

FALMOUTH EDIC
SEPTEMBER 8, 2009
CHAMBER OF COMMERCE – 9:00AM

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

MARKETING CONSULTANT – Kathy Harding

Update on Status of Raymond Park Lots and Hydroid Reception: Bill Vendt was surprised we have not received an offer from Hydroid yet. Carey said he talked to Kevin McCarthy, one of the principles at Hydroid, who indicated it looks like a ‘go’ and the reception Kathy and EDIC held at Ballymeade was perceived by the Norwegian visitors as very positive. [Sea Watch Realty did not attend.] Mike said he will contact Kathy today and along with Bill the three of them will draft an offer. Jay Zavala, Chairman of the Chamber, offered to supply a CD with pictures and a list of benefits in Falmouth along with a Thank You letter telling Hydroid what a great pleasure it was to meet them.

REAL ESTATE SUB-COMMITTEE

Walsh Property Agreement Status: Jody reported we are just waiting for Laura’s comments [Atty. Moynihan] and then the documents should be ready for Chairman Murphy to sign.

This transaction (unwinding this property) ends up costing EDIC around \$100,000. Steve summed it up – the real estate broker derived \$32,000, we paid \$25,000 down, \$24,000 in principle payments [\$2,000/month for 2 years] and legal fees. Mike suggested writing a letter to the Falmouth selectmen/town administrator giving them a briefing on exactly what transactions took place and what EDIC did to explain this loss. Bill added the economy and therefore the real estate market has changed since 2003/4 when this condo idea was consummated. ‘We hope to recoup some of our investment in this property by selling the condo plans and documents.’

SAM LORUSSO

Edgerton Drive Assessment: Steve reported Sam is continuing to work on the drainage issue and looking for Cavossa to go back and clean out the swales. There is also a fellow at the bottom of the road who owns property where the machine shop was who wants EDIC to clean out his front yard and remove the sand which has washed up onto his driveway. In regards to the town taking Edgerton, Town Administrator Bob Whritenour said it is in process.

NEW BUSINESS

Mashpee EDIC – Discussion of Joint Application: Renee Reed informed attendees Mashpee had put in an application last fall under the License Plate Program Grant which addressed two properties Mashpee has [2 EDIC acres, 6 acres town owned] to do some development along with hiring a consultant to put together an RFP in terms of figuring out a use for these 2 properties and then doing an overall assessment. Once the Commission looked at their application they said they would prefer to have a *regional* application like partnering up with Sandwich or Falmouth. In regards to hiring a person (to share) may be problematic – hiring a consulting firm to come in and help assess our situation and the future may be a better way to go. Carey said Falmouth EDIC’s concern is when we get out of the real estate business how do we continue to fulfill our mission of job creation?

Bob Whritenour commented Falmouth has disbanded its Economic Development Committee. The vision is to shift its planning/community development functions, job creation and affordable housing to the EDIC. Assistance in implementing this goal includes using the County Comprehensive Economic Development Strategy (CEDS) report which is an action step adopted earlier this year.

Carey said the big challenge he sees with keeping the Falmouth EDIC going is finding a more sustainable funding source; once we are out of the real estate business where will the money for projects come from? He also feels there is a tremendous resource at the base and we all [the 4 upper Cape towns] share a border and feels there is going to be a conversion of the base at some point. If we [the upper 4 towns] ‘play our cards right’ we could be part of it – water supply, jobs, housing, etc.

In regards to CEDS and regionalization, Jay Zavala added Leslie Richardson works on a regional basis. The county has a department that pursues grants on a full time basis and he has seen their technical tools. They have the tools and resources to help us blend all of our initiatives here on the Upper Cape. He suggested we contact Ms. Richardson and ‘make her produce’.

After further ‘strategizing’ Jay offered the Chamber’s facilities, resources and the technical ability within his staff to be of assistance to move some of the documentation, etc.

OLD BUSINESS

EDIC’s Status/Future – Carey Murphy/Michal Galasso: Mike passed out a first draft outlining a direction EDIC can go with goals and objectives including some action items. This ‘Draft Development Plan’ is intended to stimulate thoughts about the direction of Falmouth EDIC as we move forward. Thoughts and comments are welcome. This will be an agenda item for next month.

STEPHEN SPITZ

Monthly Bills: Steve presented a Warrant in the amount of \$3,950.00 which includes \$3,600 to Holmes and McGrath, Secretarial \$215 and Accounting \$135. Steve asked members the Warrant be modified to pay Holmes and McGrath only \$1,000 which would adjust the Warrant to \$1,350.00.

Jody asked the Ballymeade invoice be considered. An invoice has been received for the Hydroid Reception in the amount of \$946.87 for 25 guests. The plan was for this bill to be split three ways: EDIC, Kathy Harding, and Seawatch. Bill informed members Seawatch does not want to participate and they did not show or have representation at the meet and greet reception. Jody assumes Kathy will be making her 1/3rd payment directly and therefore EDIC will be responsible for the remaining 2/3's of this bill which equals \$631.24.

MOTION: Stephen Spitz made a motion to pay Warrant 2009-08 in the amount of \$1,981.24, seconded by Michael Galasso. Unanimous vote. [\$1,000 to Holmes and McGrath (leaving a \$2,600 balance), \$215 to Linda Wells for secretarial services, \$135 to Richard Bienvenue for accounting and \$631.24 to Ballymeade.]

MINUTES

Approve Minutes of August 11, 2009: Jody Shaw made a motion to approve the minutes of August 11, 2009 as printed, seconded by Stephen Spitz. Unanimous vote.

OTHER ISSUE(S)

- Mike asked Chairman Murphy, “How does something like Cape Wind go before the Board of Selectmen without coming to us first?” Mike believes things like this should come before us first prior to going before the selectmen so we can provide the pro's and con's. When someone comes to the town office and is interested in expanding here they should be directed to the EDIC first. Carey agreed any future economic development opportunities should be directed to us.

SET NEXT MEETING DATE – Our next regular meeting will be Tuesday, October 13, 2009, 9:00am, at the Chamber of Commerce, 2nd Floor Meeting Room.

ADJOURNMENT – Jody Shaw made a motion to adjourn at 10:45am, seconded by William Vendt. Unanimous vote.

Respectfully submitted,

Linda J. Wells
Recording Secretary