



MEETING MINUTES

June 9th, 2020 @ 8:30am
Video Conference - Zoom Meeting

Present: Christopher Land (C), Christopher Simmler (Ck), Patti Haney, Michael Galasso, Thomas Feronti and Samuel Patterson

Absent: Paul Burke

8:36* CALL TO ORDER

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

8:36 PUBLIC COMMENT

None

8:37 WELCOME TO SAMUEL PATTERSON

The Chair welcomed the newest board member, Sam Patterson to the board.

8:37 FINANCE – Lynne Broderick

- Broderick directed the board to refer to the financial statements on the screen. Broderick reported that financials are trending to forecasted budget. To date net income is - \$56,693.48.
- Broderick directed the board to the warrant document on the screen. The Warrant amount is \$19,950,33. Large invoices included payments to CCG Consulting for the Fiber Optic Network Study and BCK Law for the legal work required for this project. The BCK legal fees and Phase 2 Solar expenses will be reimbursed up to \$30K, as well, a \$50K Administrative Fee will be earned once the contracts are signed.
- **MOTION: Galasso made a motion to approve the warrant for \$19,950.33. Haney 2nd. All in favor by Roll Call: Patterson Aye, Haney Aye, Galasso Aye, Feronti Aye, Simmler Aye, Land Aye. Motion Approved.**

8:44 FALMOUTH RECOVERY LOAN FUND UPDATE – Michael Galasso

- Galasso reported that the EDIC contacted KP Law specializing in municipal law to determine if the EDIC Charter allows for the authority to do a small business loan program. They provided a memo citing that they believe that the EDIC does have this authority, however, the EDIC could file for special legislation. Because of changes in the law since the EDIC was first incorporated they advised it was not necessary to go to Town Meeting to file this legislation.
- DiGiano summarized that KP Law said the Falmouth EDIC has broad authority under its' current statutes. They said if the EDIC's small business loan program was challenged, they could successfully defend it, however, obtaining special legislation clearly for this authority it would be desirable.
- The KP Law opinion memo was sent to Town Counsel – Atty. Frank Duffy to review and report back to the EDIC and Board of Selectmen.
- Galasso is continuing conversations with Lending Partners for the Small Business Loan Term Sheets.
- DiGiano advised that the I.G.A. Lease Agreement for Solar Phase 2 was sent to the Town of Falmouth with a nominal rent amount of \$10 per annum, per the BOS meeting vote on May 4, 2020. This is expected to be discussed again at the next Board of Selectmen meeting.
- Galasso reiterated that Citizens lease payments are contractually made to the Falmouth EDIC, and the EDIC negotiates with the Town to consider sharing some of this revenue with them.
- The Board discussed the KP Law memo and the option of special legislation.

9:00 MARINE RENEWABLE ENERGY GRANT APPLICATION UPDATE – Mike DiGiano

- At the EDIC special meeting on May 26th it was voted to sponsor the grant application. The application to the Seaport Council was filed on May 28th.
- John Miller, the project manager from MRECo advised a funding decision is expected in August.
- Chris Simmler volunteered to be the coordinating Board Member on this project.

9:03 VICE CHAIR AND CLERK/CPO – OPEN POSITIONS

- **MOTION: Feronti made a motion to nominate Chris Simmler for the Vice-Chair position. Haney 2nd. All in favor by Roll Call: Patterson Aye, Galasso Aye, Haney Aye, Feronti Aye, Simmler Aye, Land Aye. Motion Approved.**
- **MOTION: Simmler made a motion to nominate Tom Feronti for the Clerk/ Chief Procurement Officer. Galasso 2nd. All in favor by Roll Call: Patterson Aye, Galasso Aye, Haney Aye, Feronti Aye, Simmler Aye, Land Aye. Motion Approved.**
- Galasso made a comment about the board composition, noting that there was not a lot of diversity on the board. He would like to see more women and people of color on the board going forward. He requested of Sam Patterson, that when positions become available on the EDIC Board as well as other boards that there is a focus on obtaining a more diverse assortment of people; offering to give up his own position on the board to allow for a person who will compliment the board with more diversity.
- Patterson advised that very often people leaving the board will recruit for their own replacement, suggesting that the Board Members themselves think about and reach out to people who they think would like to serve on the board.
- Galasso also suggested discussing increasing the board from 7 to 9 members.

9:09 DHCH – COMMUNITY DEVELOPMENT BLOCK GRANT COVID-19 – Michael Galasso

- Galasso said \$19M is available from the Dept. of Housing for grants to award to municipalities within the State for social service programs and micro-enterprises (small businesses < 5 employees).
- The Board of Selectmen voted to submit the grant application, which is due by Friday.
- The application structured a section that states the Falmouth EDIC will partner with the Town to administer the grant program of \$10K for qualified small business.
- Galasso is working with the Town Manager's office and he has submitted the EDIC portion of the application.
- The administrative fee allowed is 15% of the grant. The BOS has asked the FEDIC to reduce this and limit the administrative fee. Galasso to talk to the Town Manager about this administrative fee. There is a fair amount of expense and administrative work that needs to be done to execute this program. There is a real cost of staff time that will be applied.

9:13 COMMITTEE REPORTS

FALMOUTH TECHNOLOGY PARK – Tom Feronti

- Feronti advised of no update due to reduced availability during COVID-19.
- DiGiano advised that there remains a rezoning petition for the Spring Town Meeting for the Water Tank Lot to LIB, and to allow ground mount solar. It is unclear if this article will be postponed until the Fall meeting. DiGiano will advise once he learns more.
- DiGiano advised there are a couple interested buyers if the zoning is approved.

RAYMOND PARK / EDIC LOTS SALE/LEASE – Mike DiGiano

- DiGiano advised the discussion with the 300 Committee is on temporary hold per the Boards direction to hold the lots for potential open space contributions for future development projects.

FALMOUTH STATION – Mike DiGiano, Chris Simmler, Lynne Broderick

- DiGiano advised Peter Pan recently resumed a very limited service, due to limited ridership.
- The Station Grill is doing take out food service and is abiding by Governor's orders.
- Both tenants have been paying their rent.
- Simmler suggested a joint operations meeting with Peter Pan, Station Grill and Plymouth & Brockton – when/if they sign a contract.

- Broderick requested permission to move forward on the painting. The board approved the expense. Galasso requested that the directional painting on the roadway. Simmler suggested we wait to restripe the roads once the layout is determined to include the P & B buses.

SOLAR LANDFILL PROJECT – PHASE 2 – Mike DiGiano

- Simmler said it was a very thorough review and vetting of the Solar Phase 2 proposals. The board reviewed the Recap memo sent by Simmler.
- Citizens was selected. They had already submitted for the interconnection permit, which was an advantage in terms of already being in queue for connection and are shovel ready to begin the project. It is projected they can be up and running in March 2021.
- The Town can purchase half of their energy at a discount: \$697K estimated savings over 20 years.
- Citizens will make an annual pilot payment to the Town, to be negotiated, it could be another \$600K in revenue to the Town over 20 years.
- Half of the energy produced will be sold to an estimated 250 low income households in Falmouth thru the Citizens "Joe-4-Sun" program resulting in approximately \$1,7M in energy savings to residents.
- Citizens will be making annual lease payments to the EDIC of \$177,650.
- DiGiano said the EDIC sub-lease agreement with Citizens Energy is still being reviewed by the Town. The PPA called the AOBC between Citizens Energy and the Town were reviewed by Town Council in May, and Atty. Duffy provided minor comments and was hopeful to get the contracts to the BOS for approval by the end of June.

OPEN CAPE – Mike DiGiano

- DiGiano said Open Cape submitted their 3rd draw request to MassDevelopment, for a total of \$149K for the fiber backbone on Main St.
- Steve Johnston is to provide a plan to show the installed infrastructure.
- The next draw will be for \$50K to go the EDIC for the escrow for the Connection Fund to subsidize the free Main Street connections.
- The COVID-19 business closures have slowed down the sign-ups for the fiber optic connections. They have about 30 signed contracts. Open Cape is to provide a marketing plan and schedule on how they intend to achieve the remaining 30 contracts.

COMMUNITY BASED FIBER OPTIC FEASIBILITY STUDY – M. DiGiano

- DiGiano advised the study is in the engineering portion. The CCG Engineer has communicated with the Town GIS Office, Planning and Engineering to share data. The process is moving along.
- The part of the study that has been delayed due to COVID-19 is the interviews with the local businesses. Now that businesses are beginning to reopen, it is hopeful this piece will be completed in the next 2-3 weeks.
- CCG originally thought the study would be done in early July, however, DiGiano thinks August is a more realistic completion date.
- Galasso mentioned that there is a possibility that Congress may pass an Infrastructure Bill. A substantial amount will be allotted to the Last Mile Internet Connection. He inquired if the study includes a Detailed Plan and Cost Estimate of a full town project. DiGiano said that Doug Dawson, the CCG Owner, confirmed the study and pro-forma analysis could serve as a basis as a grant application.
- Patterson inquired if the EDIC reached out to local business owners, consultants, and the Falmouth Chamber to include in the discussions about high speed internet service. Land and DiGiano both cited the public meeting and the businesses communicated with, and who will be included in future internet infrastructure discussions.

9:44 EDIC ADMINISTRATIVE BUSINESS

- **MOTION: Galasso made a motion to approve the May 12, 2020 Board Meeting Minutes. Simmler 2nd. Roll Call: Galasso Aye, Haney Aye, Feronti Aye, Simmler Aye, Land Aye, Patterson abstained. Motion Approved.**
- **MOTION: Galasso made a motion to approve the May 12, 2020 Executive Board Meeting Minutes and to not release. Haney 2nd. Roll Call: Galasso Aye, Haney Aye, Feronti Aye, Simmler Aye, Land Aye, Patterson abstained. Motion Approved.**

- **MOTION:** Galasso made a motion to approve the May 27, 2020 Board Meeting Minutes. Haney 2nd. Roll Call: Galasso Aye, Haney Aye, Feronti Aye, Simmler Aye, Land Aye, Patterson abstained. Motion Approved.

9:47 ADJOURNMENT

MOTION: Galasso made a motion to adjourn the Public Meeting Session and move into Executive Session to discuss the potential purchase of property near the Falmouth Station; as having these discussions in an open meeting session may be detrimental to the Falmouth EDIC's negotiating position. The Executive Session meeting will not return to a Public session meeting. Haney 2nd. All in favor by Roll Call: Aye Sam Patterson, Aye Michael Galasso, Aye Patti Haney, Aye Thomas Feronti, Aye Chris Simmler and Aye Chris Land. Motion Approved.

NEXT MEETING – July 14th, 2020, 8:30 am, Zoom Meeting