



EXECUTIVE SESSION MEETING MINUTES

May 12th, 2020 @ 8:30am
Video Conference - Zoom Meeting

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

Absent: Paul Burke (T)

- 10:00 MOTION: Moran made a motion to adjourn the Open Meeting Session and move into Executive Session to discuss the items noted on the agenda (Citizens Enterprises Corp. proposal as it relates to the content and negotiation of the proposed Lease Agreement, and to discuss the elements of a proposed lease agreement with Plymouth & Brockton St. Railway Co.; as having these discussions in an open meeting session may be detrimental to the Falmouth EDIC's negotiating position. The Executive Session meeting will not return to a Public Session meeting. Simmler 2nd. Roll Call: Aye Susan Moran, Aye Michael Galasso, Aye Chris Simmler, Aye Thomas Feronti, Aye Patti Haney, Aye Chris Land. Motion Approved.**
- 10:00 Falmouth Landfill Solar Phase 2 Land Lease Payments in IGA with Town of Falmouth**
- DiGiano advised the IGA was currently being drafted with a rent provision a nominal amount, which will exist as long as the Small Business Loan Program in in existence. If/when a time comes when the loan program is no longer in existence, the rent provision will change to a 50/50 split of revenue from Citizen's Energy.
 - The IGA and POP must be executed no later than within the next 45 days because Citizen's Energy needs this agreed to move forward with their constructions financing and schedule operation activities. A delay could jeopardize the economics of the project.
 - Much discussion ensued about the appropriate monetary percentile split with the Town of Falmouth of the Citizen Energy revenue provided to the EDIC.
 - Moran advised it is a difficult time for the Town of Falmouth, citing the BOS wants to receive a strategic plan from the EDIC on exactly how EDIC's current revenue as well as the additional Citizen's Energy Phase 2 revenues will be used.
 - The general consensus of the EDIC Board is a disappointment with the BOS regarding their non-confidence in the EDIC and their attempts to implement the Small Business Recovery Loan Fund as well attempts to retain/obtain additional revenue to fund future economic development projects.
 - **MOTION: Galasso made a motion to create the IGA with the Town of Falmouth, proposing a nominal lease amount, and if the Recovery Loan Fund is either not implemented or it terminates, the Citizen's Energy revenue would revert to a 50/50 split between the EDIC and the Town of Falmouth. Moran 2nd. Roll Call: Aye Sue Moran, Aye Michael Galasso, Aye Chris Simmler, Aye Thomas Feronti, Aye Patti Haney, Aye Christopher Land. Approved.**
- 10:26 Potential Purchase of Property near the Falmouth Station**
- **MOTION: Land made a motion to table the discussion on this subject to the next meeting due to time constraints. Simmler 2nd. Roll Call: Aye Sue Moran, Aye Michael Galasso, Aye Chris Simmler, Aye Thomas Feronti, Aye Patti Haney, Aye Christopher Land. Approved.**
 - The Chair appointed Tom Feronti, Chris Simmler and Mike DiGiano to discuss subject and report information at the next meeting.

10:28 Lease Proposal from the Plymouth & Brockton St. Railway Co. (Moran recused herself from discussion)

- Feronti advised he revisited the rent terms with Plymouth & Brockton and they came to an agreement.
- It was agreed to 50% reduction of the rent amount for the first 6 month due to current economic conditions with COVID-19. Additionally, it was agreed if P & B expands on the estimated number of trips through the Falmouth Station, there would be an additional per trip charge.
- DiGiano sent the agreed upon terms sheet to Atty. Laura Moynihan to draft a license agreement.
- Simmler inquired about the integration plan into the Station operations. DiGiano advised that P & B requested a designated bay. The EDIC will need to identify and provide this space. DiGiano plans to have an operations meeting to discuss a plan with both Peter Pan and P & B.
- DiGiano reported it was a 12-month agreement.
- **MOTION: Galasso made a motion to retain Counsel to draft the lease agreement between the EDIC and Plymouth & Brockton Bus for the use of the Falmouth Bus Station. Haney 2nd. Roll Call: Aye Michael Galasso, Aye Chris Simmler, Aye Thomas Feronti, Aye, Aye Patti Haney, Aye Christopher Land. Approved.**
- **MOTION: Galasso made a motion authorizing the Chair to execute the EDIC and Plymouth & Brockton license agreement. Simmler 2nd. Roll Call: Aye Michael Galasso, Aye Chris Simmler, Aye Thomas Feronti, Aye, Aye Patti Haney, Aye Christopher Land. Approved.**

10:35 ADJOURNMENT:

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

**Times listed are intended merely for guidance*