



Meeting Minutes
April 9th, 2019 @ 8:30am

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

Present: Susan Moran (VC), Paul Burke (T), Patti Haney, Brooks Bartlett

Absent: Christopher Land (C), Christopher Simmler (C), Michael Galasso

8:32* CALL TO ORDER

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

8:32 PUBLIC COMMENT

None

8:32 COMMITTEE REPORTS

TECH PARK

- Defer to a following meeting when Simmler can be present.

MIXED USE / CO-WORKING SPACE UPDATE - Patti Haney

- Moran mentioned a letter received from a Falmouth Technology Park owner who communicated his thoughts and experience with a mixed-use space in the Tech Park. This person questioned the need for a co-working space in Falmouth; citing the underused facility in the Tech Park.
- The EDIC has been looking into a mixed-use facility for several years. Moran thinks managing a cooperative workspace has been difficult for small business owners in the past, which may account for their lack of popularity in the mid Cape.

FALMOUTH STATION – Lynne Broderick

- Chef John Marcellino distributed final artwork of the Station Grill signs. He noted he would put the sign on existing sign holder where the Peter Pan sign is. As well, he will put a sign on the rear of the Station and on the front of the café counter.
- John mentioned that the new dishes will be added to the menu this summer. The food will be as native to Cape Cod as possible and locally sourced. Currently serving breakfast and lunch. Summer hours will be 7:30am to 7pm. Adding quahog chowder and cod sandwich, nana's lemonade and perhaps a cod salad.
- Haney inquired if commuters were active café patrons. John advised – not at this time.
- **MOTION: Bartlett made a motion to accept the Station Grill Sign design, with the wider font if Chef John thinks it is necessary. Burke 2nd. All in favor. Approved.**
- Broderick advised that Simmler and herself had completed the RFP's and the posting processes. There was significant interest for both projects. RFP bid packages were being sent. Hopeful to obtain some good bids at the end of the month.
- Broderick advised that the EDIC received 2 paid ads for the Station Monitors. As the mailings did not generate much interest, she will attempt to hand deliver flyers along Main St.
- Moran suggested that if there is means to quantify the ad results from views at the Station, that would be helpful and influential to be able to publicize.

LANDFILL SOLAR DEVELOPMENT PROJECT – PHASE 2 – Jim Fox

- Fox advised that Phase 2 is proceeding. The lease for the land is \$33K a year – half of what was paid 2 years ago for Phase 1. The pilot program will cost \$32K a year – half of what tax was paid in Phase 1. The power of purchase agreement will be \$22K a year, vs. \$503K a year from Phase 1. Fox thinks it is still a worthwhile revenue generation.

- The benefit to the residents of the Town of Falmouth – an additional \$37.5K a year to be distributed to residents who qualify for a lower rate for electric power. Citizens Energy will administer the program.
- In exchange Citizens is requesting for 2 things: 1. Want the wind turbines unplugged 2. The POP and Pilot agreements to be signed within 30 days.
- Moran requested that all documents and emails regarding this to be sent to her to address.

FINANCE – Paul Burke

- Burke presented the April 9th, 2019 warrant in the amount of \$14,014.02 and requested the Board to approve it for payment.
- **MOTION: Bartlett made a motion to approve the April 9th warrant in the amount of \$14,014.02. Haney 2nd. All in favor. Approved.**
- Burke advised that the \$40K check deposit from the State's Budget Office was not shown on the Financial Statements. He will be contacting the EDIC accounting firm to correct this.
- Fox advised that the Friends of Falmouth Station no longer require a loan from the EDIC.

OPEN CAPE – Brooks Bartlett

- Brooks reiterated that the first installment check from the State's Budget Office for the project was received – with a 2nd payment to be made shortly.
- The final loan agreement from MassDevelopment will be ready before the next meeting. Laura Moynihan is working on the EDIC/Open Cape agreement. Once everything is signed the project can begin and construction begun.
- Courtney Bird advised he has been working in conjunction with Bartlett and others to attempt to mobilize the build out of the last mile of fiber optic. The next step will be to host an informational meeting for the public. If the Town decides to add high speed internet to the entire town it will be a big project – there are 21K single family houses, condos, businesses, etc. and 440 miles of road. Approximately 850 miles of fiber optic cable would be required. A total cost of \$30 -\$60M.

E for All – PITCH CONTEST – Brooks Bartlett

- Bartlett attended the CCYP event that supported the Pitch Contest. It was a successful event. It was decided that February was the best month for the EDIC to host an event.

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 – Susan Moran, Patti Haney, Brooks Bartlett

- Moran advised it was a well-received ad - 19 applicants sent resumes for consideration to date. The sub-committee will review the resumes in the next few weeks and will select candidates to interview.

9:21 EDIC ADMINISTRATIVE BUSINESS

- **MOTION: Haney made a motion to approve the March 12th, 2019 Meeting minutes. Bartlett 2nd. All in favor. Approved.**
- Broderick advised that the old office had a significantly leaking roof /ceiling. Emergency move of all files and furniture into the new office ensued. Broderick will unpack and set up the new office. Moran suggested that all Board Members receive keys to the new office. Broderick to set up a process for scheduling office use time, and a document of office/building information.

9:23 FUTURE AGENDA ITEMS/ SPEAKERS

- Courtney Bird - Report on the public meeting about fiber optic internet – interest and questions asked.

9:25 ADJOURNMENT:

MOTION: Haney made a motion to adjourn the meeting session. Bartlett 2nd. All in favor. Approved.

NEXT MEETING – May 14th, 2019, 8:30 AM

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