

FALMOUTH EDIC
FEBRUARY 13, 2006
SELECTMEN'S MEETING ROOM – 4:00PM

PRESENT: HARLYN HALVORSON, CHAIRMAN
WILLIAM MCKEON, VICE CHAIRMAN
GLENN KELLY
JOSEPH MARTYNA
ABSENT: MARY PAT FLYNN
CAREY MURPHY
ROBERT STANLEY

Chairman Halvorson reported he spoke to Carey Murphy today who feels he will be able to come back to our meetings in about a month after his very serious skiing accident.

For The Records

Chairman Halvorson read the following:

Recently there has been some confusion on the charge to the Falmouth EDIC. The mission of FEDIC since its inception has been job creation. The evidence for this is two fold.

First, the EDIC is a municipal corporation established in accordance with Massachusetts General Laws, chapter 121C and the vote of Town Meeting April 7, 1981. The Falmouth Town Meeting passed Article 39 – “to alleviate further unemployment and encourage business opportunity, or do or take other actions in this matter -.”

Second, a review of the history and minutes of EDIC meetings shows that job creation has always been the criterion for any sale of property. On numerous occasions, i.e. proposals for warehouses, projects were rejected on the grounds that they did not provide for a sufficient number of jobs. About 350 jobs have been added as of late 2005 by the actions of Falmouth EDIC.

MOTION: Joe Martyna made a motion to make this statement a part of the records for this meeting, seconded by Glenn Kelly. Unanimous vote.

Drainage Issues on Edgarton Drive

John Harding reported he met with Lawrence-Lynch and Peter Nielsen to look over the roadway and then met with some owners on Edgarton Drive. We came to an agreement that 2 of the roadway culverts that go off into the drains were improperly installed by Lawrence-Lynch and 2 of the drains were filled with sand from runoff from the construction sites. At the bottom area (entrance) there is really a need for another drain.

Lawrence-Lynch is preparing a quote for creating 2 new drains, sending us a letter stating they will re-cut and redo the culverts on the other drains and they have agreed to pay for cleaning out the 'sand clots'. This seems to be satisfactory to everyone to take care of current drainage.

As new buildings are being constructed, John cautioned we have to be vigilant to make sure the lot owners are responsible for not creating more drainage onto the road.

We have started the process to have the town take Edgarton Drive and paperwork should be completed by our next meeting.

Peter Nielsen commented, "I'd like to see it move on a little bit faster." The drainage is a big problem and Peter showed members pictures depicting the problems.

Regional Technology Development Center (RTDC) – Update

Chairman Halvorson reported he and John have had a chance to meet with 3 of the 4 towns since our last meeting. The meeting with Sandwich has been deferred. We reported we had our 1st meeting, organized an Advisory Committee and appointed a Nominating Committee. Chairman of the Nominating Committee Sharon Gay reported her committee has received 7 Letters of Interest from those on the Advisory Committee to sit on the Steering Committee with a certain criteria to qualify and to consist of 5 members with 2 ex-officio members. The ex-officio members should be: 1) Chairman of FEDIC or his appointee and 2) someone from the CCC with expertise in economic development who would be able to communicate and coordinate information on permitting processes and funding programs. Sharon then went over the slate of candidates her committee felt best met their requirements. Those are David Augustinho, Marty Harper, Sallie Riggs, Bill Zammer and Clive Beasley. The ex-officio members suggested are Harlyn Halvorson and Leslie Richardson. Sharon then went over the expertise of each candidate indicating the various town they are from and which town they represent. The one person not suggested was Robert Franklin. His background and level of expertise is very deep in terms of working with job creation, start-up companies, etc. The reason for not picking Bob is the fact he is moving to Georgia, so the committee was concerned about the time he could devote. However, with his extensive expertise the committee wanted to carve out a role for him and Harlyn suggested he be brought in as a consultant.

MOTION: Glenn Kelly made a motion to appoint the above nominees as described to the RTDC Steering Committee, seconded by Bill McKeon. Unanimous vote. [This motion includes 5 members, 2 ex-officio and 1 consultant.]

Technology Park Association

Dan Webb explained Bob Clark who is the President of the Tech Park Association asked him to come before the EDIC today and give an update. Dan, Treasurer for the Tech Park Association, listed a number of issues and concerns:

Technology Park Association (continued)

1. The Association has improved signage in Tech Park,
2. Still some concern about sanding of the roads after snowstorms. Acme Precast has a contract with the town to do the snowplowing which is going fairly well but there can be some delay before the DPW gets in to do sanding,
3. Grass cutting in the summer by the DPW sometimes can have a 2-3 month lapse in cutting. The Association would like to ask the DPW to cut the grass once a month during the summer.
4. Illegal dumping is an on-going problem. Will ask for more police patrols.
5. Broadband internet coverage – there is an existing wireless internet distribution system in Tech Park that works well but it doesn't serve several companies at the eastern end of the Park. Cape.com is planning to do a test using the new water tower on Bernard St. Jean Drive – so, we are waiting to see the results to see what Cape.com can propose to cover the entire Tech Park.

Bill McKeon suggested putting the area being dumped upon under video surveillance and encouraged Dan to pursue the need for broadband coverage in this area which could also be a revenue source from outside the Tech Park.

STG Consultants – Update

- Working with Pat Butler and John Harding on the Modification to the Development Agreement in Falmouth Tech Park. John explained the Modification Agreement was voted a couple weeks ago at the CCC and they are now (still) creating the final draft. We will have a monitoring reporting system which is clearly delineated – the matrix shows what is in the Tech Park, what is permitted, what is being built, how many square feet, septic flow, etc.
- Associates of Cape Cod – John commented we have a continuing situation with the noise problem. Harlyn said he reported to the Falmouth Board of Selectmen and then was asked directly from their Chairman Kevin Murphy about this issue. Harlyn told Kevin we have talked to the President of Associates who said they are being investigated at by the state DEP. Associates is now required to hire an independent firm to make measurements of the decibel levels. When this information is available, Associates can then sit down in a meeting. Heather Harper reported that this issue will be assigned to another Falmouth board. Bill McKeon agreed EDIC should not be involved because this is really an issue between the abutters and Associates of Cape Cod. We can be supportive but not part of the process to cure the problem.

Richard Bienvenue – Treasurer's Report

- All accounts have been reconciled through January 2006.
- Finalized all required 1099's.

Richard Bienvenue – Treasurer’s Report – (continued)

- Received a draft of our audit for 2004 including a Financial Statement and a Management Letter. In the future Richard would like to see the recording of our real estate calculated at a cost basis rather than market value as it is being done now. Since EDIC is a component unit of the Town of Falmouth we are included in the town’s financial statements.
- There was a change in July 2004 in our procurement laws. This is one area we need to improve. Some of our contracts with our own internal consulting group are old and should have some documentation meeting their requirements of the procurement laws. Richard will draft an RFP for Sharon and John for their respective services and have Bill McKeon review them for our next meeting.

Old Business

- Economic Development Element of the LCP – Glenn Kelly identified 4 out of the 10 Action Items that he felt EDIC could implement. Also, a draft letter from Marianne Milkman addressed to the Board of Selectmen suggests setting up a structure in which we along with the Chamber would be a part of dealing with economic development issues for the whole town. Discussion followed. John said Bourne and Mashpee are addressing the bottom line question – Do the towns know what kind of development they want and are they willing to go through the process to establish where it will be allowed, where the zoning will be, etc.? Joe added our role is to promote jobs, the selectmen should be taking a bigger handle in planning for the town which isn’t being done. So, he does see the need for a committee or board to look out for the planning of the town. He felt this would be a good subject to address when we meet with the Selectmen and the Planning Board to get a broader picture. John added it is irrelevant to think about sizeable economic development on the Cape without having the Cape Cod Commission in on the discussions. It was decided to invite Marianne to our next meeting before responding to this draft letter.
- Residency Requirement for Members of EDIC? – There is not. Joe asked to see this in writing.

New Business

- A request has come in from Ann Giblin at MBL for funds to help support a children’s science park project. Harlyn informed her it has been our experience these kinds of projects are not in the purview of EDIC.

Approve Minutes of January 9, 2006

Glenn Kelly made a motion to approve the minutes of January 9, 2006 as printed, seconded by Joe Martyna. Unanimous vote.

Bills – Bill McKeon made a motion to approve the Warrant presented by Richard Bienvenue in the amount of \$12,207.31, seconded by Joe Martyna. Unanimous vote.

Set Next Meeting Date – Our next regular meeting is scheduled for Monday, March 13, 2006 at 4:00pm in the Selectmen’s Meeting Room.

Correspondence

- A letter has been received from Johnson Holmes Inc., a building and remodeling company, regarding their lot in Tech Park stating it is their assumption EDIC will have no objections to use the bottom level of their proposed building for storage. The letter states they interpret the latest ZBA Special Permit decision to allow storage for businesses allowed by this Special Permit as well as storage for businesses allowed by the Technology Park Covenants. Bill pointed out our agreement with the CCC specifically excludes warehousing. The request is a ‘change in use’ from what was originally approved and therefore requires approval from EDIC. Harlyn will send such a response to this letter.

John Harding – Update

- We need to move ahead with a resolution of the use for the top of the hill at Raymond Park – we need to have a meeting with the Planning Board. A retreat setting rather than a formal setting was suggested to get the dialogue to move forward.
- Had several more requests asking if Lot 5 is available – still holding it – in the meantime we are still paying interest on it.

Adjournment

Bill McKeon made a motion to adjourn at 5:40pm, seconded by Joe Martyna. Unanimous vote.

Respectfully submitted,

Linda J. Wells
Recording Secretary