

FALMOUTH EDIC
JUNE 11, 2007
SELECTMEN'S MEETING ROOM – 4:00PM

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

Comments by Chairman Halvorson

The end of this month Bill and Harlyn's terms are ending serving the EDIC, he expressed his appreciation to all present and past members who have worked with them over the years.

Patrick Butler – Update (given by William McKeon)

- Final Approval of Water Tower Modifications: Still waiting for comments from Ray Jack.
- Final Adoption of By-Laws: Attys. Butler and Duffy have met and are set to go but will await a vote at our next meeting.
- Hardship Exemption Status: The Cape Cod Commission is scheduled to hold their hearing on this June 16th in Falmouth and Atty. Butler is very optimistic the Hardship Exemption will be granted. The CCC may add conditions which would be very minimal. John added he believes the meeting will be changed to July.
- Policy Implications: “Wholesale Distribution and Storage of Products” is a use that is permitted according to our filed Covenants. So, these restrictions run to the land which means we [EDIC] have the power to enforce the Covenants on third party sales if we choose to do so and owners also have the right to do the same thing.
- Right of First Refusal: EDIC does have the Right of First Refusal to the original seller but we do not have the Right of First Refusal to the seller to a third party. John asked for further clarification – i.e., what does ‘at cost’ mean? Cost the person has incurred to point?

MOTION: Bill McKeon made a motion to vote on the Water Department Easement that the Chairman of the Corporation is authorized to execute and deliver a modification of easement in the form denoted as April 15, 2007 Draft and to authorize counsel for the Corporation to record and marginally reference the document at the Barnstable County Registry of Deeds and subject to any changes to said document mutually agreed upon by and between counsel for the Corporation and counsel for the Town, seconded by William Vendt.

Before a vote was taken Chairman Halvorson commented, whoever the next Chairman of the EDIC will be he will turn over to that individual a folder going back to the year 2000!

A vote was then taken on the MOTION – unanimous AYE.

Addition Comments from Chairman Halvorson

One of Harlyn's concerns is that many of the issues that are taken up by the EDIC require long periods of time to accomplish. To provide everyone with an institutional memory he provided everyone a CD file of all the records of the EDIC. **WOW!!!** A Legacy.

Congressional Briefing Update – Harlyn Halvorson

Had a very successful meeting on May 30th with Mark Forest substituting for Congressman Delahunt. There was a good presentation by the institutions as well as overviews of where the RTDC can go.

RTDC – Update

Chairman Halvorson commented RTDC now has an office in Woods Hole. Funding has now come in from both the John Adams Institute and another that Senator Murray put through the state. The long range picture is to acquire private funding.

Treasurer's Report – Richard Bienvenue

- Our grant as of May 31, 2007 shows Total Costs Incurred to Date is \$122,024.16 which leaves a balance of \$77,975.84 on the grant contract.
- Rich also passed out the Balance Sheet and Cash Flow Projections.

STG Consultants – Update by Sharon Gray (given by Susan Gay)

- Web Site Proposal Status: The contract has been signed for Penguin Digital Design in Hyannis to develop EDIC's web site. Contact at Penguin is Paula Hersey at (508) 308-6324 who will register our Domain as falmouthedic.org. It was decided the legal registrant will be Chairman Halvorson until the next chairman is appointed. Susan also said Sharon would welcome photos, articles, etc. for a preliminary design. E-mail to her at stgconsv@capecod.net.

Bills – Stephen Spitz

Stephen Spitz recommended approval of a bill presented in the amount of \$3,790.

MOTION: Carey Murphy made a motion to approve payment of a Warrant totaling \$3,790, seconded by William Vendt. Unanimous vote.

John Harding – Update

- John asked to schedule Sam Webb from Webb Research to give us an update on the progress of installing a wind turbine in Tech Park as our first order of business at our next meeting.
- The board should anticipate a potential buyer for one of the lots in Tech Park to make a presentation at our next meeting.

- John asked the board to consider the situation of Lot 5 in Raymond Park. 4 people have taken a very serious look at it – there is a lot of site work that needs to be done to this lot (a minimal of \$75,000). He believes if the board wants to move Lot 5 fairly quickly, we might want to consider dropping the price again. He suggested bringing it down to \$399,000 and hold it at this price. After discussion: **MOTION:** William Vendt made a motion to reduce the price of Lot 5 to \$399,000, seconded by William McKeon. Unanimous vote.

Approve Minutes of May 14, 2007 – Stephen Spitz made a motion to approve the minutes of May 14, 2007 as printed, seconded by Carey Murphy. Unanimous vote.

Set Next Meeting Date – Our next regular meeting is scheduled for Monday, July 9, 2007 at 4:00pm.

Adjournment – William McKeon made a motion to adjourn at 5:30pm, seconded by Stephen Spitz. Unanimous vote.

Respectfully submitted,

Linda J. Wells
Recording Secretary