

MEMORANDUM

TO: EDIC Board
FROM: Mike DiGiano, Executive Director
Lynne Broderick, Administrator
RE: January 2020 Director's Report

- EDIC Open Cape Project:** We have signed off on Open Cape's draw request to Mass Development for the \$50,000 for Connection Fund (to be deposited in segregated EDIC controlled account) and \$68,548 for infrastructure build-out. According to Steve Johnston update, the Main Street infrastructure (backbone extension and splicing) is completed and they are working to get 42 business sign-ups connected by mid- January. Steve will be at our meeting on January 14 to provide an update in person and answer any questions.
- Co-Working Space Feasibility Study:** We were contacted by Workbar on December 30 and informed that Workbar has made a corporate decision that they are no longer providing feasibility analysis services and do not want to proceed with the Falmouth study . This is unprecedented to say the least. Options for discussion on the 14th: Go to the second bidder, look at alternate approaches to obtaining a feasibility analysis, regroup and look to pursue some outside funding sources, force Workbar to undertake the study with us.
- Community Fiber Optic Network Feasibility Study:** We had a very successful public kick-off meeting on December 12 with approximately 50 in attendance. The audience survey and Q&A with CCG proved to be a very good audience engagement tool and provided feedback for the design of CCG's telephone survey. That survey design was completed and the anonymous, randomly selected telephone survey is now underway with a database of 16,000 Falmouth resident phone numbers that was supplied by the Town. Survey should be completed month of January. Progress call with CCG to be scheduled week of January 20. Also Feb. 5 meeting with 2700 member Cape Cod and Islands Association of Realtors at the Coonamessett to discuss the study and importance of reliable high speed internet services to realtors and their clients. Board members invited to participate.
- 64 Technology Drive:** Per my 1/8 email to the Board, on 1/9 we filed 3 zoning petitions for Spring Town meeting related to 64 Technology Dr. with the Board of Selectmen. These petitions seek to change zoning on the lot from Public Use to either Industrial Light C or Industrial Light B depending upon EDIC Board deliberations on the 14th. The purpose of these re-zonings is to allow development of industrial uses including a solar array on this lot. We worked with Tom Bott and Jim Fox to craft these petitions. We are also meeting with the Planning Board on Jan 14th to discuss these approaches. We will be reaching out to abutters and other interested parties in advance of the Planning Board public hearing yet to be scheduled.

January 2020 report (con't.)

5. **EDIC owned lots off Red Oak:** On December 19, emailed Jessica Whritenour advising her of the EDIC's interest in pursuing a sale of these parcels to the 300 Committee; also that we were in the process of collecting additional information to enable the EDIC to set an asking price , per our executive session on this item at the December meeting. We are still in the process of obtaining that information.
6. **Falmouth Station Operations:** As consistent with past practice, beginning January 1 cleaning hours reduced from 7 hours to 5 hours per week. Outreach to Chamber to discuss marketing for ad space on Station monitors. Friends of Falmouth Station and Station Grill discussing with staff potential St. Patrick's Day event of approximately 2 hours , late afternoon on March 17. Will feature traditional Irish music and step dancing. Falmouth Grill may seek 1 day liquor license from Board of Selectmen. More details on these and other items on the Falmouth Station agenda item.
7. **Parking at Falmouth Station:** Communication sent to the Town Planner's office and the Steamship Authority to determine interest in lease of the 1.39 acre surplus land area at the Station for off street parking. Now reviewing lease and other potential zoning issues identified through preliminary discussions with Town Planner concerning this use for the premises. Per the lease, operation of fee for parking at the premises requires Mass DOT approval as Permitted Use. Request to send such a request to be presented and discussed on the Falmouth Station agenda item on the 14th.
8. **Phase II Solar rebid:** Draft LOI between Town and EDIC and draft letter agreement between EDIC and Citizens regarding Phase 2 rebid was transmitted to Town Manager on 12/23 per our 12/10 executive session. Now under review by Town Counsel. Letter agreement between EDIC and Citizens Energy concerning Phase 2 rebid completed and executed by all parties on January 2 2020. Next step is to complete draft RFP and issue sometime in January. Working to present draft RFP for discussion at meeting on the 14th.
9. **Administration and Finance**

Engagement letter Roselli& Clark for discussion.

Audit , Warrant and other miscellaneous items to be discussed at meeting on January 14th