



EDIC Board Meeting

Tuesday, July 14th, 2020 at 4:30pm

Zoom Meeting

- Meeting started at 4:41pm
- In attendance: Tim Wood, Treasurer Ruth Pino, Temporary Chair Bill Bramhall, Taylor Hedges, Jerry Oppenheim, Mike DiLascio and Tom Balf. Also, in attendance: Sal DiStefano, Director of Economic Development for the City of Gloucester, Attorney Joel Favazza with Seaside Legal Solutions P.C., along with Happy Valley personnel: John Gray, Security Manager, Melissa Rutherford, Director of Compliance, and Michael Reardon, Health Safety and Customer Interaction.
- Roll Call was taken.
- Approval of meeting minutes from June 9th, 2020 meeting. Motion was filed to accept the meeting minutes. All were in favor.

Continued Business:

- **Business & Industrial Park Re-opening:** T. Hedges reported to the Board that all the re-openings are going smoothly. Most companies are still working at half capacity with 50% of the workforce on site. Parks have been working through the pandemic. Paving and signage on Kondelin Road has been brought up and a preliminary idea will be presented to the EDIC at the next meeting.
- **Industrial Park Signage:** T. Hedges is spearheading the signage project. The proposal from Seaside Graphics ranges from \$60,000 to \$300,000 with three different sign options to choose from. A meeting and walk through of Blackburn will be conducted to see where anchor signage and smaller signs will be used. The EDIC will put a package together and present it to the business park owners and tenants that plan on utilizing signage and who will be contributing to the project. Once the EDIC knows more RFP's will go out for pricing.
- **The Last Mile:** There is nothing new to report on the Last Mile and there are no updates from CATA or MassDot regarding this grant. MassDot has not responded in general which is probably due to the pandemic.
- **National Grid:** J. Oppenheim provided an update to the Board on National Grid which is back up and running with energy efficiencies. The EDIC's contact for National Grid is proposing to schedule a virtual presentation and asking EDIC to assist in the organization of the meeting. Grid would like to give a presentation to park owners and tenants. Energy Source is also contacting

the parks about potential programs. It appears that the programs and incentives are the same. T. Balf suggested having a fall follow up meeting and present to those interested parties. The EDIC Board will review the materials that J. Oppenheim sent out and will discuss them at the next meeting.

- **Flood Barrier Notes:** The EDIC will put together a letter to the EDA regarding the City's application for federal funding of the final design, permitting and construction of a flood barrier. A letter from the EDIC would be helpful in getting this support. B. Bramhall discussed the key points of what should go into the letter along with T. Balf's remarks regarding the harbor, lobstering, and the importance of the fishing industry. Balf will take the lead on drafting the letter and getting this out by the end of the week.
- **Happy Valley:** Attorney Joel Favazza and representatives from Happy Valley spoke in front of the Board regarding the official opening of their retail location in Blackburn Industrial Park. Happy Valley is opening this Thursday, July 16th. Happy Valley has met with City staff on this to make sure there are no concerns on the City Administration level. Michael Reardon spoke on behalf of Happy Valley. The main concern from neighbors that was brought up was parking onsite for the opening weekend. Recently, there has been an uptick in parking onsite at Happy Valley due to scheduling double staff for training purposes. Happy Valley does not know what to expect on opening day but are preparing to be busy and have rented additional parking spaces in the park. They are also utilizing offsite parking and neighbor parking. They have hired a police detail for the entire weekend to manage traffic appropriately. Hours will be from 6am to 9pm with peak hours usually after 5pm and on weekends. Happy Valley will be running several promotions and there will be a ribbon cutting and a Chamber of Commerce visit. A lot will be happening this weekend that typically would not be going on during a typical work week. EDIC wished Happy Valley the best of luck on their opening day. Any concerns moving forward can be forwarded to Michael Reardon directly. The Board did ask about the employment count on opening day. Reardon stated that this is a unique time having 127 employees on site. Many employees are there doing training and are from the corporate office in Newburyport. There will be 100 employees at the Gloucester facility and they will be running 2 full shifts from 7am to 11pm. Approximately, 45% of the workforce lives in Gloucester and on Cape Ann. A total of 35% are from Gloucester.
- **Climate Change Coalition:** Jerry Ackerman and Dick Prouty contacted R. Pino requesting the EDIC's support of the Climate Change Coalition. This group would like to raise \$25,000 locally that will then be matched for a total of \$50,000. This is a study that will be conducted through Harvard University and the grant will help solidify their ideas down the road and have reached out to see if the EDIC would like to support it. Gloucester will be in a different place in 2025. If there is enough interest from the EDIC then Ackerly and Prouty will be asked to the next meeting to present to the Board. Pino will reach out to confirm their participation.
- **Kondelin Road/ Hiltz:** Attorney Favazza spoke to the Board regarding the City Administration's effort to clean up Kondelin Road and make it more appealing to the eye. There have been many complaints from Kondelin Park about certain businesses. The City's Building Department issued several reinforcement letters to area businesses over a year ago. Hiltz has taken care of many of

the issues that the Building Department addressed. However, one issue the Building Department has is with the prohibition in the zoning ordinance with putting up structures and setbacks which applies to houses, garages, and buildings. The Building Inspector is interpreted dumpsters as temporary building structures. B. Sanborn would like some feedback from the EDIC on this issue. B. Bramhall consulted the EDIC's Attorney J. Cunningham and the EDIC has no covenants or guidelines set forth for the Cape Ann Industrial Park. Businesses need to meet City ordinances. The EDIC will advise and put forward some suggestions and will invite Mr. Sanborn to our next meeting. DiStefano informed the Board that he has received many complaints from companies in Kondelin regarding Hiltz. There have been issues with nails left in the road and people having to replace their tires and the property is an eye sore. DiStefano would like feedback from B. Sanborn on all of the issues the Building Department are trying to address. It is a source of concern. Hiltz has taken several steps to make these changes. We are trying to bring in new businesses into the City and it is a goal of the EDIC. The better the park looks, the better tenants we will get. Blackburn Industrial Park is a prime example of a nice-looking park that we are now investing in signage. Attorney Favazza and Hiltz will be back in front of the ZBA on July 30th and have a standing appointment on the agenda until this is resolved.

- **EDIC Electronic Scanning of Files:** The recording secretary will look into the range of cost associated with having the EDIC's files scanned and made into electronic documents. This may have to be outsourced and at what rate- by the hour or by the page. L. O'Leary will get back to the Board on this issue.
- **Workman's Comp:** The EDIC pays a yearly fee to be covered by workman's comp. Does the EDIC still need to carry this insurance for its employee? B. Bramhall will consult with Attorney J. Cunningham on the subject and get back to the Board.
- **EDIC's Yearly Audit for 2019:** The yearly audit with Giusti Hingston went smoothly this year. It was a very straight forward process.
- **EDIC Open Chair Position:** B. Bramhall will continue to take the lead as temporary Chair for the EDIC. Continued discussions will be needed about filling the position. B. Bramhall will write to the Mayor's Office about the vacancy and if there is a plan to appoint any new candidates. The topic is open for discussion and will continue at the next meeting.
- **Next meeting for the EDIC is scheduled for Tuesday, August 11th at 4:30pm. Meeting adjourned at 6:07pm.**