

BAKER HILL ROAD DISTRICT
PRUDENTIAL COMMITTEE
WILLIAM PRENDERGAST, CHAIR

20 Bridge Street, Lanesborough, MA
October 8, 2025 – 12:00 P.M

Attendees: William Prendergast (Chairman), Hank Sayers, Linda Pruyne (Treasurer), Mark Siegars (Attorney), Lorna Gayle (Secretary)

Also attending: Charles Durfee (DPW Director), Nate Fenway (New DP Director 10/17), Jane Kaufman (Reporter, Berkshire Eagle)

Absent: John Goerlach

Meeting Called to Order: 12:00 pm

Public Comment: None forthcoming

Approval of Minutes

Executive Session minutes for September 10, 2025 held over to next scheduled Executive Session.

Maintenance Report

Mr. Durfee reported to the Committee:

- Regular roadside mowing completed; trash pickup and basin inspections underway.
- Two basins on the left side of Mall Road showed a washout (2 ft deep, 4 ft wide). The crew filled the hole with concrete.
- Pipes were checked and clear; no travel issues.
- Mr. Durfee confirmed a full handover of information to incoming DPW Director, Nate Fenway.
- The Committee thanked Chuck for his long service and welcomed Nate to his new role, effective October 17.

Road Lighting Report

Ms. Pruyne reported that lights along the Connector Road remain on though the account has been closed. Eversource confirmed service termination is pending; lights may stay on for weeks but the district will not be billed. The Police Department will monitor the area.

Ms. Pruyne confirmed that the cost of lighting ranged from \$1,200–\$2,400/month when active.

Legal Update

Mr. Siegars reported that the Tax title litigation is ongoing; filings are expected to be recorded by the end of next week.

Treasurer's Report

Ms. Pruyne distributed the warrant and quarterly tax commitment for review and signatures.

New Business

Mr. Siegars announced the formal kickoff of the Baker Hill Road District's Mall Redevelopment Initiative, expanding its historical mission to support community economic revitalization at 655 Cheshire Road (former Berkshire Mall property).

He gave a brief summary of the historical context:

- In 1989, the Town of Lanesborough borrowed \$10 million to enable completion of the Berkshire Mall by Berkshire Mall Group (via Pyramid management).

- The Road District's role was originally to finance infrastructure (road construction and utilities) necessary for mall completion.

Mr. Siegars then reported that Target Corporation has authorized the district to publicly acknowledge its interest in partnering with the Road District and the Town of Lanesborough for redevelopment. He confirmed that BHRD has previously offered \$10 million in financing to JMJ Realty for senior/public housing, but no plan was ever submitted.

The Committee emphasized the necessity of engaging the community and town government in a transparent redevelopment process.

MOTION:

A Motion was moved by Mr. Sayers and seconded by Mr. Prendergast for Mr. Siegars to draft the letter requesting rescheduling of the November. 14th meeting. All in favor.

A date will be selected for a preparatory meeting before the December joint session to refine goals, invite participants and discuss the structure the meeting should take.

Next Meeting: November 12, 20205, the Water District Office. 12 Noon.

Meeting Adjourned.

Motion to adjourn was made by Mr. Sayers and seconded Mr. Prendergast. The meeting adjourned at approximately 12:48 PM