



EDIC Board Meeting
Tuesday, April 19th, 2022 at 4:30 pm
REMOTE MEETING

- Call to Order of the Board. Meeting began at 4:31 pm.
- Attendance was taken. In attendance: Acting Chair Tom Balf, Taylor Hedges, Mike DiLascio and Tim Woods. Absent Board Members: Treasurer Ruth Pino and Jerrold Oppenheim. Also, in attendance were Sal DiStefano, City of Gloucester's Director of Economic Development, Felicia Webb, and Chief Administrator for Cape Ann Transportation Authority. Guests: Attorney Adria Pratt and Jeff Worthley, City of Gloucester's At-Large-Councilor.
- Open Meeting Law Guidelines were read: This meeting is recorded by video and audio in accordance with state Open Meeting Law. Consistent with the Governor's orders suspending certain provisions of the Open Meeting Law and banning gatherings of more than 10 people, this meeting will be conducted by remote participation. If you are calling in on a phone you can press Star 9 (*9) to request to speak. If you are watching on a computer or device there is a "raise hand" button that you can tap or press to request to speak. Please use either of these options during oral communications to be recognized to speak.
- Motion was passed to approve the March 15th meeting minutes. All were in favor.
- Organizational Issues/ New Member Status- Realtor Patty Knaggs and Gretel Seeley have both been nominated to the EDIC Board by the Mayor. Knagg's nomination has already gone thru City Council and should be able to participate at the next Board meeting in May. Seeley's nomination is moving forward, according to the Mayor, but will not formally proceed until current Board members and Treasurer Ruth Pino steps down, which is expected to occur after the EDIC's yearly audit has been completed. Seeley has a background in manufacturing while Knaggs brings her real estate and zoning knowledge to the Board. The other recommendation at hand is a replacement for Attorney John Cunningham who has retired. Attorney Adria Pratt was asked to join the meeting to meet with the Board and be considered for the position of legal advisor to the Board. This is not a Board position. Her resume was previously circulated to the Board which expressed an interest to meet with her. Attorney Pratt provided an overview of her background to the Board. In 2011, Pratt started working with Attorney Robert Visnick as a legal assistant. In 2013, she started law school and did four years of night school at Suffolk Law. Pratt passed the bar in 2017. She remains working with Attorney Visnick at Cape Ann Law in Rockport which is a general practice firm and the bulk of their work is residential and commercial real estate. Attorney Pratt is a Gloucester resident and served on the City of Gloucester's Zoning Board for five years. This would be her first role as an attorney working for a Board. The Board asked what type of experience Attorney Pratt has with site development and brownfield development properties. Attorney Pratt responded that while her brownfield work is limited, she has worked on a few subdivisions and was involved from the beginning to the end in those types of projects. She has done a lot of due diligence on title work in trying to figure out viable sites for people to build on. Attorney Pratt has briefly just started stepping into working on brownfield developments. The Board made a motion to engage Attorney Adria Pratt as their new legal counsel. A motion was passed and all were in favor. Acting Chair Balf will sit down with Attorney Pratt in the next few weeks to get her up to speed before the next meeting,
- CATA On Demand- Felicia Webb provided an update on the press event that was held this morning at Addison Gilbert Hospital. The Mayor was unable to participate due to a last minute conflict. Tomorrow

marks the one year anniversary of the CATA On Demand service. The Gloucester Daily Times covered the event. Carl Gustin organized much of the event and was able to take some pictures. This was one of the first promotional steps of a sponsorship campaign for 2022. Boston Globe North and Good Morning Gloucester will be contacted as well to cover this success story. We will continue to raise awareness of this program to attract further corporate sponsorships, including posting the article on our website and sharing the article with tenants in the industrial parks.

- Jeff Worthley, Gloucester Councilor at Large- Worthley asked to meet the Board to present an idea regarding the development of affordable housing and/or worker housing in Blackburn Industrial Park. Balf reminded Worthley that the core and legislative mandate of the EDIC is economic development and job creation and not necessarily housing. Certainly, housing is critical issue as it relates to economic development and job growth in Gloucester. Worthley presented his ideas about building housing in industrial parks, with a focus on building such housing above the tenants' core buildings. He asked the Board to consider the idea that his purpose was to solicit preliminary feedback from the EDIC Board about his idea. He acknowledged that current zoning would not allow for housing and that a change of zoning would be a key issue. Attorney Pratt was asked about the current the covenants in general. Pratt responded by saying that she would first need to review the current covenants. It was noted that covenants can be changed but that a judge would need to evaluate this and the City and the City Council would have to enter an agreement of changing covenants and either amend or terminate it. Currently, Worthley is only looking at Blackburn Industrial Park, Kondelin Road is not sewer and would not be able to add any units because of that constraining factor. Worthley stated that he has seen housing /business projects work in Boston and in other cities, although he acknowledged that these are typically associated with the creative arts and not manufacturing/industrial tenants. Balf recommended to conclude this dialogue for now and get back in touch with Councilor-at-Large Worthley with the Boards initial reaction and feedback.
- Industrial Park Status- Hedges provided an update on the signage project for Blackburn Industrial Park. The project has stalled just a bit. Many of the vendors want to do the entire signage project from start to finish. We may have to find another signage company to quote the entire job. Out sourcing the project maybe a better way of approaching it. Taylor and Wood will keep the project moving. One possibility is to have McNiff and his group build the supports. Ideally, we would get all of the signs from one source. Looking to finalize this project by this summer. Taylor and Wood hope to finalize the cost estimate for the next meeting so that the Board can make a final decision.
- Kondelin Road- Sal DiStefano provided an update on the One Stop Program for Paving and Lights. This is still on going and the reason why is that in order to make a full application going forward we need a viable project to qualify for Mass Works. DiStefano said that he believes that we do not have a project in the queue that is ready at this time. This might be on hold but he is still looking into it. Balf asked if there are steps that we should be taking to move this along. DiStefano explained that in order to qualify for Mass works you need to prove that a significant amount of jobs will be created as a result of utilizing the grant program. While we do have one or two companies that are possible looking to expand, it is not at the stage to bring it forward to the state. We put it in for the expression of interest and that is the feedback we received. It looks like it will not be fully accepted based on the current request and feedback.
- Expansion Feasibility study- Hedges provided an overview on this to the Board. A proposal went out to Senator Tarr's office expressing the need for funds to conduct a feasibility study to evaluate the expansion of Kondelin Road and address engineering, zoning, and legal issues. The folks at Weston & Sampson have been notified to set up a potential meeting to further discuss this, in light of their earlier assessment and feasibility work on Kondelin Road. At this time, the EDIC is working and exploring potential avenues of funding.
- City's ARPA Listening Sessions- The EDIC has been asked by the Mayor to have representation on this panel. This panel will conduct listening sessions throughout the City to seek input on potential priorities, projects, and expenditures. Carl Gustin shared a document with the EDIC that describes what does and does not qualify as a potential project. Jerry Oppenheim agreed to be our representative on the panel as an energy and environmental justice lawyer. Balf will be serving as an alternate on the panel. Gretel Seeley who the

Mayor will be nominating to the EDIC will likely be appointed as a citizen representative to this panel as well. These meetings will be kicking off in May.

- Financials- Treasurer Pino has been in charge of our audit which was recently completed. We are waiting for the auditing report and findings to be released. Once that is concluded, Pino will be giving her resignation notice and stepping down from the Board.
- A motion was passed to adjourn the meeting. All were in favor. Next meeting will be May 17, 2022 at 4:30pm.
- Meeting ended at 5:41pm.