

FALMOUTH EDIC
SEPTEMBER 10, 2008
CIVIC DEFENSE ROOM – 4:00PM

PRESENT: MARY PAT FLYNN, CHAIRMAN
STEPHEN SPITZ, VICE CHAIRMAN
SAMUEL LORUSSO
CAREY MURPHY (arrived at 4:15)
CHRISTINE ROSS
JODY SHAW
WILLIAM VENDT

Welcome

Chairman Flynn first welcomed Jody Shaw as a new member and said “We are really happy to have you Jody.” [Jody Shaw is replacing Glenn Kelly]

Status of Waiver Edgerton Drive – John Harding

John was pleased to announce the Hardship Exemption was passed by a unanimous vote of the Cape Cod Commission! It has been filed at the Registry by Commission staff and he has taken the liberty of calling Mike McGrath to have him prepare the preliminary subdivision plans to take before the Planning Board. Once he has seen the drawing and brings it to the board, we should start marketing the lots. Since the market has dropped there was a question as to the pricing on the lots (3, 4 and 19C). The only other lot we have is Lot 5 which is on the market currently for \$400,000. In determining pricing for the three lots, it was decided to have a meeting with our real estate sub-committee along with John’s recommendations on Wednesday, 9/17, at 1pm in Stephen Spitz’s office (Cape Cod 5). Then a special meeting of the full board will be held on Friday, 9/19, at 2pm to vote on the recommended pricing. (Linda to post meeting)

Edgerton Drive Drainage – Update from Samuel Lorusso

Sam met with Lawrence Lynch who felt they really do not have to do anything/not responsible. He also talked to Carl Carvossa who would like to get involved. Sam will meet with Carl, Town Engineer George Calise and Town Planner Brian Currie and see if we can get this road accepted.

Fiber Optics – Update Report from Christine Ross

Christine reported David Isenberg who is down in Woods Hole is very connected in the world of technology and very high level with a lot of global technology experts. He organized a meeting that the Chamber hosted and brought people in from Vermont (where it works), an attorney from Washington, D.C. who had done broadband projects and had the financial models for making these broadband projects possible, some of our town staff, Sallie Riggs from Bourne, etc. Mr. Isenberg wants ‘to help Falmouth make this happen so it spreads all the way out to the homeowners’. Homeowners for \$15 to \$20/month could have very, very high speed broadband access. It would be a private enterprise the town could resell legally; they would string it on poles. “It’s exciting and there are lots of possibilities.” Chairman Flynn commented, “So there’s really an

opportunity for the EDIC to partner in something like this?” Christine responded, “This is absolutely a perfect economic development project as we move into whatever else we are going to be because it is infrastructure that will impact tourism, jobs, workforce capabilities, people being able to telecommunicate... savings, reduction of the carbon footprint...”

Treasurer’s Report – Richard Bienvenue (given by Stephen Spitz)

- Our cash is in savings and some is being held in escrow, our assets are primarily in land values and our liabilities correspond to our mortgages resulting in a net worth of \$1.5 million.
- We haven’t had any income for two years and we continue to bleed it at over \$8,000/month. YTD we are down to \$56,815.
- Discussion followed about our financial problem. Legal fees were noted at \$60,000 to date with another bill for \$20,000 being presented today along with a ‘good-bye’. Bill Vendt asked if we used Pat Butler for creating the condominiums at Tech Park. John answered yes and he knows there have been 3-4 extensions but he doesn’t know where it stands. It was decided to take this up at next week’s real estate sub-committee meeting.

Bills – Stephen Spitz

Stephen presented a Warrant in the amount of \$8,233.00 which does not include the \$20,000 bill received from Atty. Pat Butler. **MOTION:** Bill Vendt made a motion to approve the payment of the Warrant in the amount of \$8,233.00 as presented, seconded by Jody Shaw. Vote: Shaw-aye, Flynn-aye, Spitz-aye, Ross-aye, Vendt-aye, Murphy-aye, Lorusso-nay. By a vote of 6-1 the motion carried.

John Harding – Update

- John passed out the Certificate of Compliance letter from the CCC dated 9/8/08 along with the Certificate. This is good news but he was surprised it did not include we are now in Phase 3, the final build-out, allowing up to the 600,000 sq. ft. threshold. Also, Phil Wessling, Lot 68, who John reminded the board came before us to build two 21,000 sq. ft. buildings - he has been approved by the Planning Board for 39,000 of the proposed 42,000 sq. ft. because Phase 3 hasn’t been approved in writing. John will contact the CCC to get this in writing. John also pointed out any building in the Town of Falmouth over 10,000 sq. ft. has to be approved by the ZBA. A letter will be sent to the ZBA stating because Mr. Wessling is going to rent to tenants that have not been identified he will report those tenants to us so we can weigh in whether the use is appropriate or not and Mr. Wessling will also provide us with signed copies of site plans and building plans as approved by Planning Board.
- Have two people looking at Lot 5 this week.

5:15pm – Christine Ross left the meeting.

New Business

- Carey said he felt it might behoove us to set up a sub-committee to talk about where this organization is going to transform into as the economic development arm of the town; how are we going to make that transition, what form that transition is going to make, who are we going to invite to the table to help us out. Chairman Flynn suggested members review the book previous Chairman Harlyn Halvorson put together from our last retreat and then set up a meeting in November including our Town Administrator, Assistant Town Administrator, Planning Board member, RTDC (Bob Curtis) to talk about what we want to do and where we want to go.
- Carey added there is still one position open on the EDIC and we have been advertising. The position to be filled is someone from ‘low income’ background. The board acknowledged that Brenda Swain was in the audience to see if she might be interested.

Approve Minutes of July 14, 2008

Carey Murphy made a motion to approve the minutes of July 14, 2008 as printed, seconded by Sam Lorusso. Unanimous vote.

Set Next Meeting Date

Our next regular meeting will be **Wednesday, October 8, 2008, 4:00pm, in the Civil Defense Room.**

Other Issue(s)

Sam Lorusso said he felt we should have an itemized bill from Sharon Gay, STG Consultants, regarding her bill for \$3,843.45 – how many hours were contributed to the web site, dealings with the CCC for our Certificate of Compliance, meetings, phone calls, etc. Linda will call Sharon and ask for this breakdown of her hours submitted from January 1 to July 31, 2008.

Adjournment

Jody Shaw made a motion to adjourn at 5:25pm, seconded by Stephen Spitz. Unanimous vote.

Respectfully submitted,

Linda J. Wells
Recording Secretary