



EDIC BOARD MEETING MINUTES

TUESDAY, AUGUST 6TH, 2019 at 4:30 pm

CATA CONFERENCE ROOM- FIRST FLOOR

3 POND ROAD

- Call to order of the EDIC Board
- Meeting began at 4:34pm. In attendance: Chair B. Bramhall, Treasurer R. Pino, T. Balf, C Gustin, T. Hedges, M. DiLascio and J. Oppenheim. Also in attendance: J. Cunningham, Attorney to the EDIC and J. Cahill, City of Gloucester's Director of Community Development.
- Meeting minutes from May 7, 2019 were approved. All were in favor.
- **Update on UMass Boston Industrial Park Study:** Mike DiLascio gave the Board an overview of the status of the project and some of the findings. There was a difference in responses within the two industrial parks. Some common themes and some specific feedback were given of how to finalize the study. UMass came back with some general observations about Kondelin. There is a lot of opportunity to better service this industrial park. The feedback given is that there are different perspectives of the purpose of the park and how it should look and feel. Some issues need to be addressed in a constructive way. Tenants and owners want to talk and there is some opportunity of expansion. Currently, there are no covenants governing Kondelin. There are specific covenants put into place for Blackburn. These are the preliminary focused response themes that will be the EDIC's focus areas:
 - Internet
 - Power
 - Shipping- Competition
 - Transportation
 - Appearance
 - Vacancies
 - Workforce Development
- **Steps to Concluding this study:**
 - Final Report is due back in September
 - Mid-September BOD meeting

- Late September present findings and meet with stakeholders and use the feedback from attendees. The goal is to have an informed focus group in both parks. Add a third briefing to include: Kettle Cove, Pond Road, Bomco, Roger Street/ Commercial Street/ and Fish Pier Businesses.
- October- We will conduct focus groups in Blackburn and Kondelin Road. Other parks will not be involved in this state.
- November: UMass study report wrap up.
- Issues identified by UMass may also apply to the marine industrial area.
- **Board Operations**
 - Carl Gustin will be taking over as Chair for the EDIC and Bill Bramhall will be Vice-Chair. The EDIC's meeting schedule will be the second Tuesday of the month. The following meetings have been scheduled: September 10th, October 8th, November 12th, and December 10th, 2019. All meetings will take place in the CATA Conference Room at 4:30pm at 3 Pond Road.
- **EDIC Yearly Audit**
 - Giusti Hingston completed the EDIC's 2018 yearly audit. There were some delays with getting copies of credit card statements showing the reimbursement of expenses. All issues were resolved and the audit has been completed.
- **Strategic Framework**
 - The Board reviewed their current strategic framework that was adopted on February 12, 2019. The EDIC has taken action on a lot of the key points of their strategic framework. This strategic framework was developed as a three year plan (2019-2021).
- **EDIC Lead Roles:**
 - Moving forward some of the EDIC Board Members will be taking on some lead roles for the group:
 - T. Hedges will take the lead role on the Cape Ann Industrial Park.
 - T. Balf will take the lead role with Applied and Blackburn Industrial Park.
 - J. Oppenheim will take the lead on power supply issues and will be joined by Mike and Bill on broadband issues.
 - T. Balf will be taking the lead on the Blue Economy and Harbor Plan.
 - R. Pino will take the lead role for advocacy on housing.

Updates:

- **Blue Economy/ Harbor Plan-** T. Balf briefed the Board on a current overview of the Blue Economy which includes the entire North Shore region- Lynn, Peabody, Salem, Beverly, Rockport, Gloucester, up to Salisbury. The focus is to drill down to a community level. Balf explained that we can eventually do a gap analysis between the UMass Study and the Blue Economy Study. We have to look at what we have and marry that with new technology. November is the estimated completion time for this study. The plan is to bring in 50 key people in the community and listen to them and work together. The regional piece to this study is absolutely key. Gloucester cannot do this alone. The success will be doing this regionally.

- **Happy Valley Update:** Happy Valley is hoping to open by the end of the year. Happy Valley just sold 58 Great Republic Drive and will not be moving forward developing that site as another cultivation location.
- **Town Green:** The Board agreed to have Town Green do a presentation, but deferred action in a timeline pending further analysis of power supply issues.
- **Housing:** R.Pino supplied the Board with a copy of Governor Baker's recent bill on housing which will change zoning at the state level. The Board was also sent editorials and articles on housing to review. This is something that the EDIC needs to be involved in.
- **Website-** Proposal for three testimonial videos created by 1623. The Board agreed to table this idea for now.
- **Westside-** The plan is to schedule a follow up meeting with Representative Ferrante and Senator Tarr. The EDIC Board agreed that the July 2007 Weston and Sampson report needs to be reviewed again. The Board needs to review the report again and go over the observations and findings about the five lots that are there which some of this land is City owned. Bill Bramhall will reach out to Weston & Sampson to explore a briefing and Taylor Hedges will contact E.C. Akerley.
- **Motion to adjourn.** All were in favor. Meeting concluded at 6:34pm.