

MEMORANDUM

TO: EDIC Board  
FROM: Mike DiGiano, Executive Director  
Lynne Broderick, Administrator  
RE: January 2021 Director's Report

Date 1/10/2021

**1. Finance**

December financial reports and warrant for January previously distributed for review and approval at the December meeting.

The December 31, 2020 P&L shows a year end Net Income for FY 2020 at -\$91,988 which is significantly less than the \$172,000 deficit (adjusted for discontinued Co-work study) projected in our original 2020 budget.

Under separate cover, staff will circulate a second draft 2021 Operating Budget for review at the January meeting.

**2. Town of Falmouth \$160,000 Micro-enterprise Grant Assistance Program**

EDIC Staff have continued refinement of grant application program forms and process after further review with Chamber and SCORE representatives who will be assisting on a volunteer basis with review of grant applications. The Town has completed their review and given us permission to begin outreach and the application process. We are now addressing final details with the on-line application and document upload process and expect to officially launch end of this week or by Monday January 18.

**3. EDIC/ Mass Development Falmouth Station master plan project**

Staff had conference calls with Mass Development staff on December 15 with follow-up on January 8 to discuss scoping and next steps. The firm of Nitsch Engineering was selected by Mass Development to provide the technical assistance services to the EDIC. It is expected that we will have draft scope of services to review in about 2 weeks.

Staff, along with Board member Chris Simmler met with Falmouth's Transportation Management Committee on December 10 to present an overview of the study objectives and get input from the Committee on issues the study should address. The main concerns were improvement of the bikeway connection from Depot Ave to the Main Street business district, possibility of strengthening shuttle

connections between the Station and Main Street and interest in the potential of a workforce housing project site at the Station. Out-reach will continue with bikeways and housing committees .

**4. EDIC/MERCo grant application Nov.1 re-submission to Seaport Council to establish the Massachusetts Ocean Sensor Testbed (MOST) at MERCo's Bourne Tidal Test Stand (BTTS).**

Application currently under review by the Seaport Council. Possible update for Board meeting on Tuesday.

**5. Phase II Solar**

Current status on milestones for the Phase 2 solar project as reported by Citizens as follows:

- Debt financing – Closed on 12/30. Citizens will need a sublease amendment , which they will prepare, to exclude 1 acre of registered land from the lease area. This is to allow for clean title policy to be issued.
- DEP construction approval was 12/13, now end of January 2021
- Secure system equipment and assets by 11/16 2020. complete
- Installation start date was 12/16 now early February 2021
- No change to Closeout Date (rent commencement) of 8/6/21

**6. EDIC Open Cape Main Street Project:**

Open Cape has a \$3587 draw request on this month's warrant for reimbursement of customer connections which brings the total to date at 34 connections /33 businesses.

If Open Cape can bring their average connection cost down to \$850 ( average now closer to \$950) they could do another 19 businesses under the current program for a total of 52 +/-.

More outreach is needed however as sign-ups slowed during the Holiday season and as businesses continue to cope with adverse Covid-19 business conditions. As a follow up to a conversation with Stephen Tom from Open Cape, staff to arrange for meeting with Chamber to develop an outreach program.

**7. Community Fiber Optic Network Feasibility Study:**

The final report was released after by the EDIC in December and transmitted to the Select Board and Town Administration. The report received positive press coverage in the Enterprise, including an editorial endorsing its findings, as well as the Cape Cod Times.

Also, as discussed at the last EDIC meeting, next steps would be to meet with the Select Board in late January/early Feb to assess Town's potential role and interest in pursuing a project. Also to prepare an

RFI to engage with ISPs to determine level of interest in a Falmouth project and to gain insight into specific implementation models and financing mechanisms. Staff and Board member Sam Patterson have been working with select members of the Network on a draft RFI.

#### **8. Tech Park Development Agreement update:**

As follow up to our December meeting, Attorney Laura Moynihan has discussed with Jonathon Idman of the Cape Cod Commission the necessary documentation to formally recognize the tolling effect of the 2010 Permit Extension Act on the Development Agreement granted to the EDIC in 2018. She expects to have that completed in the next week for submission to the CCC staff for review.

#### **9. 64 Tech Park Drive**

Michael McGrath currently preparing plan to present to Water Department, Town Engineer, Town Planner and Planning Board showing calculations and reduction of drainage easement that would allow for more potential development area on the lot. If approved, we can confirm buildable area footprint and then proceed to next step with appraisal. Additional update at meeting.

#### **10. Falmouth Station Operations**

Staff met with Martinho Electric on site to review work scope to provide for more dedicated electric lines to serve Café area. Tenant is complaining that breakers are tripping. Preliminary estimate is \$2200 for 4 lines. Staff is recommending hold until later in the season.

Peter Pan continues to provide service on reduced schedule and has not resumed ticket sales within the building.

Given reduced activity at the building, Tenant has requested that beginning in February tenant be allowed to close one additional day during the week for a limited period of time ( not specified). Lease currently requires Tenant to be open 5 days per week October 1 to April 30 then 7 days thereafter. Under review by staff who will make recommendation to Subcommittee.

#### **11. Funding of EV charging stations available through Mass DEP EVIP Public Access Charging Station Grant**

This program was brought to our attention last week by Tom Bott. Staff have reviewed eligibility criteria and it seems that as a public non-profit the EDIC is eligible to apply. Will require sign-off from MassDOT as property owner and coordination with Town. Filings will be made week of Jan.11.