

FALMOUTH EDIC
JULY 30, 2007
CIVIL DEFENSE ROOM – DOWNSTAIRS – 5:30PM

PRESENT: HARLYN HALVORSON, CHAIRMAN
MARY PAT FLYNN
GLENN KELLY
CAREY MURPHY
ABSENT: WILLIAM MCKEON, VICE CHAIRMAN
STEPHEN SPITZ
WILLIAM VENDT

Chairman Halvorson began by saying we need some replacements on the EDIC. He is aware of one candidate, David Shepro, who has submitted an application to the selectmen but he has not heard anything back yet. Pat Flynn commented she had e-mailed Kevin and Katherine (selectmen) today reminding them to start the interviewing process. Carey pointed out they first need to see if the candidate(s) fill the criteria for the two open positions. Other names that have expressed interest are Jack Moakley and Laura Shufelt.

EXECUTIVE SESSION

Pat Flynn made a motion to go into Executive Session to discuss acquisition of real property and not to return to Open Session. By name: Flynn-aye, Murphy-aye, Halvorson-aye, Kelly-aye. Unanimous vote.

John Harding explained the reason we are meeting tonight is because Dr. Walsh's agreement is expiring tomorrow night at midnight (8/1/07). Dr. Walsh has not said he will not continue with the agreement but he does not understand why the purchase of his property is connected to the 'water tank lot' if the EDIC owns the water tank lot and simply has to take their own proposal in front of the Planning Board to feel comfortable. We have always thought we could combine the two lots and remove the property line to create all sorts of wonderful things.

You must remember this is certified land in Land Court, it would take 60-90 days. So, we are not talking about an immediate closing but making a definitive decision. On a Preliminary Site Review Plan John showed what building is possible just on Dr. Walsh's property and what is possible on the water tank lot if the easement is reduced by half. This is long term thinking, 2 to 2 ½ years and our cash flow projections (per Richard Bienvenue's last financial report) seem to be fine. John asked the board what he should relay to Dr. Walsh.

Pat Flynn then began a discussion on a MOTION presented to Town Manager Robert Whritenour from Town Counsel Frank Duffy dated July 24, 2007 which says the town agrees to amend a certain easement area on Lot 21 (water tank lot) containing 101,908 sq. ft. (from 212,427) which DPW Director Ray Jack has agreed to and will be put forth to the selectmen at an upcoming meeting.

EXECUTIVE SESSION (continued)

MOTION: Pat Flynn made a motion to authorize EDIC Chairman Halvorson to execute/sign this easement [referred to above] unless our Counsel Patrick Butler deems there are substantive objections/changes once the Falmouth Board of Selectmen have approved it, seconded by Glenn Kelly. Unanimous vote.

In regards to EDIC purchasing Dr. Walsh's property – John said, “If you don't want it, don't buy it, it will sell for more. You need to remember it is 4 ½ acres; it's got a road, it's got water and you can build 32,000 sq. ft. all within zoning.”

Carey Murphy did not feel the board could make a decision without our other members present. John pointed out the board should see the value of the Walsh lot with the expectation we might be able to maximize it [with the reduced easement on the water tank lot]. Even if the board decided tonight to purchase Dr. Walsh's property, it would take at least 90 days to closing. It was determined the EDIC board would make its final decision at its regular meeting on August 13, 2007 with the board members at that meeting. Pat Flynn added, “I would not go a day beyond that.” Glenn Kelly said he will not be able to attend the August 13th meeting but will support whatever the board decides.

John summed up what he feels the board wants him to present to Dr. Walsh: “The board met in Executive Session last night and realized it will take at least 90 days to go to a closing if they voted on the 13th to go ahead with the acquisition. The board has not discussed whether they want to change any of their contingencies. So, if they voted on the 13th to go ahead and acquire the property they would be having me bring you in a proposal on the 14th that you can accept or reject that would close no earlier than November 15th and then see what he says.” Chairman Halvorson added it is important to bring our other two board members, Stephen Spitz and William Vendt, up to speed before our August 13th meeting. Carey asked, “Why would Dr. Walsh agree to sell us his property?” [at a very reduced purchase price] John explained Dr. Walsh helped start the Falmouth Technology Park. He has exhibited a tremendous truly genuine effort, paid money and time to help support the Tech Park. He would like to see the EDIC create jobs and help educate people and do the things he believes in.

John's rhetorical question to the board was, “If you are going to give this up then I think you would have an obligation to yourselves to rerun your numbers and decide where you are going to be three years from now and with what...?” Chairman Halvorson said he will not be with this board much longer but added he has been hoping for years that this is the best thing EDIC can do with the available land that we have looked at in the Town of Falmouth. If we don't, it will be a bad decision.

Adjournment – Pat Flynn made a motion to adjourn at 6:30pm, seconded by Glenn Kelly. Unanimous vote.