



## Meeting Minutes

March 12th, 2019 @ 8:30am

**Falmouth Town Hall, Board of Selectmen Room, 59 Town Hall Sq., Falmouth, MA 02540**

**Present:** Christopher Land (C), Christopher Simmler (C), Michael Galasso, Patti Haney, Brooks Bartlett  
**Absent:** Susan Moran (VC), Paul Burke (T)

### 8:34\* CALL TO ORDER

A quorum was established. The Vice-Chair called the meeting to order.

### 8:34 PUBLIC COMMENT

None

### 8:34 COMMITTEE REPORTS

#### **TECH PARK**

- Attorney Moynihan presented the Accutek deed restriction removal documents for signature by the Board. She notarized signatures.
- Broderick to reach out to Falmouth Tech Park Association President, Dan Webb, to inquire on forming a joint sub-committee to work on Tech Park development ideas.

#### **MIXED USE / CO-WORKING SPACE UPDATE** - Michael Galasso, Patti Haney

- Galasso advised that an estimated expense for a feasibility study for a mixed use/ co-working space is between \$15-\$20K. He requests that the Board consider allocation of funds for this purpose. Once the Board approves this allocation, he will submit an RFP for the study.
- Galasso reminded the Board that the grant for this study was denied by Mass Development. However, there are State funds available for the actual building of a co-working structure, so if the EDIC proceeds with a structure, then there exists a possibility for funding assistance.
- **MOTION: Simmler made a motion for the Board to approve the issuance of an RFP for a feasibility study for a mixed use/ co-working space in Falmouth – not to exceed an expenditure of \$20K. Bartlett 2<sup>nd</sup>. All in favor. Approved.**

#### **FALMOUTH STATION** – Chris Simmler, Lynne Broderick

- Station Grill sign samples distributed. The Board selected the one without the trains on it.
- Galasso requested to check with the State as the Station may be exempt from Town sign regulations.
- No update about FFS – Jim Fox not in attendance.
- Simmler advised there have been a couple music events at the Station. To obtain an update from Fox.
- Simmler advised Mass Development did not approve the EDIC request for funding for the crosswalk.
- AC was discussed – Broderick advised she has continued to call several local vendors with little success in obtaining interest to provide quotes.
- Galasso wants to ensure the connecting crosswalk is ADA compliant.
- **MOTION: Galasso made a motion for the Board to approve the issuance of an RFP for the bikeway connection structure to the Station - allocating up to \$20K for this work. If the quotes exceed this amount, it will be discussed further. Haney 2<sup>nd</sup>. All in favor. Approved.**
- Ad letters (200+) sent out during January – to promote ads for Station TV Monitors. Two respondents to the mailing. Broderick to consider alternative methods to promote ads. Galasso suggested that the Chamber take over the TV Monitor ads – for a fee.
- The landscape costs were discussed. Agreed it should be reviewed and re-bid if determined better pricing or service is required.
- Simmler advised of meeting at end of the month with Peter Pan, VP of Ops. to discuss operating costs.

### **LANDFILL SOLAR DEVELOPMENT PROJECT – PHASE 2 – Michael Galasso**

- Galasso advised there are ongoing discussions with Citizens Energy, Eversource and the Town of Falmouth regarding if the Town of Falmouth has officially told Eversource to disconnect the turbines from the grid. Eversource claims they have not been notified. The project cannot proceed as long as the turbines as viewed as still operational and contributing energy – as this affect upgrade costs.

### **FINANCE – Paul Burke**

- In Burke's absence, Simmler presented the March 12<sup>th</sup>, 2019 warrant in the amount of \$7,660.85.
- **MOTION: Land made a motion to approve the March 12<sup>th</sup> warrant in the amount of \$7,660.85. Galasso 2<sup>nd</sup>. All in favor. Approved.**
- Burke to update loan to FFS at the next board meeting.

### **OPEN CAPE –Michael Galasso, Brooks Bartlett**

- Galasso advised all State paperwork for the contracts for the Open Cape project - \$80K has been produced. Land/Broderick to ensure all is signed and sent to the State.
- The Mass Development Terms Sheet for the additional \$200K was reviewed: 10 years, amortization is 30-35 years, 2.5 % over 5-year treasury rate.
- Source of repayment is to be either \$200K from last year's economic development bill, or by the Rate Payers on Main St. who receive the service via a surcharge. The next step is to finalize a repayment agreement plan with Open Cape by the April board meeting.
- There is budget line within the \$200K for the FEDIC - \$30K for a development/management fee.
- Open Cape has not yet reached the 40 businesses signed up for program.
- Galasso to ask Open Cape to provide a Corporate Guarantee on the \$200 Loan.
- The actual Loan documents to be brought to the April Board meeting.
- Courtney Burd, a Falmouth resident, spoke to supporting to fiber optic high speed internet service.

### **E for All – PITCH CONTEST – Brooks Bartlett**

- In collaboration with the CCYP organization, E for All is hosting a mini Pitch Contest at the CCYP yearly summit – at Bucatino's restaurant in Falmouth – April 2019. Brooks invited the Board to attend.

### **AMENDED AND RESTATED BYLAWS 2007 – Susan Moran, Chris Land**

- Defer update until a following meeting for both Land and Moran to be present.

### **EXECUTIVE DIRECTOR POSITION – Chris Simmler, Michael Galasso**

- Simmler stated difficulty of a clear understanding on benefits and process from Atty. Duffy's response regarding the hiring and benefits for an ED. Land said to simply hire a contract employee for the ED. Broderick to proceed with placing an ad.
- It was determined that Moran, Haney and Bartlett will form the resume review sub-committee.

### **9:44 EDIC ADMINISTRATIVE BUSINESS**

- Haney suggested a word change in one of the motions – change word from gratuity to donation.
- **MOTION: Haney made a motion to approve the February 12<sup>th</sup>, 2019 Meeting minutes with the requested edit. Bartlett 2<sup>nd</sup>. Land and Bartlett abstained. All others approved. Approved.**
- Broderick to set up and move current files into the Chamber during the month.
- **MOTION: Brooks made a motion to authorize \$1,000 for EDIC office desk and chair(s). Simmer 2<sup>nd</sup>. All in favor. Approved.**

### **9:48 FUTURE AGENDA ITEMS/ SPEAKERS**

- Social Media / Website

### **9:50 ADJOURNMENT:**

**MOTON: Haney made a motion to adjourn the open meeting session. Bartlett 2<sup>nd</sup>. All in favor. Approved.**

**NEXT MEETING – April 9<sup>th</sup>, 2019, 8:30 AM**

***\*Times listed are intended merely for guidance***