



**EXECUTIVE SESSION
MEETING MINUTES**

March 10th, 2020 @ 10:01 am
Board of Selectmen Room, Town Hall
59 Town Hall Square, Falmouth, MA 02540

Present: Susan Moran (VC), Christopher Simmler (Ck), Patti Haney, Michael Galasso, Thomas Feronti

Absent: Christopher Land (C), Paul Burke (T)

10:01 am* MOTION: Galasso made a motion to move into Executive Session to discuss the Solar Landfill Phase 2 proposals/bids, the access lease proposal from the Plymouth Brockton St. Railway Co. and to discuss the purchase interest for 64 Technology Park Dr. property. The basis for executive session is to not bias the position of the EDIC in these negotiations. The Executive Session meeting will not return to a Public session meeting. Haney 2nd. All in favor by Roll Call: Aye Chris Simmler, Aye Patti Haney, Aye Michael Galasso, Aye Susan Moran, Aye Thomas Feronti. Approved.

10:02 Solar Landfill Phase 2 Proposal and Bids

- DiGiano referred to the 2 proposals received by the EDIC on March 18th for the Solar Photovoltaic project.
- Citizens's total benefit projection is \$6.6M to the community. The energy credit is 11 cents per kilowatt hour. Half of the off take of the energy goes to the Town of Falmouth and the other half to Low Income Falmouth residents - savings estimated to be about \$300 a year for this population.
- Moran inquired about the process and selection for Low Income residents to apply for the energy savings. The details of this to be defined and detailed with Falmouth and the EDIC.
- The details of the energy credit proposal were briefly reviewed. The full proposal package is large and will take the Board some time to review in detail.
- NextGrid's total benefit is projection is \$9.3M. The energy credit is 13 cents per kilowatt hour.
- DiGiano reported he will further investigate the differences between the 2 proposals and will provide a comparative analysis. There is a lot of detail to sort through.
- Feronti said many assumptions were being made by the bidders which makes some of the data soft and unreliable. He said we need a solid "apples to apples" comparison. He thinks the focus should be on the lease payments.
- Galasso suggested the EDIC retain the consultant that was used for Landfill Solar Phase 1 to assist the with the bid proposal qualification and comparisons. DiGiano to find and contact this consultant.
- Moran inquired if there was a Low-Income element in the NextGrid proposal. It was not clear in their proposal. DiGiano to research and update.
- DiGiano advised that Citizens Energy did not provide an additional alternate option for a larger than 2MW capacity program. NextGrid provided an additional alternate 3.8MW program. Moran advised that a larger program would result with a lengthy additional review, which will cause a significant time delay. Feronti said the interconnection agreement would be void for a larger program, and there may not be enough left in the utility system to even allow for an increase. It could be a useless endeavor.
- The Board discussed the process to synthesis the bid proposals.
- **MOTION: Galasso made a motion to authorize the Chairman of the EDIC, working with sub-committee to negotiate and execute any contract concerning to making the selection for the developer for the Phase 2 Solar project, and to inform the Town of Falmouth of the selection and with status update information. Haney 2nd. All in favor by Roll Call: Aye Chris Simmler, Aye Patti Haney, Aye Michael Galasso, Aye Susan Moran, Aye Thomas Feronti. Approved.**

10:24 64 Technology Park Drive

- DiGiano reported that he spoke with an abutter to investigate an interest in purchasing the lot. He is awaiting a response.
- The ground mount solar developer is still interested in the property.

10:26 Access Lease for Plymouth Brockton St. Railway Co. (Moran recused herself from discussion)

- Plymouth Brockton has proposed a lease payment in the amount of \$50 a month.
- DiGiano advised that Peter Pan is aware of the Plymouth Brockton interest in the Falmouth Station. They do not favor it. They are reviewing the lease with their legal counsel, for recourse. DiGiano does not believe our lease with PP prohibits allowing another bus service provider. The PP lease is for 150 square feet of premise inside the Falmouth Station, with use of the outside lot and common area.
- One issue is timing and accommodation of multiple buses at the Station at one time and providing individual bay assignments for each bus line.
- Plymouth Brockton wants to do 3,500 trips a year through Falmouth.
- The board discussed various options for determining an appropriate rent payment for a Plymouth Brockton access lease.
- DiGiano reported \$2,400 - \$2,500 a month rent payment as a reasonable market rate as researched with industry sources.
- DiGiano said we need to ensure we do not have any "quiet enjoyment" issues with the Peter Pan lease. It was determined that this legal issue needs to be address by legal counsel.
- Galasso said his concern will be managing 2 bus companies at the Falmouth Station so they both easily co-exist. Discussion ensued about where the different buses can be parked.
- DiGiano to provide a selection of layouts for bus parking and will reach out to other transit authorities for information.
- It was determined that DiGiano would respond to Plymouth Brockton with:
 - Require a market rate access fee.
 - Need logistic details for an exclusive bay/ maneuverability for their buses.
- It was decided not to involve EDIC Legal Counsel unless a reasonable rent amount is proposed.
- It was mentioned that the EDIC propose a contract condition that the P & B bus schedule be approved by the EDIC to try to avoid schedule conflicts with Peter Pan.
- DiGiano mentioned there may be some federal funding available for Regional Transit Authority. DiGiano to research potential options for the Falmouth Station and will provide a future update.

10:56 ADJOURNMENT:

MOTION: Simmler made a motion to adjourn the Executive Session meeting. Haney 2nd. Roll Call: Aye Chris Simmler, Aye Patti Haney, Aye Michael Galasso, Aye Tom Feronti. Approved.

****Times listed are intended merely for guidance***