status:** Added in 2019

**Location:** City of Pittsfield

**Special Designator:** OZ

**Project Summary:** Construction of a new three-story parking garage between Columbus Ave. and Summer St. in downtown Pittsfield. The garage will be adjacent to the Berkshire Intermodal Transportation Center, the primary rail and public transit hub in the County. All pre-construction work has been completed and project is shovel ready. Old garage has been demolished and surface lot constructed.

**Funding Source(s):** Public investment

**Projected Job Creation:** 120 construction positions

**Related Linkages:** Part of the greater effort to revitalize downtown Pittsfield, expand downtown market rate housing, and expand transit options in the City and County. Construction of the garage will coincide with the Berkshire Flyer, a pilot program providing seasonal rail service from Pittsfield to New York City.

**Timeframe:** Pending securing of funding sources, construction could begin in 2023 with 2025 completion date.

**Changes since 2020 CEDS Update:** Design is complete.

**Source:** 2021 information provided by City of Pittsfield

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**Project Name:** North Mountain Park

**Status:** Added in 2019

**Location:** Town of Dalton

**Special Designators:** Brownfield; LIC

**Project Summary:** Repurposing of 9 ½ acre lot as municipal playing fields. Lot is a brownfield that previously housed Old Dalton Hardwood sawmill and requires remediation.

**Funding Source(s):** Public investment, Town appropriations, PARC grant funds

**Projected Job Creation:** 15 construction positions, 3 FTE positions

**Related Linkages:** Addresses goal 3 of the 2017-2022 CEDS.

**Timeframe:** Some pre-construction work including Brownfields assessment completed.

**Changes since 2020 CEDS Update:** None

**Source:** 2021 information provided by Town of Dalton

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**Project Name:** Pittsfield Police Station

**Status:** Added in 2019

**Location:** City of Pittsfield

**Special Designators:** undetermined until location finalized

**Project Summary:** Construction of new police headquarters facility for the Pittsfield Police Department to replace the current aging and failing facility. New facility will improve safety standards, expand storage, and accommodate entire authorized and funded police force.

**Funding Source(s):** Public investment

**Projected Job Creation:** 300 construction positions.

**Related Linkages:** Part of city's overall program to enhance public safety and modernize government services.

**Timeframe:** Site screening and facility needs assessment have been completed. Short listed potential sites are being evaluated and ranked. Design and permitting work expected to begin in 2022 with a goal of being shovel ready by 2023.

**Changes since 2020 CEDS Update:** project is moving towards design with at least one potential site located in an Opportunity Zone.

**Source:** 2021 information provided by City of Pittsfield

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### **Project Name: Pittsfield YMCA Renovation**

**Status:** Added in 2019

**Location:** City of Pittsfield

**Special Designators:** OZ

**Project Summary:** Renovation of Pittsfield YMCA's original historic building and entire 1980s-era addition on North Street in downtown Pittsfield. Exterior improvements include repointing of the brick façade and reopening of bricked-over windows. Interior improvements include the installation of an elevated track, a new basketball court, an overhaul of the fitness and aquatics area, and an expansion of the childcare section.

**Funding Source(s):** Private, Mass Historic (tax credits), NMTC, MA DHCD, City of Pittsfield

**Projected Job Creation:** 5+ full time positions related to expanded childcare services

**Related Linkages:** Part of the greater effort to revitalize downtown Pittsfield, which has seen the renovation and reuse of many significant buildings in recent years. Other projects include the completed Hotel on North, Onota Building redevelopment, and Howard Building redevelopment and the proposed Wright Building renovation and White Terrace renovation.

**Timeframe:** Development team is on board and construction financing has been secured, efforts to secure permanent financing are underway. Construction has begun with first phase expected to be complete in 2022 and second phase in 2023.

**Changes since 2020 CEDS Update:** first phase is moving into construction

**Source:** 2021 information provided by City of Pittsfield

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### **Project Name: Tyler Street Streetscape**

**Status:** Added in 2019

**Location:** City of Pittsfield

**Special Designators:** OZ

**Project Summary:** Overhaul of Tyler Street right-of-way in the Morningside neighborhood commercial district adjacent to downtown Pittsfield. The goal is to calm traffic and enhance pedestrian and alternate transportation options by accommodating all modes of transportation. Includes addition of bicycle lanes, pedestrian amenities, bus stops, and construction of traffic circle at intersection of Tyler Street, and Dalton and Woodlawn Avenues.

**Funding Source(s):** City of Pittsfield has allocated over \$2 million in city capital funds and a MassWorks grant has been secured.

**Projected Job Creation:** 0 FTE permanent positions, 120 FTE construction positions

**Related Linkages:** Part of Pittsfield's effort to provide residents of the city and nearby communities with various transportation options including walking, bicycling, and public transportation to increase ease and safety of movement, also part of city's efforts to transform a key corridor connecting major employers Berkshire Health Systems on the west end and General Dynamics on the eastern end, enhancing the attraction of the corridor as a place to live and play as well as work.

**Timeframe:** Project has been bid, contract has been awarded and construction has started. Construction anticipated to be complete in the fall of 2022.

**Changes since 2020 CEDS Update:** Construction started, estimated total cost including roundabout at Woodlawn and Tyler St. is \$5.5 MM.

**Source:** 2021 information provided by City of Pittsfield

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### **Project Name: Springside House Restoration**

**Status:** Added in 2019

**Location:** City of Pittsfield

**Special Designators:** LIC, Great Estates

**Project Summary:** Renovation of historic Springside House in Pittsfield's Springside Park into "natural park center" with space for visitor center, natural and historical exhibits, classrooms, and public gatherings. Potential space for anchor commercial tenant as well as opportunity to house other environmental and/or historic preservation-based non-profits. Feasibility, preliminary engineering, cost estimates completed, Permitting underway. Approximately 12% of funding committed.

**Funding Source(s):** Public investment

**Projected Job Creation:** 5

**Related Linkages:** One of several renovations and redevelopments of historic estates throughout the region. Other projects include Elm Court and Cranwell. CEDS Goal #3 – Infrastructure and Site Improvements.

**Timeframe:** Much building stabilization and exterior work completed. Interior work completion estimated 2025.

**Changes Since 2020 CEDS Update:** Interior work timeframe extended to 2025.

**Source:** 2021 information provided by City of Pittsfield

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### **Project Name: Wright Building**

**Status:** Added in 2019

**Location:** City of Pittsfield

**Special Designators:** OZ

**Project Summary:** Renovation of historic Wright Building on North Street in downtown Pittsfield. Completed project will create 16-20 market-rate residential units on upper two stories and 12,000 square feet of modern commercial space on ground floor.

**Funding Source(s):** Private, Mass Historic (tax credits), DHCD, City of Pittsfield

**Projected Job Creation:** 15-18 FTE, 90 construction positions

**Related Linkages:** Part of the greater effort to revitalize downtown Pittsfield, which has seen the renovation and reuse of many significant buildings in recent years. Other projects include the completed

Hotel on North, Onota Building redevelopment, and Howard Building redevelopment and the proposed YMCA renovation and White Terrace renovation.

**Timeframe:** Some pre-construction work completed. Some historic tax credits awarded, others being sought. Expected 2022 start of construction, pending securing of remaining financing.

**Changes since 2020 CEDS Update:** Stalled due to COVID-19; developer (Allegrone) has reinitiated financing efforts and completed exploratory demolition, have a purchase and sales agreement for adjacent property.

**Source:** 2021 information provided by City of Pittsfield

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**Project Name: White Terrace**

**Status:** Added in 2019

**Location:** City of Pittsfield

**Special Designators:** OZ

**Project Summary:** Proposed renovation of historic White Terrace building trio on North Street in downtown Pittsfield into 41 affordable apartments and ground floor commercial space.

**Funding Source(s):** Private, Mass Historic (tax credits), DHCD, City of Pittsfield

**Projected Job Creation:** 12-15 FTE, 150 construction positions

**Related Linkages:** Part of the greater effort to revitalize downtown Pittsfield and address the need for new housing – affordable and market rate.

**Timeframe:** Design work is complete, and a purchase and sales agreement has been executed with an experienced developer. The developer has had a development consultant familiar with affordable housing development in Massachusetts and they anticipate submitting an application to MA DHCD in fall of 2021 for Low Income Housing Tax Credits. Their goal is to start construction in 2022.

**Changes since 2020 CEDS Update:** Significant changes, experienced developer has a purchase and sales agreement on property and is working to move the project forward.

**Source:** 2021 information provided by City of Pittsfield

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**Project Name: 765 Tyler Street**

**Status:** Added in 2019

**Location:** City of Pittsfield

**Special Designators:** OZ

**Project Summary:** The project includes the restoration of a three-story mixed-use building located at 765 Tyler Street. The building was recently acquired by Mill Town Capital as part of an effort of strategic acquisitions on Tyler Street and in the Morningside neighborhood. As proposed, the building will bolster efforts being made at the former St. Mary's campus in creating new market rate housing in the neighborhood, as well as code-compliant ground floor commercial space.

**Funding Source(s):** Private funds, DHCD, City of Pittsfield.

**Projected Job Creation:** 5-7 FTE, 48 construction positions

**Related Linkages:** housing, historic redevelopment

**Timeframe:** Construction is underway with rental anticipated to begin in the fall of 2021.

**Changes since 2020 Update:** Project has received all required land use permits and is nearing completion. In addition, same developer has moved forward with a new construction in-fill development across the street at 730-748 Tyler St. Both projects have been approved under the MA Housing Development Incentive program which includes Tax Increment Exemptions from The City of Pittsfield and the award of tax credits by the Commonwealth.

**Source:** 2021 information provided by City of Pittsfield

**Project Name:** Redevelopment of the William Stanley Business Park at Site 9

**Status:** Added in 2021

**Location:** City of Pittsfield

**Special Designators:** Brownfields, OZ?

**Project Summary:** The William Stanley Business Park is located less than a half-mile from downtown in the heart of the Morningside Neighborhood. The Park consists of approximately 52 acres, which were formerly the core of General Electric's industrial facilities in the city. Three parcels are developed and occupied, seven sites remain available for new business and industry. Site 9 is the largest and most prominent section of the park. This 16.5-acre parcel has remained undeveloped for over twenty years due to its deplorable condition. A conceptual plan for site improvements has been prepared, including development of permanent and temporary green space, roadways, parking, utility corridors and storm water management. MassDevelopment has provided the first \$1.1M to make these improvements a reality. An additional \$6.225M is needed to complete the site improvements. This work addresses the blighted condition, increasing the prospect of attracting businesses, creating jobs, generating income, and enhancing the City's tax base. This work also meets long-standing goals of the Consent Decree signed in 2000 by General Electric, PEDAs, the City of Pittsfield, USEPA, and Massachusetts Department of Environmental Protection.

**Funding Source(s):** Pittsfield Economic Development Authority, MassDevelopment

**Projected Job Creation:** TBD

**Related Linkages:** This project is related to 2017-2022 CEDS Goals 1, 2, 3, and 5

**Timeframe:** TBD

**Changes since 2020 Update:** n/a

**Source:** 2021 information provided by City of Pittsfield

## Physical Development in Southern Sub-Region

**Project Name:** Element by Westin (formerly referred to as Lenox Manor)

**Status:** included in 2017-2022 CEDS

**Location:** Town of Lenox

**Project Summary:** Proposed 100-suite extended-stay hotel and event center built on the site of the dilapidated Magnuson hotel. The site was acquired in 2015 by local property developers and hoteliers Vijay and Parvin Mahida, and in 2016, plans for the \$24,000,000 project were approved and special permits extended by the Lenox Planning Board and Zoning Board of Appeals. Except for a few "studio suites", each one of the 100 units will consist of a living room, bedroom, bathroom, and kitchenette, making it attractive to extended stay travelers and eventgoers. Additionally, the project includes an indoor pool fitness center, catering facility, bar, and limited dining options, as well as a 7,500-square-foot event center suitable for up to 500 guests. Work began in 2017, and in November the property was sold for \$1,550,000 to Albany, N.Y.-based BBL Hospitality Group. Asbestos abatement and demolition of the Magnuson was mostly completed by Spring 2018, but there has since been little activity at the site. Demolition is complete.

**Funding Source(s):** Private investment

**Projected Job Creation:** 25-30 full- and part-time jobs.

**Related Linkages:** Addresses goal 5 of the 2017-2022 CEDS.



**Timeframe:** Currently delayed, additional site readiness and construction pending.

**Changes since 2020 CEDS Update:** No changes since 2020.

**Source:** 2021 updated information provided by Town of Lenox

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**Project Name: Redevelopment of Great Barrington Fairgrounds**

**Status:** included in 2017-2022 CEDS

**Location:** Town of Great Barrington

**Project Summary:** Proposed revitalization of 57-acre historic fairgrounds site into a community open space and recreation site, uses and financing to be determined. Discussions with property are underway

**Funding Source(s):** Private investment

**Projected Job Creation:** Unknown

**Related Linkages:** Revitalization of an open space and recreational resource. Intended to draw significant tourism interest/dollars. May have linkages to agricultural and food production sectors.

**Timeframe:** No estimated completion date.

**Change from 2020 CEDS Update:** proposed uses have shifted away from racetrack operation.

**Source:** 2021 updated information provided by Town of Great Barrington

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**Project Name: Housatonic School Redevelopment**

**Status:** included in 2017-2022 CEDS

**Location:** Town of Great Barrington, Village of Housatonic

**Special Designators:** Brownfield

**Project Summary:** Planned redevelopment of 1909 former Housatonic Elementary School. A local committee is meeting to discuss reuse/redevelopment scenarios.

**Funding Source(s):** Public/Private partnership

**Projected Job Creation:** Unknown

**Related Linkages:** One of several infrastructure/redevelopment projects critical to the revitalization of the village of Housatonic.

**Timeframe:** Ongoing, no estimated completion date.

**Changes since 2020 CEDS Update:** Formation of local committee to consider reuse scenarios.

**Source:** 2021 updated information provided by Town of Great Barrington

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**Project Name: Monument Mills Area Reuse**

**Status:** included in 2017-2022 CEDS

**Location:** Town of Great Barrington, Village of Housatonic

**Special Designators:** Mill

**Project Summary:** Redevelopment of Monument Mills, a National Historic Register listed mill complex, into approximately 100 mixed-income residential units, 12,000 square feet for office and retail use, a restaurant/café space, a river walk reconnecting the village to the adjacent Housatonic River, and integrated on-site parking.

**Funding Source(s):** Private investment, historic tax credits

**Projected Job Creation:** Unknown

**Related Linkages:** One of many former mills in the region that have been redeveloped, are being redeveloped, or are being considered for redevelopment. Other projects include Greylock Works and



the NORAD Mill in North Adams, and the former Schweitzer-Mauduit mills in Lee and Lenox. Also, one of several infrastructure/redevelopment projects critical to the revitalization of the village of Housatonic.

**Timeframe:** Little pre-construction work has been completed. No estimated completion date.

**Changes since 2020 CEDS Update:** No changes.

**Source:** 2021 updated information provided by Town of Great Barrington

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**Project Name:** Niagara Mill Redevelopment

**Status:** included in 2017-2022 CEDS

**Location:** Town of Lenox

**Special Designators:** Mill; Brownfield

**Project Summary:** Niagara Mill is a 27,000-square-foot former paper mill that was built in the 1860s and most recently operated by Schweitzer-Mauduit until the facility's closure in 2008. In 2014, the mill was purchased along with former Schweitzer-Mauduit properties, Columbia and Greylock mills, by St. Louis and Niagara, WI-based developer Niagara Worldwide for \$1,500,000. The mill is now listed for sale or lease by Lenox Development LLC, a subsidiary of Niagara Worldwide. Has been subject of area-wide brownfields assessment funds.

**Funding Source(s):** Private investment

**Projected Job Creation:** Unknown

**Related Linkages:** One of many former mills in the region that have been redeveloped, are being redeveloped, or are being considered for redevelopment. Other projects include Greylock Works and the NORAD Mill in North Adams, and the other former Schweitzer-Mauduit mills in Lee and Lenox.

**Timeframe:** Unknown

**Changes since 2020 CEDS Update:** No changes since 2020.

**Source:** 2021 updated information provided by Town of Lenox

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**Project Name:** New England Log Homes

**Status:** included in 2017-2022 CEDS

**Location:** Town of Great Barrington

**Special Designators:** Brownfield

**Project Summary:** Remediation and redevelopment of the former New England Log Homes site, and 8-acre brownfield in the center of Great Barrington. The redevelopment plan includes remediating 100% of the site, 45 units of affordable rental housing, senior independent and assisted living, commercial space, and 1.2 acres of public park along the Housatonic River. In 2019, zoning and environmental permitting were entirely complete; funding for remediation and affordable housing component fully secured.

**Funding Source(s):** Public/Private partnership

**Projected Job Creation:** 25-30 fulltime; 30-35 part-time

**Related Linkages:** One of several projects revitalizing the Bridge Street corridor in Great Barrington. Other projects include the Iredale Cosmetics headquarters, Powerhouse Square mixed-use development, and the River School redevelopment.

**Timeframe:** 45 units of housing completed and occupied in 2021. Balance of the site TBD.

**Changes since 2020 CEDS Update:** As above.

**Source:** 2021 updated information provided by CDCSB and Town of Great Barrington.

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**Project Name: 79 Bridge (formerly River School Redevelopment)****Status:** included in 2017-2022 CEDS**Location:** Town of Great Barrington**Special Designators:** Brownfield

**Project Summary:** Redevelopment and reuse of the former Searles and Bryant Schools in downtown Great Barrington. In 2014, renovations on the former Bryant School were completed and the building reopened as the world headquarters for Iredale Cosmetics. In 2016, the former Searles School was sold to 79 Bridge Street Realty LLC, owned by local hotel developer Vijay Mahida. Mahida intends on converting the building into a 60,000-square-foot luxury hotel with 88 rooms. In 2021, expected completion date changed to 2024.

**Funding Source(s):** Private investment**Projected Job Creation:** 30 permanent FTE positions

**Related Linkages:** One of several projects revitalizing the Bridge Street corridor in Great Barrington. Other projects include the Iredale Cosmetics headquarters, Powerhouse Square mixed-use development, and New England Log Homes mixed-use development.

**Timeframe:** All permitting and most pre-construction work completed.

**Changes since 2020 CEDS Update:** In 2021, expected completion date changed from 2021 to 2024. The town of Great Barrington has approved a 15-year Tax Financing Agreement with a value of approximately \$2.2 million.

**Source:** 2021 updated information provided by Town of Great Barrington**Project Name: Columbia Mill Redevelopment****Status:** Added in 2019**Location:** Town of Lee**Special Designators:** Mill; Brownfield

**Project Summary:** Columbia Mill is a 230,000-square-foot former paper mill that was originally built in 1826 and most recently operated by Schweitzer-Mauduit until the facility's closure in 2008. In 2014, the mill was purchased along with former Schweitzer-Mauduit properties, Columbia and Greylock mills, by St. Louis and Niagara, WI-based developer Niagara Worldwide for \$1,500,000. Niagara Worldwide initially expressed an interest in redeveloping the property, but the mill is now listed for sale or lease by Lenox Development LLC, a subsidiary of Niagara Worldwide. Columbia Growth, Inc. applied for a special permit as a marijuana cultivator in October of 2019.

**Funding Source(s):** Private Investment, Niagara Worldwide**Projected Job Creation:** Unknown

**Related Linkages:** One of many former mills in the region that have been redeveloped, are being redeveloped, or are being considered for redevelopment. Other projects include Greylock Works and the NORAD Mill in North Adams, and the other former Schweitzer-Mauduit mills in Lee and Lenox.

**Timeframe:** Unknown**Changes since 2020 CEDS Update:** No changes since 2020.**Source:** 2021 information provided by BRPC.**Project Name: Eagle Mill Redevelopment****Status:** Added in 2019**Location:** Town of Lee

**Special Designators:** Mill; Brownfield

**Project Summary:** Eagle Mill is a former paper mill originally built in 1808 and most recently operated by Schweitzer-Mauduit until the facility's closure in 2008. In 2017, Eagle Mill Redevelopment, LLC purchased the site, and has since acquired several abutting and nearby properties. The firm intends on completing a \$70,000,000 renovation of the mill and surrounding properties into a mixed-use complex that will include 122 apartments – of which 56 will be affordable and a 14,000-square-foot restaurant space.

**Funding Source(s):** Public/private partnership

**Projected Job Creation:** Unknown

**Related Linkages:** One of many former mills in the region that have been redeveloped, are being redeveloped, or are being considered for redevelopment. Other projects in include Greylock Works and the NORAD Mill in North Adams, and the other former Schweitzer-Mauduit mills in Lee and Lenox. Also, one of the most successful brownfield redevelopments in the region.

**Timeframe:** Much pre-construction work completed. Construction expected to begin in late 2021.

**Changes since 2020 CEDS Update:** COVID-19 pandemic has forced Eagle Mill Redevelopment, LLC to abandon retail, office, and hotel portions of the project for the time being, instead focusing on the housing component. During summer 2021, the project received \$800,000 in loans from MassDevelopment and \$16,000,000 in housing tax credits from the Massachusetts Department Housing and Community Development.

**Source:** 2021 information provided by BRPC

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**Project Name:** Greylock Mill Redevelopment

**Status:** Added in 2019

**Location:** Town of Lee

**Special Designators:** Mill; Brownfield

**Project Summary:** Greylock Mill is a 160,000-square-foot former paper mill that was built in the 1960s and most recently operated by Schweitzer-Mauduit until the facility's closure in 2008. In 2014, the mill was purchased along with former Schweitzer properties, Columbia and Niagara mills, by St. Louis and Niagara, WI-based developer Niagara Worldwide for \$1,500,000. After remaining for sale for several years, the property was purchased in March 2018 for \$3,800,000 by Lee Town Development, a subsidiary of West Coast-based developer. The property was then repurchased by Niagara Worldwide for \$3,800,000. Niagara intends on converting the mill into a cannabis cultivation and manufacturing plant that would hire up to 100 people.

**Funding Source(s):** Private Investment

**Projected Job Creation:** 100

**Related Linkages:** One of many former mills in the region that have been redeveloped, are being redeveloped, or are being considered for redevelopment. Other projects in include Greylock Works and the NORAD Mill in North Adams, and the other former Schweitzer-Mauduit mills in Lee and Lenox.

**Timeframe:** Pending

**Changes since 2020 CEDS Update:** Property repurchased by Niagara Worldwide by \$3,800,000.

**Source:** 2021 information provided by BRPC

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**Project Name:** Kemble Street Studios

**Status:** Added in 2021

**Location:** Town of Lenox

**Special Designators:** n/a

**Project Summary:** Kemble Street Studios (KSS) is a creative film and media education center, housed inside a state-of-the-art production facility located in the Elayne Bernstein Theater Building on the campus of Shakespeare & Company in Lenox. A project of the Berkshire Film and Media Collaborative, KSS is a mixed studio and classroom environment is dedicated to education in the art and craft of filmmaking and responsible media messaging, establishing the Berkshires as an international destination for media thought leadership and production, while also being accessible to everyone living in the region. The KSS facility is designed to support modern film and media making, and will feature live, virtual, and augmented reality production, as well as post-production capabilities such as editing, sound mixing, and color correction. KSS's virtual production capabilities offer filmmakers something difficult to find elsewhere, interactively blending the physical world with the virtual. Streaming media technology will permit internet-based distribution of original local content. These capabilities can also be applied to education, medical, and advanced manufacturing needs and will support existing industries while expanding employment opportunities for residents in our community.

**Funding Source(s):** BFMC, Mass Cultural Council, MassDevelopment, Berkshire Funders Roundtable, Individual donors

**Projected Job Creation:** 15 Full Time/FTEs, 50 Construction

**Related Linkages:** This project is related to all six 2017-2022 CEDS Goals

**Timeframe:** Feasibility study in progress. Architectural drawings, construction assessment, fundraising in 2022, construction anticipated for 2023.

**Changes since 2020 CEDS Update:** n/a

**Source:** 2021 information provided by Berkshire Film and Media Collaborative

## **Project Name: Berkshire Cottages at 100 Bridge Street**

**Status:** Added in 2021

**Location:** Town of Great Barrington

**Special Designators:** n/a

**Project Summary:** The Community Development Corporation of South Berkshire is planning to develop the remaining 2-acre parcel at the north end of the 100 Bridge Street redevelopment project where both Bentley Affordable Housing Complex and the CDCSB's Riverfront Park are currently located. The new complex is in the preliminary planning stages. One of the plans being considered includes a mix of rental units and home ownership. The CDCSB is in the pre-development phase raising necessary funds to begin the project. When complete this will be the CDCSBs fourth affordable housing complex in Great Barrington representing more than 150 units. As a result of the success of Bentley Apartments, the CDCSB is in discussions with Berkshire Housing Development Corporation as a co-sponsor and has begun working with the Great Barrington Affordable Housing Trust as a source of down payments for potential homeowners.

**Funding Source(s):** Public/private partnership

**Projected Job Creation:** 5 Full Time/FTEs, 50 Construction

**Related Linkages:** This project is related to all six 2017-2022 CEDS Goals

**Timeframe:** TBD

**Changes since 2020 CEDS Update:** n/a

**Source:** 2021 information provided by Community Development Corporation of South Berkshire

## Projects Removed in 2021

**Project Name:** Elm Court

**Status:** included in 2017-2022 CEDS, removed in 2021

**Timeframe:** Project discontinued

**Project Name:** Spring Lawn

**Status:** included in 2017-2022 CEDS, removed in 2021

**Timeframe:** Unknown

## Projects Removed in 2020

**Project Name:** Washington Broadband Fiber-Optic Network Construction

**Status:** added in 2019, removed in 2020

**Timeframe:** Completed in 2020

**Project Name:** Miraval-Lenox Expansion at Cranwell Lenox

**Status:** included in 2017-2022 CEDS, removed in 2020

**Timeframe:** Completed in 2020

## Projects Removed in 2019

**Project Name:** Keep Berkshires Farming

**Status:** included in 2017-2022 CEDS, removed in 2019

**Timeframe:** Discontinued, funding source expired

**Project Name:** Linde Center of Music and Learning at Tanglewood

**Status:** included in 2017-2022 CEDS, removed in 2019

**Timeframe:** Completed in 2019

**Project Name:** Walker House Apartments

**Status:** included in 2017-2022 CEDS, removed in 2019

**Timeframe:** Completed in 2017

**Project Name:** Eastover

**Status:** included in 2017-2022 CEDS, removed in 2019

**Timeframe:** Completed in 2017

**Project Name:** Targeting Procurement Dollars to Strengthen Regional Food Economy

**Status:** included in 2017-2022 CEDS, removed in 2019

**Timeframe:** discontinued by LEVER

# Appendix E

## 2021 CEDS Committee and BRPC Rosters

### Acknowledgements

The 2021 Berkshire County CEDS Progress Report was developed in consultation with members of the CEDS Committee. The Committee roster is shown below along with brief bios indicating the members' area of expertise and their

representation rolls on the committee. Following that is a listing of our communities' delegates and alternates that serve on the Berkshire Regional Planning Commission.

**Table 10. Comprehensive Economic Development Strategy Committee**

| Contact Information                                                                                                                                      | Description                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>George Ambriz</b><br><i>Berkshire Community College/Public</i><br>1350 West Street<br>Pittsfield, MA 01201                                            | Mr. Ambriz serves as the Director of Academic and Career Advising at Berkshire Community College, contributing to the committee both as a representative of higher education and workforce development.                          |
| <b>Roger Bolton</b><br><i>Berkshire Regional Planning Commission</i><br>1 Fenn Street, Suite 201<br>Pittsfield, MA 01201                                 | Mr. Bolton is a retired professor of Economics at Williams College, as a community leader and public official he serves on the CEDS Committee and the BRPC Executive Committee and has a special interest in regional economics. |
| <b>Heather Boulger</b><br><i>MassHire Berkshire Workforce Board</i><br>66 Allen Street<br>Pittsfield, MA 01201                                           | Ms. Boulger is the Executive Director of the MassHire Berkshire Workforce Board and serves as the Workforce Development Board representative on the CEDS Committee.                                                              |
| <b>John Duval</b><br><i>BRPC Commission Chair, ex officio</i>                                                                                            | Mr. Duval is a Senior Systems Engineer at General Dynamics. He serves as Chair of BRPC and is also the Chair of the Adams Board of Selectmen.                                                                                    |
| <b>Keith Girouard</b><br><i>MA Small Business Development Center<br/>- Berkshire Regional Office</i><br>33 Dunham Mall, Suite 103<br>Pittsfield MA 01201 | Mr. Girouard is the Regional Director with the Berkshire Regional Office of the MA Small Business Development Center. He is the private sector representative for small business assistance.                                     |
| <b>Kyle Hanlon</b><br><i>Plimpton &amp; Hills Corporation</i><br>28 Yorkshire Avenue<br>Pittsfield, MA 01201                                             | Mr. Hanlon is the Chair of the Berkshire CEDS Committee, and on the Executive Committee of the Berkshire Regional Planning Commission.                                                                                           |

|                                                                                                                             |                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Lesley Herzberg</b><br><i>Berkshire Historical Society</i><br>780 Holmes Road<br>Pittsfield, MA 01201                    | Ms. Herzberg is the Executive Director of Berkshire Historical Society at Arrowhead, representing the non-profit cultural sector on the CEDS committee.                                                                   |
| <b>Benjamin Lamb</b><br><i>1Berkshire</i><br>66 Allen Street<br>Pittsfield, MA 01201                                        | Mr. Lamb is the Economic Development Specialist who leads the Economic Development team at 1Berkshire, the Region's Economic Development and Marketing organization.                                                      |
| <b>Jim Lovejoy</b><br><i>Town of Mount Washington</i><br>118 East Street<br>Mount Washington, MA 01258                      | Mr. Lovejoy is the Chair of the Mt. Washington Select Board, and as the Chair of the MMA Transportation Policy Committee.                                                                                                 |
| <b>Allison Marchese</b><br><i>CDC of Southern Berkshire</i>                                                                 | Ms. Marchese leads the Community Development Corporation of South Berkshire's efforts in building affordable housing in the South Berkshires and supporting small businesses through a free technical assistance program. |
| <b>Laurie Mick</b><br><i>City of Pittsfield</i><br>City Hall - 70 Allen Street<br>Pittsfield MA 01201                       | Ms. Mick serves on the CEDS Committee as the representative from the Pittsfield Economic Revitalization Corporation (PERC).                                                                                               |
| <b>Michael Nuvallie</b><br><i>City of North Adams</i><br>City Hall - 10 Main Street<br>North Adams MA 01247                 | Mr. Nuvallie is the Community Development Director for the City of North Adams and serves on the Berkshire Brownfields Committee. He is the Public Official representing Northern Berkshire County.                       |
| <b>Mark Phillips</b><br><i>Berkshire Agricultural Ventures</i><br>314 Main Street, Office #23<br>Great Barrington, MA 01230 | Mr. Phillips represents Berkshire Agricultural Ventures, a non-profit that supports food and agriculture in Berkshire County.                                                                                             |
| <b>Ian Rasch</b><br><i>Alander Construction</i><br>40 Railroad Street<br>Great Barrington, MA, 01230                        | Mr. Rasch is one of the principals with Alander Construction and has more than 17 years of experience in real estate development and construction management. He is the private sector representative for this industry.  |
| <b>Christopher Rembold</b><br><i>Town of Great Barrington</i><br>Town Hall - 334 Main Street<br>Great Barrington MA 01201   | Mr. Rembold is the Assistant Town Manager/Director of Planning & Community Development in Great Barrington and is the Public Official representing Southern Berkshire County.                                             |
| <b>Deanna Ruffer</b>                                                                                                        | Ms. Ruffer is the Director of Community Development for                                                                                                                                                                   |

|                                                                                                                                       |                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>City of Pittsfield</i><br/>City Hall - 70 Allen Street<br/>Pittsfield MA 01201</p>                                              | <p>the City of Pittsfield and is the Public Official representing Central Berkshire County.</p>                                                                                                             |
| <p><b>Ben Sosne</b><br/><i>Berkshire Innovation Center</i><br/>Pittsfield, MA 01201</p>                                               | <p>Mr. Sosne is the Executive Director of the Berkshire Innovation Center, recognized as a Priority Project in the 2017-2022 Berkshire CEDS.</p>                                                            |
| <p><b>Christina Wynn</b><br/><i>Berkshire Community College/Public</i><br/>1350 West Street<br/>Pittsfield, MA 01201</p>              | <p>Ms. Wynn is the Interim Dean of Business and Outreach at Berkshire Community College and serves as the CEDS Committee's Higher Education representative with keen interest in workforce development.</p> |
| <p><b>Alternate Members</b></p>                                                                                                       |                                                                                                                                                                                                             |
| <p><b>Glenn Bergman</b><br/><i>Berkshire Agricultural Ventures</i><br/>314 Main Street, Office #23<br/>Great Barrington, MA 01230</p> | <p>Mr. Bergman is the Interim Executive Director at Berkshire Agricultural Ventures, a non-profit that supports food and agriculture in Berkshire County.</p>                                               |
| <p><b>Jonathan Butler</b><br/><i>1Berkshire</i><br/>66 Allen Street<br/>Pittsfield, MA 01201</p>                                      | <p>Mr. Butler is the CEO of 1Berkshire, the Region's Economic Development and Marketing organization.</p>                                                                                                   |
| <p><b>Michael Coakley</b><br/><i>City of Pittsfield</i><br/>City Hall - 70 Allen Street<br/>Pittsfield MA 01201</p>                   | <p>Mr. Coakley serves as the Business Development Director for the City of Pittsfield and is a liaison to the Western Mass Economic Development Partners.</p>                                               |
| <p><b>Zachary Feury</b><br/><i>City of North Adams</i><br/>City Hall - 10 Main Street<br/>North Adams MA 01247</p>                    | <p>Mr. Feury works within the Office of Community Development in North Adams and has prior experience as a planner with BRPC.</p>                                                                           |
| <p><b>Shannon Zayac</b><br/><i>MassHire Berkshire Workforce Board</i><br/>66 Allen Street<br/>Pittsfield, MA 01201</p>                | <p>Ms. Zayac is the manager of industry relations with MassHire Berkshires, engaging employers throughout the county to define their workforce needs and assist with recruitment and retention.</p>         |



**Berkshire Regional Planning Commission Partnering Communities:**

Adams, Alford, Becket, Cheshire, Clarksburg, Dalton, Egremont, Florida, Great Barrington, Hancock, Hinsdale, Lanesborough, Lee, Lenox, Monterey, Mount Washington, North Adams, New Ashford, New Marlborough, Otis, Peru, Pittsfield, Richmond, Sandisfield, Savoy, Sheffield, Stockbridge, Tyringham, Washington, West Stockbridge, Williamstown, and Windsor

**Table 11. FY2022 Berkshire Regional Planning Commission Delegates and Alternates**

| Community        | Name                       | Representing        |
|------------------|----------------------------|---------------------|
| Adams            | Michael Mach, Delegate     |                     |
|                  | John Duval, Alternate      | Select Board (PO)   |
| Alford           | Alex Glover, Delegate      | Planning Board (PO) |
|                  | Shirley Mueller, Alternate |                     |
| Becket           | Robert Ronzio, Delegate    | Planning Board (PO) |
|                  | Alvin Blake, Alternate     |                     |
| Cheshire         | Peter Traub, Delegate      | Planning Board (PO) |
|                  | <i>vacant</i> , Alternate  |                     |
| Clarksburg       | Ron Boucher, Delegate      | Planning Board (PO) |
|                  | <i>vacant</i> , Alternate  |                     |
| Dalton           | Zack McCain III, Delegate  | Planning Board (PO) |
|                  | John Boyle, Alternate      |                     |
| Egremont         | Ed Regendahl, Delegate     | Planning Board (PO) |
|                  | Mary McGurn, Alternate     |                     |
| Florida          | Jon Oleson, Delegate       | Planning Board (PO) |
|                  | Cynthia Bosely, Alternate  |                     |
| Great Barrington | Pedro Pachano, Delegate    | Planning Board (PO) |
|                  | Malcolm Fick, Alternate    | Planning Board (PO) |

|                  |                           |                                          |
|------------------|---------------------------|------------------------------------------|
| Hancock          | Christie Moran, Delegate  | Planning Board (PO)                      |
|                  | <i>vacant</i> , Alternate |                                          |
| Hinsdale         | James Sullivan, Delegate  | Planning Board (PO)                      |
|                  | Dan Brown, Alternate      |                                          |
| Lanesborough     | Barb Hassan, Delegate     | Planning Board (PO), ED Committee        |
|                  | Gwen Miller, Alternate    | Planning Board (PO)                      |
| Lee              | Buck Donovan, Delegate    | Planning Board (PO)                      |
|                  | Peter Bluhm, Alternate    |                                          |
| Lenox            | Lauren Franzoni, Delegate | Planning Board (PO)                      |
|                  | Pam Kueber, Alternate     | Planning Board (PO)                      |
| Monterey         | Ken Basler, Delegate      | Planning Board (PO)                      |
|                  | <i>vacant</i> , Alternate |                                          |
| Mount Washington | Bill Short, Delegate      | Planning Board, (PO)                     |
|                  | James Lovejoy, Alternate  | Select Board, Finance Committee (PO)     |
| New Ashford      | Mark Phelps, Delegate     | Planning Board, Select Board (PO)        |
|                  | Kevin Flicker, Alternate  |                                          |
| New Marlborough  | Marc Carson, Delegate     | Planning Board (PO)                      |
|                  | <i>vacant</i> , Alternate |                                          |
| North Adams      | Kyle Hanlon, Delegate     | Planning Board, Redevelopment Auth. (PO) |
|                  | Lisa Blackmer, Alternate  | City Council (PO)                        |
| Otis             | Harold Kobrin, Delegate   | Planning Board (PO)                      |
|                  | Larry Southard, Alternate |                                          |
| Peru             | Sam Haupt, Delegate       | Planning Board, Berkshire MPO Alt. (PO)  |
|                  | <i>vacant</i> , Alternate |                                          |

|                  |                            |                                   |
|------------------|----------------------------|-----------------------------------|
| Pittsfield       | Sheila Irvin, Delegate     | Community Development Board (PO)  |
|                  | CJ Hoss, Alternate         | City Planner (PO)                 |
| Richmond         | Pete Lopez, Delegate       | Planning Board (PO)               |
|                  | Fred Schubert, Alternate   |                                   |
| Sandisfield      | John Field, Delegate       | Planning Board (PO)               |
|                  | <i>vacant</i> , Alternate  |                                   |
| Savoy            | John Tynan, Delegate       | Planning Board, Select Board (PO) |
|                  | Bill Drosehn, Alternate    |                                   |
| Sheffield        | George Oleen, Delegate     | Planning Board (PO)               |
|                  | Rene Wood, Alternate       |                                   |
| Stockbridge      | Nancy Socha, Delegate      | Planning Board (PO)               |
|                  | Christina Rasmussen, Alt.  |                                   |
| Tyringham        | Amanda Hamilton, Delegate  | Planning Board (PO)               |
|                  | Sarah Hudson, Alternate    |                                   |
| Washington       | Don Gagnon, Delegate       | Planning Board (PO)               |
|                  | Lisa Peltier, Alternate    |                                   |
| West Stockbridge | Dana Bixby, Delegate       | Planning Board (PO)               |
|                  | Eric Shimelonis, Alternate |                                   |
| Williamstown     | Roger Lawrence, Delegate   | Planning Board (PO)               |
|                  | Roger Bolton, Alternate    |                                   |
| Windsor          | Doug McNally, Delegate     | Planning Board (PO)               |
|                  | <i>vacant</i> , Alternate  |                                   |

# Appendix F

## COVID-19 Addendum – Economic Impact Through mid-2021

While the COVID-19 pandemic continues and the economic impact cannot at this time be fully or accurately measured, this addendum serves to summarize some impact, response, and recovery efforts within Berkshire County to date.

### Nominal (Official) Unemployment Rate

Like the rest of the state and the nation, Berkshire County saw a dramatic and sudden increase in the unemployment rate with the onset of the COVID-19 pandemic, jumping from 4.1% in March 2020 to 17.2% in April 2020. This was the highest the unemployment rate reached during the period, with the rate subsequently decreasing over the remainder of 2020. Decreases have been less consistent over the current year, with the rate increasing to 8.8% and 8.7% in January and February of 2021, respectively. By this past summer, however, rates had decreased again to slightly above 6%. Although these rates are significantly improved,

they are still above pre-pandemic levels, as well as being above state and national levels. See *Table 12*. Furthermore, the impact on unemployment was not consistent across all Berkshire County municipalities. The municipalities that have fared the worst, as measured by average unemployment rates over the pandemic, are a combination of those, which were already economically distressed such as Adams, North Adams, and Pittsfield, and those that depend heavily on the Arts, Recreation, and Entertainment and the Accommodation and Food Services sectors, such as Lenox. See *Table 13*.

**Table 12. Nominal Unemployment Rate, April 2020 – July 2021**

| Month         | Berkshire County | Massachusetts | United States |
|---------------|------------------|---------------|---------------|
| July 2021     | 6.3%             | 4.9%          | 5.4%          |
| June 2021     | 6.1%             | 4.9%          | 5.9%          |
| May 2021      | 5.7%             | 5.0%          | 5.8%          |
| April 2021    | 7.1%             | 6.4%          | 6.1%          |
| March 2021    | 8.0%             | 6.7%          | 6.0%          |
| February 2021 | 8.7%             | 7.0%          | 6.2%          |
| January 2021  | 8.8%             | 7.8%          | 6.3%          |

|                |       |       |       |
|----------------|-------|-------|-------|
| December 2020  | 8.1%  | 8.4%  | 6.7%  |
| November 2020  | 8.1%  | 8.4%  | 6.7%  |
| October 2020   | 8.1%  | 8.5%  | 6.9%  |
| September 2020 | 8.7%  | 8.9%  | 7.8%  |
| August 2020    | 9.0%  | 9.3%  | 8.4%  |
| July 2020      | 10.0% | 9.8%  | 10.2% |
| June 2020      | 13.8% | 14.8% | 11.1% |
| May 2020       | 14.9% | 15.3% | 13.3% |
| April 2020     | 17.2% | 16.4% | 14.8% |

Source(s): US Bureau of Labor Statistics; MA Dept. of Unemployment Assistance, Labor Market Information.

**Table 13. Average Unemployment Rate, Berkshire County Municipalities, April 2020 – July 2021**

| Municipality     | Unemployment Rate | County Average Difference |
|------------------|-------------------|---------------------------|
| Adams            | 10.4%             | 1.1%                      |
| Alford           | 3.4%              | -5.9%                     |
| Becket           | 10.7%             | 1.4%                      |
| Cheshire         | 8.0%              | -1.3%                     |
| Clarksburg       | 8.1%              | -1.2%                     |
| Dalton           | 8.5%              | -0.8%                     |
| Egremont         | 4.3%              | -5.0%                     |
| Florida          | 7.6%              | -1.7%                     |
| Great Barrington | 8.6%              | -0.7%                     |
| Hancock          | 5.1%              | -4.2%                     |
| Hinsdale         | 10.5%             | 1.2%                      |
| Lanesborough     | 7.6%              | -1.7%                     |

|                    |              |             |
|--------------------|--------------|-------------|
| Lee                | 8.9%         | -0.4%       |
| <b>Lenox</b>       | <b>11.2%</b> | <b>1.9%</b> |
| Monterey           | 6.2%         | -3.1%       |
| Mount Washington   | 4.9%         | -4.4%       |
| New Ashford        | 6.0%         | -3.3%       |
| New Marlborough    | 6.7%         | -2.6%       |
| <b>North Adams</b> | <b>10.4%</b> | <b>1.1%</b> |
| Otis               | 7.7%         | -1.6%       |
| Peru               | 6.9%         | -2.4%       |
| <b>Pittsfield</b>  | <b>11.0%</b> | <b>1.7%</b> |
| Richmond           | 5.6%         | -3.7%       |
| Sandisfield        | 6.6%         | -2.7%       |
| Savoy              | 8.8%         | -0.5%       |
| Sheffield          | 6.3%         | -3.0%       |
| Stockbridge        | 7.2%         | -2.1%       |
| Tyringham          | 4.6%         | -4.7%       |
| Washington         | 6.5%         | -2.8%       |
| West Stockbridge   | 6.7%         | -2.7%       |
| Williamstown       | 6.3%         | -3.0%       |
| Windsor            | 6.5%         | -2.8%       |

Source(s): MA Dept. of Unemployment Assistance, Labor Market Information.

### Labor Force

In addition to an increase in the nominal unemployment rate, Berkshire County has also experienced a sizable decline in the labor force. The change in labor force is calculated by comparing monthly labor force totals from April

2020 to July 2021 with 2018-2019 labor force averages for the corresponding months. The labor force has remained below pre-pandemic levels for the duration of the period, and though it showed signs of recovery between Fall 2020

and Spring 2021, it again fell far below pre-pandemic levels during Summer 2021, with July 2021 having a labor force 8.5% lower than the 2018-2019 average for that month. In this

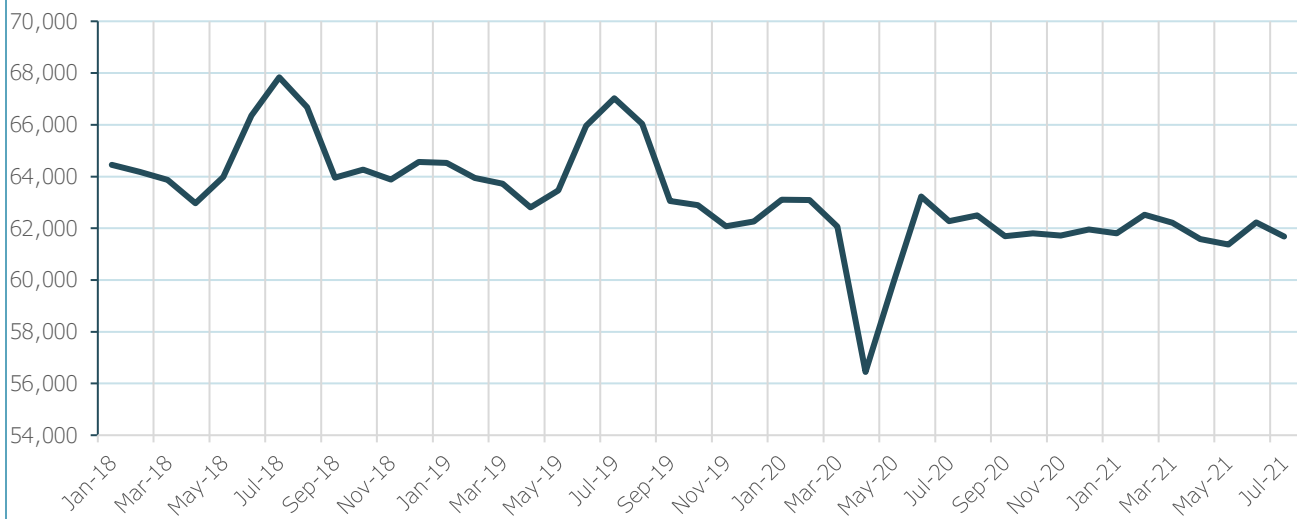
regard, Berkshire County has fared far worse than the rest of the state and the nation, both of which have seen labor forces approach pre-pandemic levels. *See Table 14 and Figure 8.*

**Table 14. Labor Force Change, April 2020 – July 2021**

| Month          | Berkshire County | Massachusetts | United States |
|----------------|------------------|---------------|---------------|
| July 2021      | -8.5%            | -2.0%         | -1.0%         |
| June 2021      | -5.9%            | -2.1%         | -0.9%         |
| May 2021       | -3.7%            | -1.9%         | -0.9%         |
| April 2021     | -2.1%            | -0.6%         | -0.8%         |
| March 2021     | -2.5%            | -0.5%         | -1.1%         |
| February 2021  | -2.4%            | -0.4%         | -1.3%         |
| January 2021   | -4.2%            | 0.1%          | -1.2%         |
| December 2020  | -2.3%            | -0.7%         | -2.0%         |
| November 2020  | -2.0%            | -1.6%         | -1.9%         |
| October 2020   | -2.8%            | -2.5%         | -1.6%         |
| September 2020 | -2.8%            | -3.3%         | -1.8%         |
| August 2020    | -5.8%            | -4.3%         | -1.2%         |
| July 2020      | -7.6%            | -5.7%         | -1.8%         |
| June 2020      | -4.4%            | -2.4%         | -1.7%         |
| May 2020       | -6.0%            | -4.3%         | -2.6%         |
| April 2020     | -10.2%           | -9.5%         | -3.6%         |

Source(s): US Bureau of Labor Statistics; MA Dept. of Unemployment Assistance, Labor Market Information.

Figure 8. Berkshire County Labor Force January 2018 - July 2021



Source(s): Dept. of Unemployment Assistance, Labor Market Information.

### Adjusted Unemployment Rate

Combining labor force and unemployment data, we compute a more accurate representation of unemployment situation in Berkshire County. This is achieved by adding the absolute difference in labor force between COVID months and the 2018-2019 averages for the corresponding months to the absolute unemployment level for the month and using this as the numerator in the unemployment calculation. The resulting value is referred to as the *adjusted unemployment rate*. Given that this value captures fluctuations in the labor force, and that Berkshire County's labor force remains below pre-pandemic levels, this rate presents a

more drastic picture of Berkshire County unemployment than the official rate. While the average official unemployment rate over COVID-19 months was 9.9%, the average adjusted unemployment rate over the same period was 15.1%. Additionally, the large decrease in labor force seen during the Spring and Summer 2021 resulted in the adjusted unemployment rate for May, June, and July 2021 to be 9.5%, 12.4%, and 15.6%, respectively. These rates are significantly higher than the adjusted rates for the state and the nation, which have not experienced such precipitous declines in their labor forces. See Table 15 and Figure 9.

Table 15. Adjusted Unemployment Rate, April 2020 – July 2021

| Month     | Berkshire County | Massachusetts | United States |
|-----------|------------------|---------------|---------------|
| July 2021 | 15.6%            | 6.9%          | 6.4%          |
| June 2021 | 12.4%            | 7.0%          | 6.8%          |
| May 2021  | 9.5%             | 6.9%          | 6.7%          |



|                |       |       |       |
|----------------|-------|-------|-------|
| April 2021     | 9.3%  | 7.0%  | 6.9%  |
| March 2021     | 10.6% | 7.2%  | 7.2%  |
| February 2021  | 11.1% | 7.5%  | 7.6%  |
| January 2021   | 13.1% | 8.0%  | 7.5%  |
| December 2020  | 10.5% | 9.1%  | 8.7%  |
| November 2020  | 10.2% | 10.1% | 8.6%  |
| October 2020   | 11.0% | 11.1% | 8.5%  |
| September 2020 | 11.6% | 12.3% | 9.6%  |
| August 2020    | 15.2% | 13.9% | 9.7%  |
| July 2020      | 18.2% | 15.8% | 12.0% |
| June 2020      | 18.4% | 17.3% | 12.8% |
| May 2020       | 21.4% | 19.8% | 15.9% |
| April 2020     | 28.7% | 26.9% | 18.5% |

Source(s): MA Dept. of Unemployment Assistance, Labor Market Information; Federal Reserve Bank of St. Louis, Federal Reserve Economic Data.

Figure 9. Official vs. Adjusted Unemployment Rate  
January 2018 - July 2021



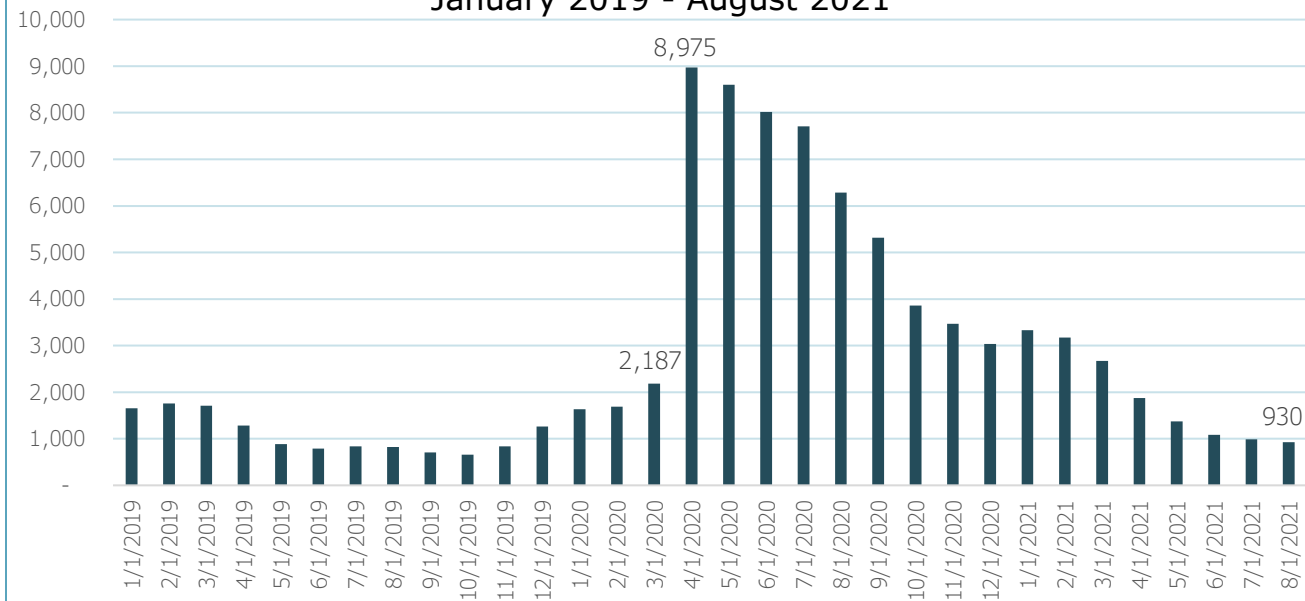
Source(s): MA Dept. of Unemployment Assistance, Labor Market Information.

### Unemployment Insurance Claims

Berkshire County WDA Unemployment Insurance Claims increased dramatically beginning April 2020. Earlier months were either on par with corresponding months in 2019 (January or February), or saw appreciable, but

not dramatic, increases when compared with the previous year (March). Since April 2020, claims have steadily decreased and are now comparable with pre-pandemic levels. *See Figure 10.*

**Figure 10. Berkshire WDA Unemployment Insurance Claims  
January 2019 - August 2021**



Source(s): MA Dept. of Unemployment Assistance, Labor Market Information.

### Federal Assistance – Small Business Administration (SBA) Loans in Berkshire County

As of September 2021, a total of 4,182 loans totaling \$375,357,376 have been disbursed to Berkshire County businesses through the Small Business Administration's paycheck protection loan program. According to the SBA website, this resulted in a total of 43,501 jobs retained, with an average job retention figure of 10.4 jobs per loan. Of these 4,182 loans, 3,730 (89.2%) were for amounts less than \$150,000, totaling \$127,747,077 and with an average loan amount of \$34,248. These loans helped retain 18,804 jobs, with an average job retention figure of 5.0 jobs per loan. The remaining 452 (10.8%) of loans were for amounts less than \$150,000, totaling \$249,169,587 and with an average loan amount of \$505,415. These loans helped retain 24,937 jobs, with an average job retention figure of 50.6 jobs per loan. The industry with the greatest number of loans awarded is Construction with 610 (14.6%), followed by Accommodation and Food Services with 571 (13.7%), and Professional, Scientific, and

Technical Services with 469 (11.2%). See Table 16. The industry with the greatest value of loans awarded is Health Care and Social Assistance with \$73,365,935 (19.5%), followed by Accommodation and Food Services with \$51,020,584 (13.6%), and Manufacturing with \$38,667,150 (10.3%). See Table 17. The industry with the greatest number of jobs retained is Accommodation and Food Services with 8,567 (19.7%), followed by Health Care and Social Assistance with 8,334 (19.2%), and Construction with 3,674 (8.4%). See Table 18. The industry with the greatest average loan value is Utilities with \$258,462, followed by Manufacturing with \$205,676, and Health Care and Social Assistance with \$181,599. The industry with the greatest average number of jobs retained per loan is Health Care and Social Assistance with 20.6, followed by Manufacturing with 16.7, and Transportation and Warehousing with 16.4. See Table 19.

Table 16. PPP Loans by Industry in Berkshire County as of June 2021

| NAICS Code | Industry                                                                 | Number of Loans | Percentage |
|------------|--------------------------------------------------------------------------|-----------------|------------|
| 11         | Agriculture, Forestry, Fishing and Hunting                               | 66              | 1.6%       |
| 21         | Mining, Quarrying, and Oil and Gas Extraction                            | 6               | 0.1%       |
| 22         | Utilities                                                                | 8               | 0.2%       |
| 23         | Construction                                                             | 610             | 14.6%      |
| 31-33      | Manufacturing                                                            | 188             | 4.5%       |
| 42         | Wholesale Trade                                                          | 94              | 2.2%       |
| 44-45      | Retail Trade                                                             | 416             | 9.9%       |
| 48-49      | Transportation and Warehousing                                           | 83              | 2.0%       |
| 51         | Information                                                              | 73              | 1.7%       |
| 52         | Finance and Insurance                                                    | 53              | 1.3%       |
| 53         | Real Estate and Rental and Leasing                                       | 130             | 3.1%       |
| 54         | Professional, Scientific, and Technical Services                         | 469             | 11.2%      |
| 55         | Management of Companies and Enterprise                                   | 3               | 0.1%       |
| 56         | Administrative and Support and Waste Management and Remediation Services | 216             | 5.2%       |
| 61         | Educational Services                                                     | 83              | 2.0%       |
| 62         | Health Care and Social Assistance                                        | 404             | 9.7%       |
| 71         | Arts, Entertainment, and Recreation                                      | 232             | 5.5%       |
| 72         | Accommodation and Food Services                                          | 571             | 13.7%      |
| 81         | Other Services (except Public Administration)                            | 452             | 10.3%      |
| 92         | Public Administration                                                    | 25              | 0.6%       |

Source(s): US Small Business administration; Paycheck Protection Program Data, updated June 30, 2021.

Table 17. PPP Loan Amounts by Industry in Berkshire County as of June 2021

| NAICS Code | Industry                                                                 | Loan Amounts | Percentage |
|------------|--------------------------------------------------------------------------|--------------|------------|
| 11         | Agriculture, Forestry, Fishing and Hunting                               | \$2,027,630  | 0.5%       |
| 21         | Mining, Quarrying, and Oil and Gas Extraction                            | \$686,831    | 0.2%       |
| 22         | Utilities                                                                | \$2,067,700  | 0.6%       |
| 23         | Construction                                                             | \$45,500,088 | 12.1%      |
| 31-33      | Manufacturing                                                            | \$38,667,150 | 10.3%      |
| 42         | Wholesale Trade                                                          | \$11,055,533 | 2.9%       |
| 44-45      | Retail Trade                                                             | \$30,861,695 | 2.9%       |
| 48-49      | Transportation and Warehousing                                           | \$10,399,547 | 2.8%       |
| 51         | Information                                                              | \$7,344,836  | 2.0%       |
| 52         | Finance and Insurance                                                    | \$3,026,997  | 0.8%       |
| 53         | Real Estate and Rental and Leasing                                       | \$5,633,102  | 1.5%       |
| 54         | Professional, Scientific, and Technical Services                         | \$31,313,811 | 8.3%       |
| 55         | Management of Companies and Enterprise                                   | \$346,923    | 0.1%       |
| 56         | Administrative and Support and Waste Management and Remediation Services | \$10,747,565 | 2.9%       |
| 61         | Educational Services                                                     | \$10,637,451 | 2.8%       |
| 62         | Health Care and Social Assistance                                        | \$73,365,935 | 19.5%      |
| 71         | Arts, Entertainment, and Recreation                                      | \$19,702,432 | 5.2%       |
| 72         | Accommodation and Food Services                                          | \$51,020,584 | 13.6%      |
| 81         | Other Services (except Public Administration)                            | \$18,815,476 | 5.0%       |
| 92         | Public Administration                                                    | \$2,136,088  | 0.6%       |

Source(s): US Small Business administration; Paycheck Protection Program Data, updated June 30, 2021.

**Table 18. Jobs Retained from PPP Loans by Industry in Berkshire County as of June 2021**

| NAICS Code | Industry                                                                 | Jobs Retained | Percentage |
|------------|--------------------------------------------------------------------------|---------------|------------|
| 11         | Agriculture, Forestry, Fishing and Hunting                               | 342           | 0.8%       |
| 21         | Mining, Quarrying, and Oil and Gas Extraction                            | 63            | 0.1%       |
| 22         | Utilities                                                                | 124           | 0.3%       |
| 23         | Construction                                                             | 3,674         | 8.4%       |
| 31-33      | Manufacturing                                                            | 3,138         | 7.2%       |
| 42         | Wholesale Trade                                                          | 1,360         | 3.1%       |
| 44-45      | Retail Trade                                                             | 3,850         | 8.9%       |
| 48-49      | Transportation and Warehousing                                           | 1,357         | 2.8%       |
| 51         | Information                                                              | 718           | 1.7%       |
| 52         | Finance and Insurance                                                    | 245           | 0.6%       |
| 53         | Real Estate and Rental and Leasing                                       | 698           | 1.6%       |
| 54         | Professional, Scientific, and Technical Services                         | 2,499         | 5.7%       |
| 55         | Management of Companies and Enterprise                                   | 14            | 0.0%       |
| 56         | Administrative and Support and Waste Management and Remediation Services | 1,466         | 3.4%       |
| 61         | Educational Services                                                     | 1,210         | 2.8%       |
| 62         | Health Care and Social Assistance                                        | 8,334         | 19.2%      |
| 71         | Arts, Entertainment, and Recreation                                      | 2,975         | 6.8%       |
| 72         | Accommodation and Food Services                                          | 8,567         | 19.7%      |
| 81         | Other Services (except Public Administration)                            | 2,598         | 6.0%       |
| 92         | Public Administration                                                    | 269           | 0.6%       |

Source(s): US Small Business administration; Paycheck Protection Program Data, updated June 30, 2021.

Table 19. PPP Loan Averages by Industry in Berkshire County as of June 2021

| NAICS Code | Industry                                                                 | Loan Amounts | Jobs Retained |
|------------|--------------------------------------------------------------------------|--------------|---------------|
| 11         | Agriculture, Forestry, Fishing and Hunting                               | \$30,722     | 5.2           |
| 21         | Mining, Quarrying, and Oil and Gas Extraction                            | \$114,472    | 10.5          |
| 22         | Utilities                                                                | \$258,462    | 15.5          |
| 23         | Construction                                                             | \$74,590     | 6.0           |
| 31-33      | Manufacturing                                                            | \$205,676    | 16.7          |
| 42         | Wholesale Trade                                                          | \$117,612    | 14.5          |
| 44-45      | Retail Trade                                                             | \$74,187     | 9.3           |
| 48-49      | Transportation and Warehousing                                           | \$125,295    | 16.3          |
| 51         | Information                                                              | \$100,614    | 9.8           |
| 52         | Finance and Insurance                                                    | \$57,113     | 4.6           |
| 53         | Real Estate and Rental and Leasing                                       | \$43,332     | 5.4           |
| 54         | Professional, Scientific, and Technical Services                         | \$66,767     | 5.3           |
| 55         | Management of Companies and Enterprise                                   | \$115,641    | 4.7           |
| 56         | Administrative and Support and Waste Management and Remediation Services | \$49,757     | 6.8           |
| 61         | Educational Services                                                     | \$128,162    | 14.6          |
| 62         | Health Care and Social Assistance                                        | \$181,599    | 20.6          |
| 71         | Arts, Entertainment, and Recreation                                      | \$84,924     | 12.8          |
| 72         | Accommodation and Food Services                                          | \$89,353     | 15.0          |
| 81         | Other Services (except Public Administration)                            | \$41,627     | 5.7           |
| 92         | Public Administration                                                    | \$85,443     | 10.8          |

Source(s): US Small Business administration; Paycheck Protection Program Data, updated June 30, 2021.

## **Community Development Block Grant COVID (CDBG-CV) Funding**

Berkshire County contains one Community Development Block Grant (CDBG) Entitlement community: Pittsfield, and one mini-entitlement: North Adams. These communities have received additional funding through HUD and Massachusetts DHCD to support microenterprises through forgivable loans/grant programs.

In addition, two regional applications were awarded funds for multi-municipality programs, one for northern Berkshire County, including Adams, Cheshire, Clarksburg, Dalton, Florida, Hancock, Hinsdale, Lanesborough, New Ashford, Peru, Savoy, Williamstown and Windsor, and one for southern Berkshire County, including Alford, Becket, Egremont, Great Barrington, Lee, Lenox, Monterey, Mt. Washington, New Marlborough, Otis, Richmond, Sandisfield, Sheffield,

Stockbridge, Tyringham, Washington and West Stockbridge. Through these and the regularly established programs receiving supplemental funds, every municipality in the county has access to some CDBG-CV funds. In all cases, businesses must be for-profit, have five or fewer employees including the owner, and business owners and their families are required to qualify as low-to-moderate income under HUD standards.

The Northern Berkshire Program, led by the Town of Adams, was awarded \$850,000, and continues to accept applications for up to \$25,000 per business. The Southern Berkshire Program, led by the Town of Lenox, was awarded \$765,000 and continues to accept applications for the same maximum award of \$25,000 for eligible business expenses.

## **Massachusetts Attorney General's Office Small Business Relief Partnership**

Through a grant award from the Massachusetts Attorney General's Office (AGO), Berkshire Regional Planning Commission established the Berkshire County Small Business Recovery Fund in July of 2020. On a first-come, first-served basis, the total award of \$45,000 was distributed to for-profit small business in the form of sixteen grants to firms no larger than ten employees.

Funds were restricted to reimbursement only of incurred business expenses including rent or lease payments, utilities, marketing, supplies, inventory or documented lost sales. The maximum award per business was \$3,000, with the majority of applicants receiving the maximum amount. Businesses in ten municipalities were impacted by this grant fund.

## **Additional Non-Federal Assistance Programs**

A range of other local, state and private funding sources have been accessed by Berkshire County entities since the onset of the COVID-19 pandemic. These include the COVID-19 Emergency Response Fund for Berkshire County, co-administered by the Berkshire United Way and the Berkshire Taconic Community Foundation, as well as a variety of programs for non-profit cultural entities and individual artists made available by the Massachusetts Cultural Council. In the fall of 2020,

the Commonwealth announced two programs administered through Mass Growth Capital Corporation to support businesses, with a category for micro-enterprises with five or fewer employees, and a category for fifty or fewer employees. In some cases, employees in specific industries such as hospitality and restaurants, were able to apply for micro-grants as a stopgap measure during layoffs and furloughs.



## **EDA Cares Act Recovery Assistance**

Due to the pending status of Berkshire County's Economic Development District Application, Berkshire Regional Planning Commission was ineligible for non-competitive funds through the Economic Development Administration's Cares Act Recovery Assistance in 2020. An application entitled "Agility and Resilience in Berkshire County" was submitted through the competitive program in June of 2020 and awarded in January 2021.

### **Scope of Work**

Through a 24-month project, Berkshire Regional Planning Commission (BRPC) will respond to economic injury in Berkshire County as a result of COVID-19, coordinating a comprehensive range of capacity building opportunities directly related to improving the functions and policies of member organizations and local businesses.

On a regional scale, this project will include substantial updates to the 2017-2022 Berkshire County Comprehensive Economic Development Strategy (CEDS) in the area of economic resiliency, in order to include pandemic resiliency and recovery as well as more thorough planning for other types of economic disruption.

Staff will identify potential recovery projects within the region, including those previously listed as CEDS Priority Projects, and connect community leaders, project managers, and investors in order to foster recovery efforts and direct resources to eligible projects. Additionally, BRPC staff will pursue projects and initiatives which align with CEDS goals 5 (to support and expand the region's industry and occupational clusters) and 6 (to support the resiliency of individual businesses and the regional economy during future economic disruptions).

The region's online data clearinghouse, Berkshire Benchmarks, will be improved and expanded to include economic indicators which will be used to track recovery from a range of perspectives. An RFP for the construction of a replacement Berkshire Benchmarks website was issued in September 2021.

BRPC has enlisted the county's state-designated Regional Economic Development Organization, 1Berkshire, to provide technical assistance for municipalities as well as for- and non-profit businesses, using a model of direct business consultations, broad access to professional training providers and content experts, assessment of program effectiveness, and careful tracking of participant progress toward improved agility and resiliency. Multiple technical assistance cohorts were announced in September 2021.

# Appendix G

## Regional Investment Database

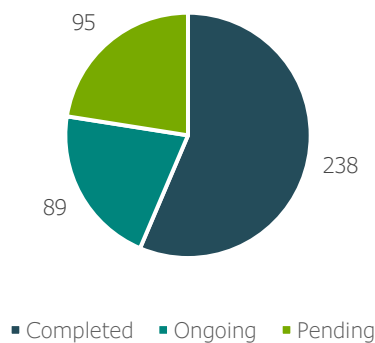
Beginning in 2018, BRPC has maintained a database of past, ongoing, and future investments throughout the County. In addition to priority projects identified in the Berkshire County CEDS, the database documents other real estate and capital investments above \$100,000 that contribute to economic development in the region. The database accepts up to 45 unique variables for each investment, with these variables recording financial, temporal, industrial, locational, and physical data. Furthermore, the database includes several utilities, which can be used to filter investments and associated media, produce reports, and generate basic data visualizations. The database currently holds over 420 recorded projects, spanning the years 2006 to 2025, representing nearly \$2.9 billion in total investment.

Information sourcing for the database is assisted by a web crawler which automatically searches articles in Berkshire County and Western MA media sources for keywords pertaining to investment, development, employment, and other economic development themes. Additionally, BRPC agglomerates building permits from many of the County's municipalities to identify significant new investments. Although information gathered with these methods does not result in a fully comprehensive or exhaustive list of investments, nor does it include investments under \$100,000 which may result in economic impacts, the maintenance of this database represents a significant step in for Berkshire County in being able to identify investments and related trends. Consistent updating to the database will allow economic development partners throughout the region to access reliable information related to their specific areas of interest or concern.

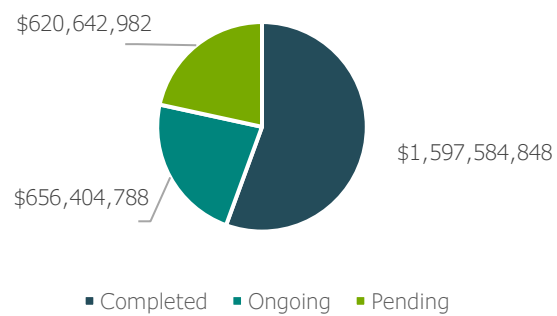
### Total Projects and Dollars Invested

As of November 2021, the regional investment database contained 425 projects representing \$2,874,763,329 invested or pledged between 2006 and 2021. Of these, 238 projects (\$1,597,584,848) were completed, 89 (\$656,404,788) were ongoing, and 95 (\$620,642,982) were ongoing. *See Figures 11 and 12.*

**Figure 11. Projects by Status**

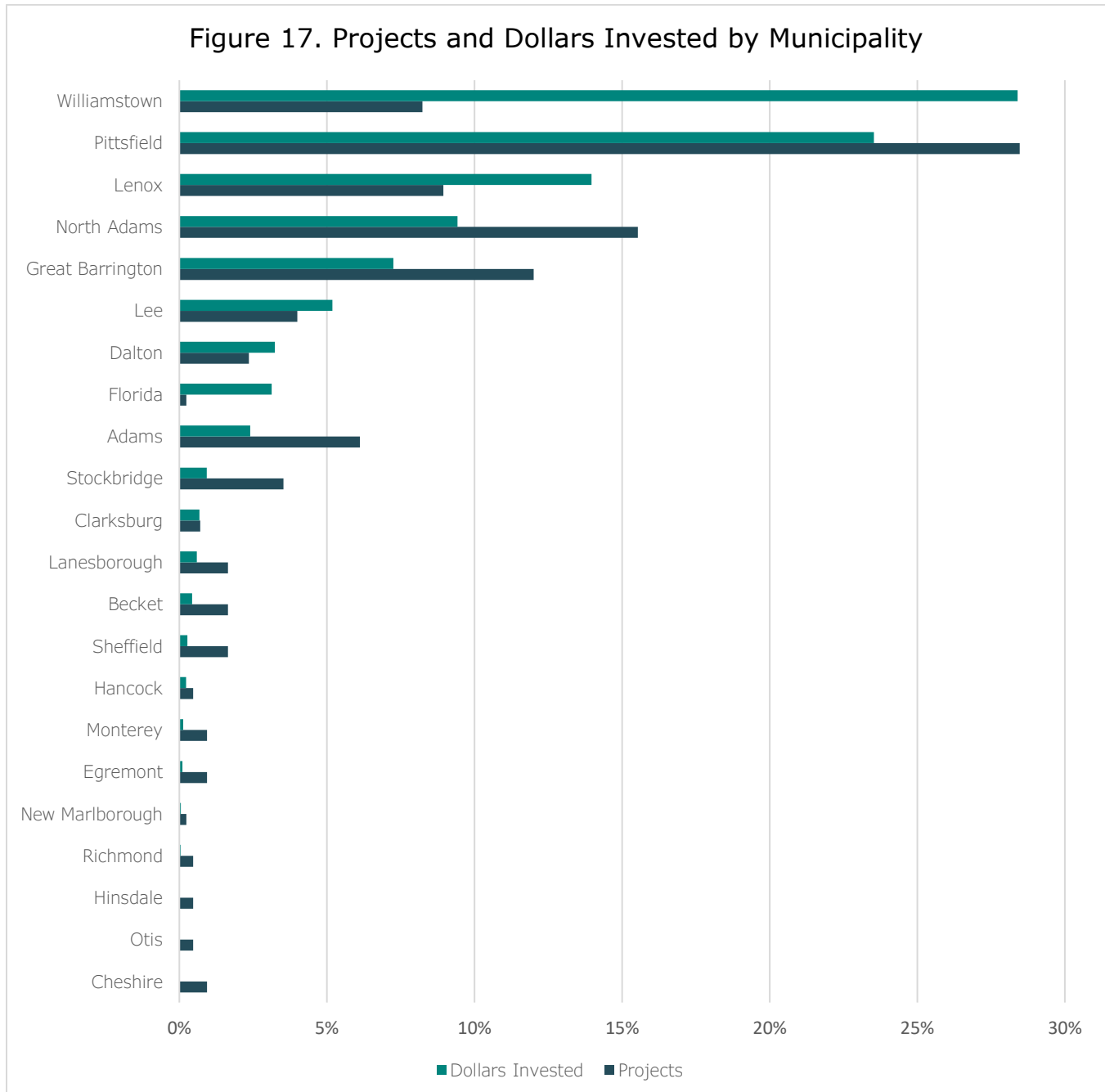


**Figure 12. Dollars Invested by Project Status**



## Geographic Distribution

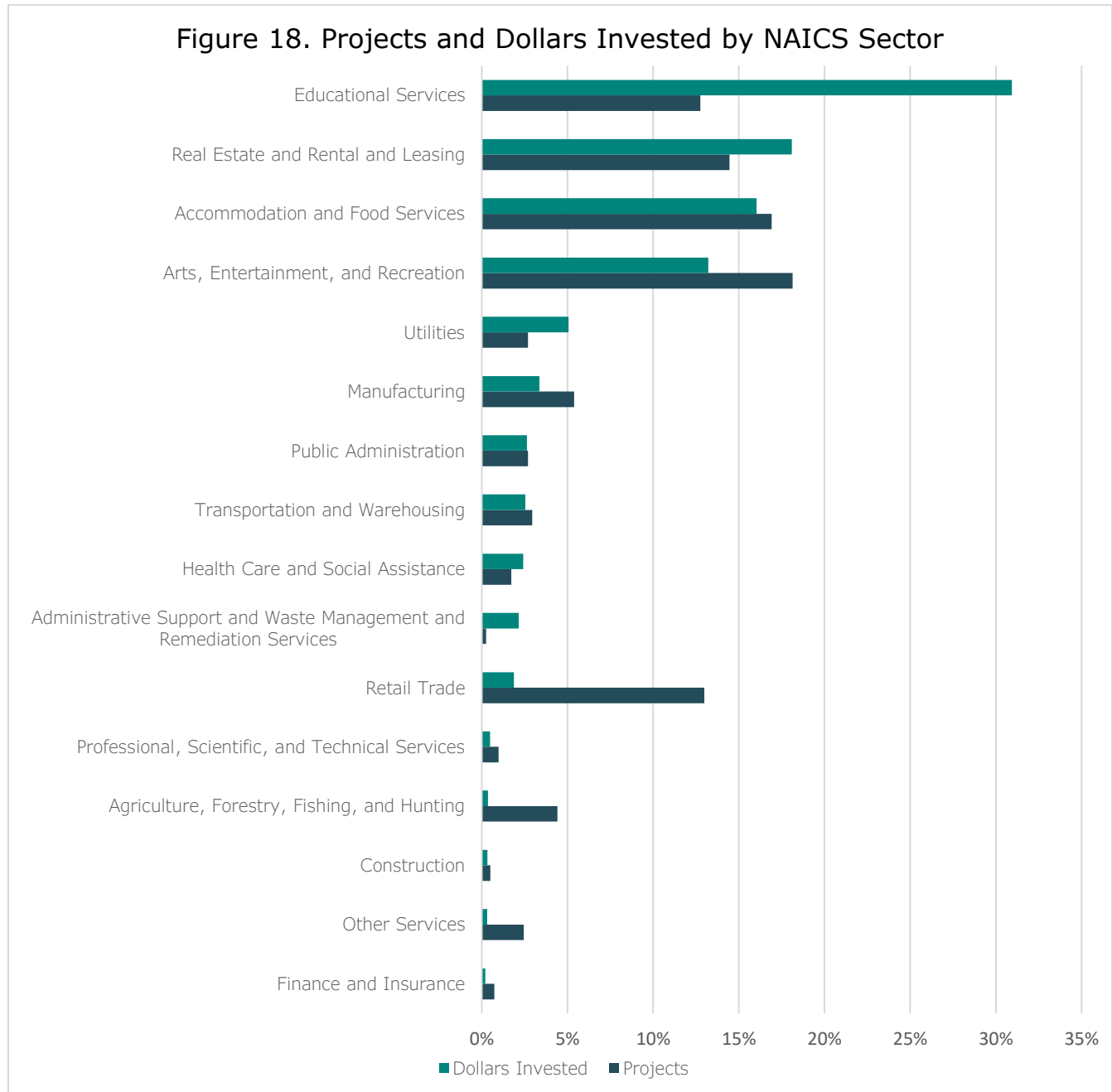
Projects and investment dollars tended to be concentrated in the most populated municipalities (Pittsfield, North Adams, Adams, and Williamstown) and those municipalities with strong hospitality sectors (Lenox, Great Barrington, Stockbridge). It should be noted that several extremely large dollar amount projects account for much of the dollars invested in some municipalities such as the \$90,000,000 Hoosac Wind Power Project in Florida and the nearly \$500,000,000 invested by Williams College in Williamstown. See Figure 17.



## Sectoral Distribution

The majority of projects and dollars invested were concentrated in the Educational Services, Real Estate, Rental and Leasing, Accommodation and Food Services, and Arts, Entertainment, and Recreation sectors. This is largely consistent with the industrial concentration metrics explored in Section 1 of this report. The retail trade sector is notable in that it comprises a sizable share of all projects, but a much smaller share of dollars invested. This is suggestive of the relatively low costs associated with many retail projects, for instance renovating or updating an existing storefront. See *Figure 18*.

**Figure 18. Projects and Dollars Invested by NAICS Sector**



## Funding Source Type

Entirely privately funded projects accounted for the greatest share of projects and dollars invested. However, privately financed projects made up a much greater share of all projects than of all dollars invested. This indicates that the average dollar amount invested per project was smaller for privately financed projects compared to projects with public or mixed funding sources. *See Figures 19 and 20.*

Figure 19. Projects by Funding Source Type

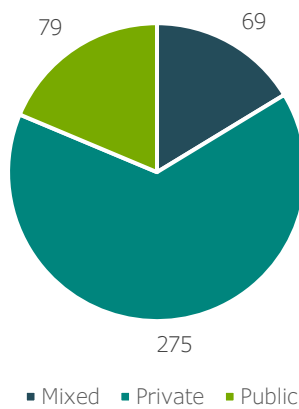
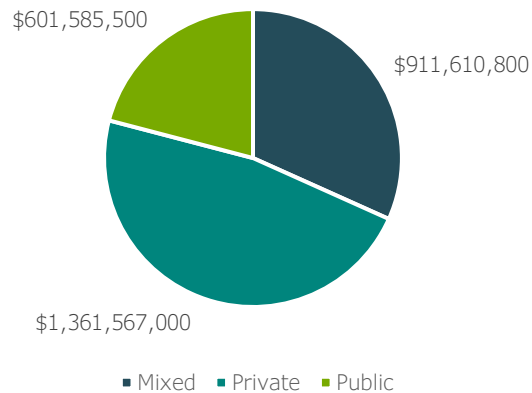


Figure 20. Dollars Invested by Funding Source Type



### Dollars Invested by Project

For all projects and subcategories of projects, the mean dollar amount invested was far greater than the median, and even greater than the 75<sup>th</sup> quartile amount. This is indicative of the strong right skew of the distribution of project dollar amounts and the presence of extreme high-dollar outliers, as can also be seen from the maximum project dollar amounts. *See Table 20.*

**Table 20. Dollars Invested by Project**

|                    | 25 <sup>th</sup> Quartile | Median      | 75 <sup>th</sup> Quartile | Mean         | Maximum       |
|--------------------|---------------------------|-------------|---------------------------|--------------|---------------|
| All Projects       | \$481,102                 | \$2,200,00  | \$9,000,000               | \$9,273,430  | \$204,000,000 |
| Completed Projects | \$400,000                 | \$1,725,000 | \$6,500,000               | \$8,109,567  | \$170,000,000 |
| Ongoing Projects   | \$652,500                 | \$2,133,262 | \$6,365,375               | \$9,116,733  | \$204,000,000 |
| Pending Projects   | \$2,252,000               | \$8,250,000 | \$17,250,000              | \$15,516,049 | \$90,000,000  |

### Projects and Dollars Invested by Year

Project beginning and completion years tend to be concentrated between 2017 and 2019. For project beginning years, this may be explained by the facts that investment database tracking began in 2018 and that the COVID-19 pandemic depressed investment throughout 2020 and 2021. *See Figure 13.* For project completion years, to the above explanations may be added the fact that many of the larger projects that began between 2017 and 2019 are still ongoing. *See Figure 14.* Dollars invested by project initiation and completion year tend to be more evenly distributed than project years alone. This may be explained by the presence of several extremely large dollar amount multi-year projects. *See Figures 15 and 16.*

Figure 13. Projects by Year Begun

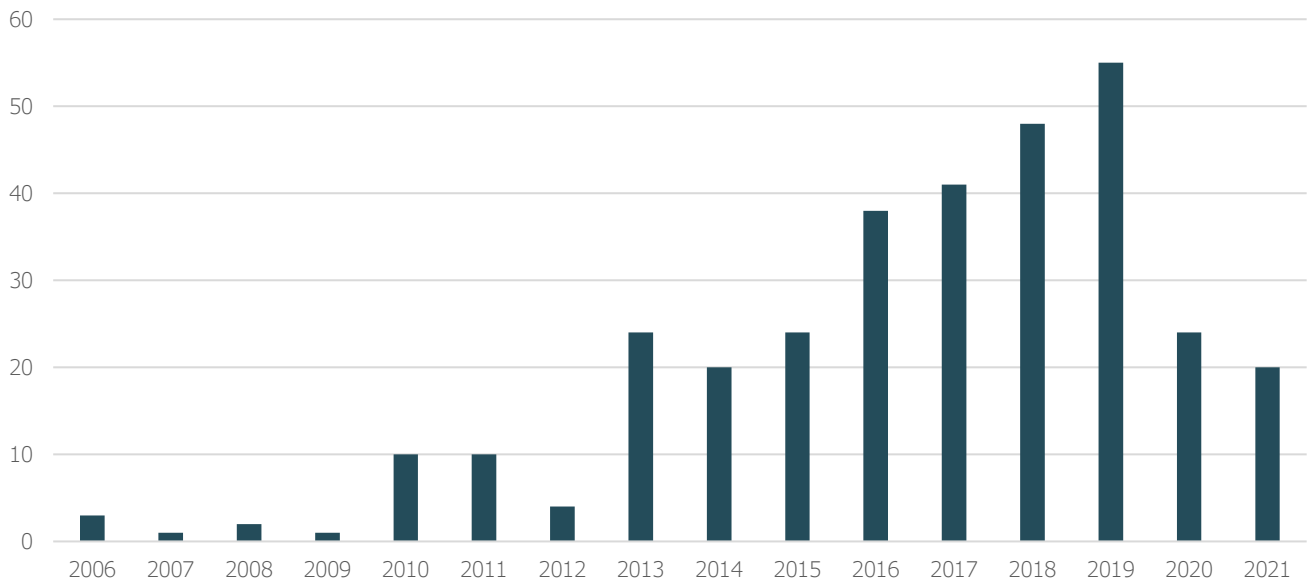


Figure 14. Projects by Year Completed

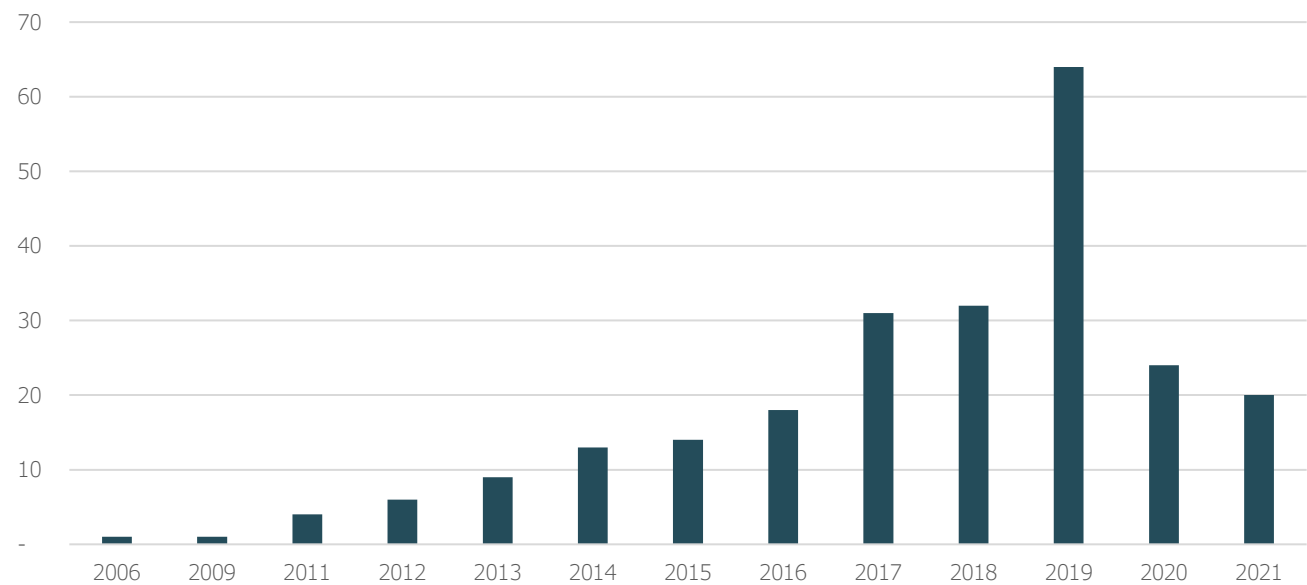


Figure 15. Dollars Invested by Year Begun

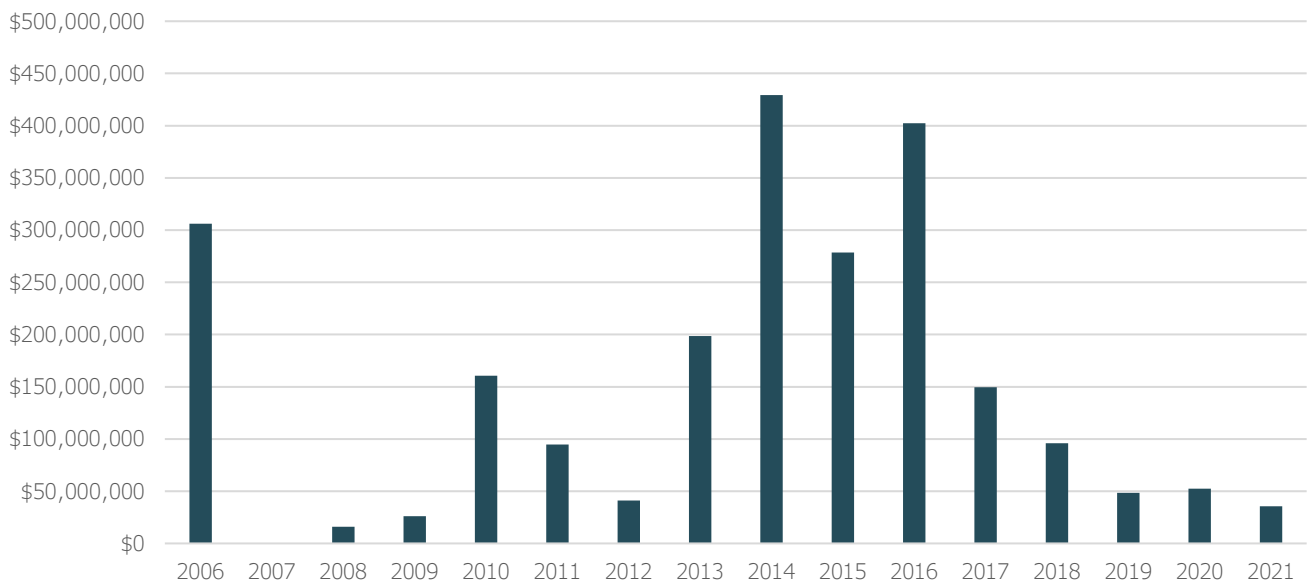


Figure 16. Dollars Invested by Year Completed

