

MEMORANDUM

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

Date 8/7/2020

1. Finance

July financials were not available at the time of this report. Update to be sent prior to meeting

2. Falmouth Recovery Loan Update

At its Special Meeting on 7/31 the Board voted to set up a subcommittee to make a recommendation on the next steps for this initiative in light of recent Select Board vote on the rent provision in the Phase 2 IGA and other requirements the EDIC would have to meet for the EDIC to free up enough of its own solar rent revenue to fund the program. The subcommittee is scheduled to meet Monday on 8/10 at 3p and make its recommendation to the full Board on August 11.

3. EDIC/MERCo \$209,165 grant application to Seaport Council to establish the Massachusetts Ocean Sensor Testbed (MOST) at MERCo's Bourne Tidal Test Stand (BTTS).

John Miller from MERCo reports that the Seaport Council will be meeting on August 25 to announce its funding decisions. Outreach to Falmouth statehouse delegation for support being sent.

4. EDIC support for Town application for \$400,000 in DHCD Block Grants For Social Services and Microenterprise Business Assistance

This application was filed by the Town Manager on 6/12. However DHCD had no record of the application being filed and it is being held over for consideration in possible next round of funding. However, Senator Moran was able to secure an amendment for \$350,000 toward the Town's grant program. The Town will still need to work with the Governor's office to have the funds authorized once the bill is signed. EDIC pledged to continue its support and assistance to the Town in this endeavor.

5. Phase II Solar

At its Special Meeting on 7/31 the EDIC voted to approve and execute the Phase 2 IGA and the Phase 2 Sublease with Citizens. The Town has approved the Power Purchase Agreement. As of this date all documents have been executed and are in the hands of all signatories. Staff has made contact with Citizens regarding next steps on official project announcements.

6. EDIC Open Cape Project:

As of this date we are still waiting for Open Cape to respond to written request for project update, hopefully available at the time of the meeting. Information below is what reported prior month was:

- Sign-ups to date 40
- Hook-ups to date 25
- Plan showing completed infrastructure : to be submitted
- Marketing plan for achieving 60 sign-ups : Open Cape has hired a Falmouth Main Street ambassador to work with businesses pre and post connection to ensure that customers are getting maximum benefits, also developing a video piece for social media for the fall as well as other marketing outreach

Staff assisted Open Cape in getting disbursements of loan funds released from Mass Development. As of this date, \$169,498 in Mass Development funds and \$40,000 in grant funds have been disbursed to Open Cape or its contractor Sertex for the Main street infrastructure and 22 customer connections. Staff has also made a request to Open Cape concerning the timing of when the \$10 connection fees will begin to be sent to EDIC from the monthly payments of the newly signed up Main Street customers so that EDIC can begin establishment of the Connection Fund from which additional discounts on connection fees can be offered.

7. Community Fiber Optic Network Feasibility Study:

CCG reports that the engineering cost analysis is scheduled to be completed by 8/7. We have requested a copy for review and will circulate to EDIC Study subcommittee.

Last month EDIC staff made contact with personnel at WHOI, MBL, Falmouth Public Library, and 2 tech companies to arrange for interviews with CCG. Since then we have also contacted the Sea Crest Beach Hotel and Resort, The Black Dog, the Island Queen, Hematology and Oncology Specialists of Cape Cod and Falmouth Superintendent of Schools all of whom have agreed to participate in interviews with CCG. These interviews are taking place next week. Staff will continue outreach to other companies, key institutions and service providers that represent a cross section of Falmouth's economy. Goal is to have 12 to 15.

Staff has made arrangements with the Cape Cod and Islands Realtors Association to send survey links to their membership and asking them to assist by providing information on the importance of internet service to short term and long term seasonal renters.

Staff exploring ways to get additional speed tests completed for the study. To date we have 18 and we need about 100; Network Committee email, newspaper ad, outreach to organizations

Project schedule update with consultant the week of August 7. Draft study completion date late September if we can complete speed tests and interviews in next 4 weeks.

8. Tech Park:

The development agreement between the EDIC and the Cape Cod Commission is set to expire in February of 2021. A courtesy reminder of the expiration was sent to Tech Park owners on 8/5 (copy attached) along with a suggestion for a meeting to discuss. So far we have heard from 3 who are interested in a potential meeting.

EDIC zoning petitions to rezone 64 Technology Dr. from PU to LIB and to allow ground mount solar will be taken up at a rescheduled Spring Town meeting. According to email from the Town Moderator he will set the meeting for September 14 and September 15 if necessary at which time the articles not taken up at the June meeting will be considered. Staff will inquire further as to presentation material and logistics.

Dan Webb has suggested adding site plan review provision to the articles. We will determine the best way to handle that amendment.

We continue to field interest in purchase of lease of 64 Technology Dr. from solar and non- solar users.

9. Falmouth Station Operations:

Staff met with Station Grille tenant on site on 8/6 to review signage issues and equipment installation in the basement. Tenant to follow-up with formal request to EDIC per the lease for signs and refrigerator/icemaker in basement. Signage to generally follow Town of Falmouth sign code.

Staff met on site with Beacon Architects on 8/5 to identify source of water infiltration on southwest corner of building. Water test around window revealed some seeping. Architect to send field report and has recommended re-calking, repair and sealing of brick on that end of building.

Staff met with HVAC tech on site on 8/4 to investigate shutdown of HVAC units. Determined that internal condensate pumps have failed and will require replacement. Repair to be scheduled. Units operating in emergency mode.

Staff contacted DPW to request that bikeway along bus access road that leads to Bike path be pruned. They said they will take care of it.

10. Plymouth and Brockton service at Falmouth Station.

A final agreement has been transmitted to Plymouth Brockton on 7/13. Start date still to be determined but likely mid-September. Once P&B determines date certain for operation, license agreement to be executed.

Electronic lock on exterior front door installed. Outlet to accommodate kiosk in foyer also installed.

11. Parking /other potential improvements at Falmouth Station:

Staff is investigating sources of Federal and State funds to implement parking and other improvements at Falmouth Station.

12. Administration and Finance:

Monthly financial report and warrant previously distributed and to be reviewed and approved at the June meeting.

13. Strategic Planning Session:

Recommendation is to schedule this for September or October. Potential agenda and format to be discussed at August meeting. Staff recommendation for subcommittee to be set up to plan for this meeting.