

FALMOUTH EDIC
AUGUST 11, 2009
CHAMBER OF COMMERCE – 9:00AM

PRESENT: CAREY MURPHY, CHAIRMAN
WILLIAM VENDT, VICE CHAIRMAN
STEPHEN SPITZ, TREASURER
JODY SHAW, CLERK
MICHAEL GALASSO
SAMUEL LORUSSO

REAL ESTATE SUB-COMMITTEE

Walsh Property Agreement Status: Jody reported the two lawyers have talked, the documents are basically ready and Alex Walsh is anxious to get this done. We are trying to see if there is any value to the almost completed condominium documents which are ready to be filed but our attorney, Laura Moynihan, is on vacation so we do not have an answer at this time.

SAM LORUSSO

Edgerton Drive Assessment: Sam went to the town for the assessed value for the amount of land each person owns on Edgerton Drive. For example, Huskey LLC owns 4.7% so he would have to pay 4.7% of the combined bills which is around \$12,000 (engineering, drain pipe installation, etc.). Steve questioned whether there could be another method, i.e. street frontage. Sam felt the assessed value was the better method. It was also felt the town would help us collect the money. Steve went on to say there must be some type of document that defines who is responsible for what – maybe a deed. We need to find the deed and bill accordingly.

STEPHEN SPITZ

Monthly Bills: Stephen reported we have a Warrant in the amount of \$5, 147.00. Included in this is \$3,600 which we still owe to Holmes & McGrath but it was decided to postpone this payment. Then we have \$1,012 for Officers Insurance, \$315 for accounting and \$220 for secretarial services. These three bills total: \$1,547.00.

MOTION: Stephen Spitz made a motion to pay the Warrant in the amount of \$1,547.00, seconded by William Vendt. Unanimous vote.

In regards to the Balance Sheet, month end July 31, 2009, we have \$1,000 in our checking account and \$61,000 left in savings.

Heads Up - Community Bank has been issued a 'Cease and Desist Order' by the FDIC so he is a little concerned the bank may not renew our loan. All agreed we need to sell the lots at the top of Edgerton Drive. Mike reminded the members we did discuss holding some type of reception for our main prospect, Hydroid. Since Sea Watch and Kathy Harding will benefit with a commission when these lots are sold, members felt they

should partake in cleaning the lot, better signage and monetarily contribute to a ‘meet and greet’ function including town leaders. Mike pointed out this an opportunity to ‘go that extra mile’ to keep their [Hydroid] interest and to make it happen.

Jody will reserve the upstairs room at Ballymeade which overlooks Raymond Park, Carey will coordinate a date and invite certain pertinent town leaders – expect 20 people and plan accordingly. Mike will talk to the brokers to see what they can contribute.

BUSINESS

New - Mashpee EDIC – Filing a Joint Grant: Carey reported, he and Bob Whritenour met with the Mashpee Assistant Town Manager because there is some county money available (from the license plate fund) for a regional grant. They would like to hire a part time director with the idea this director would be shared with the Falmouth EDIC. The further idea is once the Bourne EDIC is up and running we could add them and maybe Sandwich. Carey suggested either having a special meeting with us or couple of representatives from this EDIC go to a Mashpee meeting to sit and talk about doing a regional grant application. Mike suggested we should find out what the guidelines are for administering these funds.

9:55am Sam Lorusso left the meeting.

Mike went on to say, we need to define what we want to do first; outline where we see our organization going as we move forward, goals and objectives as they pertain to Falmouth. Over the past few months Mike has been taking notes and offered to make a draft of suggestions for discussion.

Steve offered to contact Pat Flynn of the Cape Cod Economic Development Council which administers these grants, to see what the criteria are for applying.

Old – Penguin Digital Design – What Do They Do For Us? – Michael Galasso: this is another example of a company that works for us and is located outside of Falmouth. Penguin administers our web page. We need to let them know where/to whom we want the e-mails/inquiries to go. They are currently being forwarded to the Chamber. Carey offered to check with Maura from the Chamber and Sharon Gay who set it up.

Accountant Proposals: Steve reported we have eliminated the audit (\$8,000) and just have to do a compilation each year.

Telecommunications Tower on Lot 5? – Carey Murphy: Carey mentioned this possibility to Heather Harper who informed him it is a long process. Carey will get more information.

EDIC's Statue/Future – Carey Murphy: We need to get that process on paper and with Mike's thoughts going out to members and if members add their thoughts, this will be our basis for moving forward.

FALMOUTH HOUSING TRUST

Executive Director Anne Saganic explained the Trust builds and promotes affordable housing. It owns and operates the Flynn House located at 170 Palmer Avenue. It is run with the collaboration of the Falmouth Housing Authority who qualifies the residents; typically those who come there are homeless and often have a substance abuse. There is a case manager on the premise from Gosnold who provides needed supervision.

They work collaboratively with local businesses to stop the out-migration of what they call the 'talented'. They also build homes for ownership (27 so far) and to qualify you have to make under \$42,000/year – 'that's a lot of people in our town who have good jobs' – Steamship, hospital, school, etc. Right now they are looking at some town owned parcels of land which would be the best economically.

Anne had to leave the meeting at this time but Mike went on to say the town passed a plan that calls for us to produce some 70 odd units of affordable housing. He suggested to Carey (as a selectman) it would be a good policy to include in the Town Administrator's weekly report what is being done to start implementing that plan. Alec Ziss, Falmouth Housing Trust member, said when you talk about affordable housing some people translate that immediately into public housing or undesirables. We need to make it clear there is public housing, affordable rental housing and affordable purchase housing, that they are different and there are different markets. Mike added there needs to be a community forum to talk about what affordable housing is and now is a good time to do it.

MINUTES

Approve Minutes of July 14, 2009: Stephen Spitz made a motion to approve the minutes of July 14, 2009 as printed, seconded by Michael Galasso. Unanimous vote.

SET NEXT MEETING DATE

Our next regular meeting will be held on Tuesday, September 8, 2009 at 9:00am at the Chamber, 2nd Floor.

ADJOURNMENT – Meeting adjourned at 10:40am.

Respectfully submitted,

Linda J. Wells
Recording Secretary