

FALMOUTH EDIC
SEPTEMBER 17, 2007
CIVIL DEFENSE ROOM – 4:45PM

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

Patrick Butler – Update (via Memo and explained by Bill McKeon)

- Tower Easement: Since our last meeting the Water Tower Easement was supposed to be signed by the Selectmen and returned to Atty. Butler for recording. As of this date he has not received any update from Town Counsel or the Selectmen's office. Selectmen Murphy and Flynn said it was voted on two weeks ago.
- Hardship Exemption: The Cape Cod Commission staff has requested additional title information which Atty. Butler has obtained. He plans on meeting with Phil Dascombe later this week.
- Right of First Refusal: Atty. Butler will be emailing his further analysis later this week.
- Purchase and Sale Agreement with Dr. Myles Walsh: the Agreement has been reviewed and Atty. Butler has prepared a short Rider which should allow for execution. John Harding added he believed the Rider deals with how the responsibility to create the condominium is going to be divided.

Falmouth Technology Park Association Update – Michael Mathewson

The Association had their Annual Meeting in July and elected officers. Mike Mathewson is President, Dan Webb is Treasurer and Alex Walsh is Clerk. They had their first event which was a cookout in August which was very well attended with 75. Their two recent additions to the Park, Richard's Design and Cape Cod Fab, were well represented. They are hopeful the broadband on the new water tower will be alive very soon.

Carey Murphy asked if the Association has a newsletter. At present they do not but they are going to try to be more communicative and visible this year.

RTDC – Update

Vice Chairman Bill McKeon reported he helped man the RTDC booth at a recent Technology Exposition in Providence, RI but it wasn't very well attended. There is a meeting October 10th with the Technology Advisory Committee of the RTDC who will go over at least 2-3 technologies from WHOI, one of which has funding capabilities.

Treasurer's Report – Richard Bienvenue

- The audit is underway.
- The Balance Sheet as of August 31, 2007 shows Total Assets of \$2,188,173.97 and Total Liabilities of \$539,194.67.
- Our loan renewal with Community Bank is coming up which he will follow up and check rates at other banks. Our current rate is 7.50%.
- John, Sharon and Richard are on a 3 year contract which has two 1 year extensions. . This is the 2nd year of the 3 year contracts. **MOTION:** Pat Flynn made a motion to approve the extension of the contract for a year for John Harding, Richard Bienvenue and Sharon Gay, seconded by Stephen Spitz. Unanimous vote.
- Richard introduced Donna Whitburg who works in his office and will be doing the day-to-day bookkeeping (at a lower rate), Rich will continue to oversee our land transactions and cash flow.

Bills – Stephen Spitz

Warrant 2007-08 in the amount of \$8,195.04 was recommended approval by Stephen Spitz. Seconded by Carey Murphy. Unanimous.

John Harding – Update

- Dr. Myles Walsh is ready to execute the P&S Agreement and proceed to a Nov/Dec closing on the water tank lot. John asked Carey to forward whatever he finds out about the easement.
- We are still waiting after 3 months for a hearing date on the Hardship Exemption with the CCC. It is an expensive piece of property and is costing us time and money. Carey said he will talk to the CCC and Bill will contact Atty. Butler to see if he can accelerate the process.
- There have been some bites on Lot 5 and expecting an offer with a proposed discount for correcting the slope on the property.

Atty. Paul Glynn Representing Phil Wessling, Lot 68

Atty. Glynn reported they are in the beginning process of getting permits to start building and then showed an Overall Site Plan dated July 6, 2007. Mr. Wessling purchased this property two years ago and is now ready to develop it. The proposal is for two 21,000 sq. ft. buildings and the plan shows the septic design. The architectural plans are still rough and not ready to be presented. What he is going to do with the two buildings has not been formally determined; financially, he may build one 21,000 sq. ft. building and then the other. There will be no contractor's yard where they store things. Vice Chairman McKeon asked to hear more definitive plans. Atty. Glynn agreed to come back with more specific proposed uses/type of activity for the 1st 21,000 sq. ft. building keeping in mind our Development Agreement and job creation. He did say he felt we should allow someone to build a speculative building with EDIC controlling the use.

After Atty. Glynn left there was discussion and the consensus was to have an entirely separate meeting devoted to interpretation of the Development Agreement, etc.

[6:20pm – Pat Flynn left the meeting.]

New Business

From his last RTDC trade show Vice Chairman McKeon met Diana La Muraglia with the MA Office of International Trade & Investment who told him about a really big ocean technology show known as ‘Oceanology’ taking place in London next year, March 11-13. This state agency subsidizes a small amount (\$500) for a small to medium sized company to go to this show to try to expand their business. He suggested this board consider doing the same thing by requesting proposals picking one or two, giving them \$500 to defray the cost to help expand their markets.

Old Business

Reappointments for Harlyn and Bill were in The Enterprise. Bill said he would very much like to see the next meeting as his last one and he felt Harlyn felt the same.

Correspondence

- Town Counsel’s Office will be conducting two training sessions on Open Meeting Requirements – 9/25 from 3-4:30pm and 9/27 from 7-8:30pm.
- Webb Research Corporation sent us a letter saying the USDA Rural Development found there is no significant environmental impact in order for them to obtain a grant for their wind energy project.
- Received a renewal for Directors and Officers insurance.
- Received the Five Year Strategic Plan from the selectmen which Bill will put in our EDIC box for any member to read.

Set Next Meeting Date

Our next regular meeting will be **Tuesday, October 9, 2007 at 4:00pm** (Monday, October 8th is Columbus Day).

Adjournment

Carey made a motion to adjourn at 6:30pm, seconded by Stephen Spitz. Unanimous vote.

Respectfully submitted,

Linda J. Wells
Recording Secretary