

FALMOUTH EDIC
JANUARY 8, 2007
SELECTMEN'S MEETING ROOM – 4:00PM

PRESENT: HARLYN HALVORSON, CHAIRMAN
WILLIAM MCKEON, VICE CHAIRMAN
MARY PAT FLYNN
GLENN KELLY (@ 4:08)
CAREY MURPHY (@ 4:10)
STEPHEN SPITZ
WILLIAM VENDT

Executive Session

Pat Flynn made a motion to go into Executive Session for the purposes of compensation and then to return to Open Session. By name: Flynn-aye, Vendt-aye, McKeon-aye, Halvorson-aye, Spitz-aye. Unanimous vote.

EXECUTIVE SESSION

Sallie Riggs reported the RTDC is in the final process of finishing up a contract with a man named Robert Curtis. This consulting contract proposes we work with him on a part time basis – 3 days a week at \$1,000 per day (this is ½ his usual rate). This contract will be for 6 months, renewable after that at a month at a time. He is our top candidate to which Chairman Halvorson and Vice Chair McKeon agreed. If the RTDC board agrees this Friday, we will release a Press Release.

At this point, it is a Contract for Services, we are not paying any benefits, he will be doing his own taxes, he will receive a 1099 from us, etc.

In regards to our [promised] \$200,000 grant funding, all were in agreement we need an MOU and EDIC Attorney Pat Butler added we should have a Letter of Agreement.

MOTION: Glenn Kelly made a motion a Letter of Agreement between the EDIC and the RTDC be prepared stating EDIC is authorized to expend funds not to exceed \$8,000 for the purposes of funding the new CEO (Robert Curtis) for a one month period, these funds to be repaid out of receipt of the Workforce Development Grant, seconded by Pat Flynn. Unanimous vote.

MOTION: Carey Murphy made a motion the EDIC desires to have a Memorandum of Understanding between the Falmouth EDIC and the RTDC entered into prior to submission of any additional billings after November 9, 2006, seconded by Glenn Kelly. Unanimous vote.

MOTION: At 4:45pm Pat Flynn made a motion to adjourn from Executive Session and return to Open Session, seconded by Carey Murphy. By name: Kelly-aye, Flynn-aye, Vendt-aye, McKeon-aye, Halvorson-aye, Murphy-aye, Spitz-aye. Unanimous vote.

OPEN SESSION

Discussion of Draft Bylaws for EDIC – Patrick Butler

Pat Butler passed out a draft copy of proposed EDIC Bylaws based on the statutes of our creation and based on the relationship EDIC has with the Town of Falmouth. Because of the unique nature of the statutes there are some limitations. He recommended a copy be submitted to Town Counsel Frank Duffy and the board review these proposed bylaws at their upcoming retreat, 1/27.

MOTION: Carey Murphy made a motion to take these amended bylaws under advisement until the 1/27/07 retreat and to provide Falmouth Town Counsel a copy, seconded by William Vendt. Unanimous vote.

All comments are to be sent to Chairman Halvorson and/or Attorney Patrick Butler before the retreat.

Treasurer's Report – Richard Bienvenue

- Interim Report Submitted – [year end financial activity available at February's meeting].
- **MOTION:** Stephen Spitz recommended we put \$150,000 into a 3 month CD at a high yield, seconded by William Vendt. Unanimous vote.
- Audit has been finalized at a cost of \$4,000 with the only change being an adjustment to market value of land. No Management Letter is to be issued.

Bills

Stephen Spitz made a motion to authorize the expenditure of \$5,348.73 for bills submitted on Warrant 2007-01, seconded by William Vendt. Unanimous vote.

STG Consultants – Sharon Gay (given by Susan Gray)

- Susan updated members they have been developing a draft report for the Cape Cod Commission by working on a matrix which shows different properties, building permit information, square footage, etc. as requested.
- Received the final Traffic Impact & Access Study compiled by MS Transportation Systems dated October 2006.
- IRS forms for paid employees have been received from Treasurer Richard Bienvenue.
- Still working on the John Adams Institute funding application.

John Harding – Update

- Received 5 inquiries this month on Lot 5 (Raymond Park), no offer yet.
- Construction work on Lot 1C has not been properly bailed – again – and has received complaints from three of the community members.

- No movement on the easement on Myles Walsh water tank lot at Tech Park. Asked authorization to ask Mike McGrath to prepare the plans for submission to the Planning Board. Hoping for resolution within the next 2-3 weeks. Carey Murphy offered to check with the Water Department (this is an amendment to an easement – does not have to go before Town Meeting).

January Retreat

The retreat is scheduled for January 27, 2007, 9:00am to 3:30pm. Invitations have been sent. A moderator who comes very highly recommended is available for \$1,500 plus expenses. It would be helpful to have professional leadership especially with the large group that has been invited. A briefing booklet will be prepared for attendees beforehand. It will also cost \$300 for the meeting room at the Sea Crest and probably the same amount for lunch. **MOTION:** Carey Murphy made a motion to approve the expenditures as outlined above (\$1,500 plus expenses, \$300 + \$300), seconded by Pat Flynn. Unanimous vote.

New Business

- Atty. Paul Glynn reported on Phil Wessling's Lot 68 in Tech Park which he bought about three years ago. He has plans which show a 21,000 square foot building with a lot of excavation. The building will be used for various uses – to be determined. The Tech Park does have a Development Agreement so uses are limited with job creation being #1. Atty. Glynn felt Mr. Wessling is thinking about putting in storage and some manufacturing. Bill McKeon asked that Mr. Wessling present his concept to the EDIC members at a future meeting.

Old Business

- Options for Remaining Lots in Raymond Park: John Harding reported 3 buildings are being constructed and we still have the problem of drainage.
- Status of John Adams Institute Funding: Still working on proposal for reconsideration.
- Status of Congressional Briefing: Chairman Halvorson is working with Mark Forest to set a date.

Approve Minutes of December 11, 2006

Bill Vendt made a motion to approve the minutes of December 11, 2006 as printed, seconded by Carey Murphy. Unanimous vote.

Set Next Meeting Date

Our next regular meeting is scheduled for Monday, February 12, 2007, 4:00pm, in the Selectmen's Meeting Room.

Adjournment – Pat Flynn made a motion to adjourn at 6:04pm, seconded by Bill McKeon. Unanimous vote.