



## MEETING MINUTES

March 10th, 2020 @ 8:30am

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

**Present:** Susan Moran (VC), Christopher Simmler (Ck), Michael Galasso, Patti Haney, Thomas Feronti

**Absent:** Christopher Land (C), Paul Burke (T)

### 8:30\* **CALL TO ORDER**

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

The Chair (Chris Land) shortly thereafter had to leave to meeting due to a critical issue at work.

### 8:30 **PUBLIC COMMENT**

None

### 8:30 **GUEST SPEAKERS**

**Lauren Barker, CEO, Cape Cod Young Professionals, <https://capecodyoungprofessionals.org/>**

- Ms. Barker gave a brief overview of Cape Cod Professionals and their mission and goals
- There are 1,300 members, 2 FT staff, a Board of Directors of 16 and budget of \$300K a year.
- They hold 3 major annual events, monthly networking events and various programs and partnerships that were formed on Cape Cod.
- CCYP does policy and advocacy work on critical issues for opportunities on Cape Cod such as housing and childcare.
- CCYP continues to work on civic engagement and community building as it related to the young workers on Cape Cod.
- Ms. Baker spoke to some of the accomplishments and activities of the past year in Falmouth and items they are currently working on this coming year.
- CCYP reapplied to the Town of Falmouth for funding and is requesting the Falmouth EDIC to continue to support the CCYP with a contribution.

**Wendy O'Malley, MassDevelopment, Vice President and Case Program Manager,**

<https://www.massdevelopment.com/>

**Matthew Patrick, Falmouth Energy Committee, <http://www.falmouthmass.us/453/Energy-Committee>**

- Mr. Patrick presented a brief introduction of himself and the work being done regarding P.A.C.E. (Property Assessed Clean Energy), citing it will help commercial building as well as affordable housing projects in town regarding renewable energy. He is requesting support of the program by the Falmouth EDIC.
- Ms. O'Malley advised that Mass Development is the Mass Development Finance Agency; a quasi-public state agency that facilitates economic development across the State.
- She described a new a financing program P.A.C.E. for energy improvements for commercial and industrial that is being administered by Mass Development in consultation with Dept. of Energy Resources. The premise behind P.A.C.E. is that it is repaid thru an assessment that is placed the property that is financing the improvements; secured thru a lien.
- Nationally, P.A.C.E. is enabled in more than 20 States. Just over \$1,000,000,000 financed a wide range of projects (over 2,000).
- In August 2016 Massachusetts passed commercial P.A.C.E. legislation. Ms. O'Malley provided an overview of the program.

- Mass Development was hired to develop one of the programs. After a review of the statute by their legal counsel they found a technical issue with the Statute that necessitated a correction thru an amendment. This delayed the launch of the program. The amendment was approved in August 2019. They are now ready to launch the program to property owners.
- Ms. O'Malley said the only entities not eligible are Municipalities and Government entities, because it is a taxed based financing. It is for commercial and industrial properties and includes multi-family properties of 5 units and more. It is for existing buildings not new construction.
- Mass Development is not financing the project and is not issuing bonds. The property owner is seeking financing from a third-party entity, not the municipality. Mass Development identifies the capital provider to finance the project. The project repayment schedule can be as long as up to 20 years.
- The municipality is responsible to add the P.A.C.E. assessment repayment amount to the existing property tax bill. The property owner is responsible to remit payment to the municipality. The municipality will then disburse the P.A.C.E. assessment payments to Mass Development who in turn will distribute them to the individual capital providers.
- Ms. O'Malley and Mr. Patrick requested the Falmouth EDIC to recommend and support the P.A.C.E. program to the Board of Selectmen.
- **MOTION: Galasso made a motion that the Falmouth EDIC support the Pace program in Falmouth and forward their recommendation to the Falmouth Board of Selectmen for consideration. Simmler 2<sup>nd</sup>. All in favor. Approved.**

#### 9:10 **FINANCE** – Chris Simmler

- Simmler directed the Board to review the warrant and financial statements.
- **MOTION: Galasso made a motion to approve the warrant for \$15,917.24. Haney 2<sup>nd</sup>. All in favor. Approved.**

#### 9:12 **COMMITTEE REPORTS**

**FALMOUTH STATION** – Mike DiGigiano (Susan Moran recused herself from presentation/discussion)  
**John Cogliano, President & Owner, Plymouth Brockton Street Railway Co.,**  
<https://www.p-b.com/>

- Plymouth & Brockton Street Railway was founded in 1888.
- Mr. Cogliano and partners recently purchased the Plymouth and Plymouth bus company in July 2019, as well as Brush Hill Transportation in Randolph and McGinn in Lynn.
- Mr. Cogliano is the former Commissioner of the Mass Highway Dept., the former Secretary of Transportation in Mass, the Chair of MBTA Board and Chairman and CEO of the Mass Turnpike Authority.
- The initial focus for P & B was rebuilding the operations team and adding more drivers. He said that bus service reliability is key to a successful operation.
- Mr. Cogliano reported their next step is expansion opportunities: Hyannis to T.F. Green Airport and Falmouth to T.F. Green Airport and later Falmouth to T.F. Green Airport. The benefit to this is that a bus is the greenest form of transportation.
- Mr. Cogliano would like the Board to consider allowing Plymouth Brockton St. Railway Co. to use Falmouth as a terminal for transportation.
- Simmler inquired about co-existing with Peter Pan Bus Co. in Falmouth. Mr. Cogliano stated that both bus lines currently co-exist in Hyannis and he expects they will be able to work together in Falmouth as well in the future. He cited the many bus lines in operation currently at South Station in Boston.
- Mr. Cogliano said he thinks it is in Falmouth's best interest to have multiple bus service options available to Falmouth residents at the Falmouth Station.
- Tickets would be available at an electronic ticketing kiosk in the Falmouth Station and on their website.
- The Falmouth route to T.F. Green would go to Woods Hole, New Bedford and Fall River also. Woods Hole access agreement is pending. T.F. Green route provides a direct access to Falmouth, Cape Cod and the Islands.
- P & B is looking at the bus technology for more energy efficient buses for the future.
- New buses (3) are planned for the new T.F. Airport run thru Falmouth.
- Broderick communicated the coronavirus prevention actions taken at the Falmouth Station.
- The entertainment and liquor licenses were approved and received for the St. Patrick's Day event.

- Moran advised that Jim Fox requested that future license requests be “bundled” as a cost and time saver. There may be some accommodation on the fee if done with a schedule of events for the year.
- Moran requested a Rental/Event Policy be created for events at the Falmouth Station.
- DiGiano advised that the Friends of Nobska Light have inquired about using the Falmouth Station for a fundraiser in early April. The Board discussed and supports the event.
- The parking lot usage is going to be monitored as it appears that non-users of the Station are parking in Falmouth Station parking lot. DiGiano is discussing a Peter Pan ticketing process that will provide a parking ticket for the dashboards of cars parking there for bus patronage.
- DiGiano noted there are 100+ bus stops on a normal weekday in the summer (including P & B).
- Moran suggested that the EDIC initiates a request to be added to the Town Transportation Committee agenda to discuss parking options at the Falmouth Station.
- Galasso mentioned a prior request for plaques be added to outdoor to honor extraordinary efforts with the Station renovation. Moran requested that Town Counsel and/or EDIC Counsel are consulted regarding Naming Opportunities to determine if the EDIC is subject to any town policy concerning this subject. She also mentioned there may be others involved that have to be considered. The EDIC will research all elements regarding this subject for discussion at the future Strategic Meeting.

#### **TECH PARK – Mike DiGiano, Patti Haney, Tom Feronti**

- DiGiano advised he attended the Planning Board Public Hearing regarding the EDIC lot petition to rezone the EDIC water tank to LIB and adding ground mount solar as primary and accessory use to LIB lots in the Tech Park. He likewise reached out to all abutters of the EDIC lot asking for support. The Planning Board voted to bring their recommendation to Town Meeting.
- The next step is to determine who will make the presentation to the Town Meeting on April 13<sup>th</sup>. The Board agreed the Chair would work with DiGiano and Broderick to create the presentation.

#### **RAYMOND PARK- Mike DiGiano**

- DiGiano followed up with the 300 Committee regarding a lot swap, for a lot than can be developed. He was told all the land the 300 Committee accepts have open space restrictions, so this is not an option. However, they advised they do get many lots submitted for consideration for acquisition, and not all meet their criteria. Some of these lots may be available and will be referred to the EDIC periodically.

#### **SOLAR LANDFILL PROJECT – PHASE 2 – Mike DiGiano**

- DiGiano advised the EDIC received 2 bids for the Solar Landfill Phase 2. They will be discussed in Executive Session.

#### **COMMUNITY BASED FIBER OPTIC FEASIBILITY STUDY – M. DiGiano, C. Simmler, P. Haney**

- DiGiano received a data request from CCG for the Town of Falmouth. This is a prelude to the CCG engineer beginning the engineering analysis design and costing for implementation. A business survey needs to be vetted and communicated to the Falmouth businesses.

#### **9:57 EDIC ADMINISTRATIVE BUSINESS**

- **MOTION: Galasso made a motion to approve the February 11, 2020 Board Meeting Minutes. Simmler 2<sup>nd</sup>. All in favor. Approved.**
- **MOTION: Simmler made a motion to approve the February 11, 2020 Executive Session Board Meeting Minutes and not release them. Galasso 2<sup>nd</sup>. All in favor. Approved.**

#### **10:01 ADJOURNMENT**

**MOTION: Galasso made a motion to adjourn the Open Meeting Session and move into Executive Session to discuss the Solar Landfill Phase 2 proposals/bids, the access lease proposal from the Plymouth Brockton St. Railway Co. and to discuss the purchase interest for 64 Technology Park Dr. property. The basis for executive session is to not bias the position of the EDIC in these negotiations. The Executive Session meeting will not return to a Public session meeting. Haney 2<sup>nd</sup>. All in favor by Roll Call: Aye Chris Simmler, Aye Patti Haney, Aye Michael Galasso, Aye Susan Moran, Aye Thomas Feronti. Approved.**

**NEXT MEETING – April 14<sup>th</sup>, 2020, 8:30 am, Falmouth Town Hall, Selectmen’s Meeting Room**