

MEMORANDUM

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

1. **EDIC Open Cape Project:** Steve Johnston reported on 2/20, that 5 customers had been connected. Beginning week of 2/24, two crews would be completing customer hook-ups. He was projecting 30 completed customer hook-ups by end of February. Sign-ups still in mid 40's but Steve anticipated that with customer hook-ups underway this number will soon reach 60. Should have another update prior to EDIC meeting Tuesday March 10.
2. **Co-Working Space Feasibility Study:** Per the discussion at the January meeting, this project is on hold. We will look for funding avenues as well as collect information on how recently established co-working spaces in Falmouth and Mashpee are faring.
3. **Community Fiber Optic Network Feasibility Study:** EDIC staff and members of the Falmouth Community Network Citizens Group made a presentation to the Cape and Islands Association of Realtors on Feb. 5. CCG completed telephone survey of Falmouth residents and obtained 378 completed surveys. Results reported at February EDIC meeting, and also disseminated to Town Manager and BOS. Based on the survey findings showing strong interest in Falmouth for an alternative fiber network, the EDIC Board voted to continue to the engineering and financial analysis phases of the study. EDIC consultant submitted list of data to be collected for the engineering analysis. On 2/27 data request was being circulated by Town Manager's office to various town departments to determine data availability. EDIC staff to follow-up week of 3/9 to coordinate data collection and field trip to Falmouth by CCG engineer. Also for March, EDIC staff will coordinate with consultant and other partner groups on development and dissemination of business survey, realtor survey, initiate a process for speed tests and collection of cable bills for analysis.
4. **64 Technology Drive:** Staff made a presentation at Planning Board public hearing on 2/11 regarding the two zoning petitions we filed for Spring Town meeting; one to rezone 64 Technology Dr. from PU to LIB to allow for more commercial uses; the other to allow ground mount solar in LIB zones in Falmouth, basically the Tech Park. We reached out to abutters for support and Dan Webb at 82 Tech Park Drive appeared at the hearing to support the EDIC petitions. EDIC staff attended the follow-up 2/25 Planning Board meeting at which time the Board voted a favorable recommendation for April Town Meeting. Balance of activity for March/early April will be preparation for presentation for April town meeting. EDIC staff has also continued outreach to potential interested parties regarding potential purchase of the lot.

February/March 2020 report (con't.)

5. **EDIC lots off Willowfield Dr., aka Raymond Park:** Staff collected sale information of open space land purchased by developers for “open space” offsets as possible market for these EDIC lots. This information presented in Executive Session at February meeting. Board decided in February that these lots should be retained and possibly leveraged for development parcels. As a follow-up, EDIC staff discussed with Jessica Whritenour, 300 Committee, the possibility of a land swap with EDIC for some of 300 Committee’s more developable parcels. However, all 300 Committee holdings are subject to open space restrictions so this would not be possible. The 300 Committee will keep EDIC mind for possible referral of parcels that are submitted to them but do not meet 300 Committee’s criteria but may present some development opportunity.
6. **Falmouth Station Operations:** In process of making filings for St. Patrick’s Day event, EDIC staff determined that EDIC is required to have annual State inspection of the building. In addition, the Station fire alarm and extinguishers were also in need of annual inspection. These filings were made and inspections completed week of 3/2. Application for entertainment license and Grille application for temporary alcohol for Friends of Falmouth Station March 17 Irish step dancers/music event is scheduled for BOS on 3/9. Also EDIC staff met with Frank Daugherty, VP of Operations Peter Pan on February 14 for general discussions of Peter Pan operations at the Station. It was a very positive meeting with Peter Pan sharing ideas for cost savings, revenue enhancement, and on-site parking management. Suggestions for parking lot monitoring to be discussed at March meeting. On 3/2 EDIC received inquiry from and request for a license/access by Plymouth & Brockton to establish service at Falmouth Station. EDIC staff sent follow up request for more information from P&B and is researching lease and operational issues in connection with this request. P&B will be presenting at March 10 and the license is scheduled for review in Executive Session. EDIC staff have instructed cleaning contractor to implement stepped up cleaning protocol at the Station as a precaution against spread of flu and Corrona virus.
7. **Parking at Falmouth Station:** Memorandum from Attorney Moynihan regarding zoning issues to be addressed if vacant land was to be developed for parking was distributed at February meeting. Per the lease with Mass DOT, letter requesting that operation of “fee for parking” be added as a Permitted Use was sent to MassDOT on January 21. MassDOT has 120 days to respond.
8. **Phase II Solar rebid:** EDIC staff developed RFP and issued week of January 20th. Bidders conference held February 10 with four bidders. Bidders questions answered in Addendum posted February 18. Staff researched issue of alternate access to Phase 2 site after discussions with Citizens and issued two more Addenda in February. Two bids received March 6. These will be analyzed and discussed at March 10 meeting in Executive Session.

9. **Administration and Finance:** Monthly financial report and warrant to be presented and approved at March 10 meeting. Note business income insurance added to our policy. Public comment policy distributed for discussion at March 10 meeting.

10. **Strategic Planning Session:** Set for March 27, 2nd floor conference room at Falmouth Chamber Building. Lunch will be served. Will seek agenda items at meeting on March 10.