



EDIC Board Meeting
Tuesday, May 17th, 2022 at 4:30 pm
REMOTE MEETING

- Call to Order of the Board. Meeting began at 4:35 pm.
- Attendance was taken. In attendance: Acting Chair Tom Balf, Taylor Hedges, Mike DiLascio, Patty Knaggs, and Jerrold Oppenheim. Absent Board Members: Treasurer Ruth Pino and Tim Wood. Also, in attendance were Sal DiStefano, City of Gloucester's Director of Economic Development and Attorney Adria Pratt, Counsel to the EDIC Board.
- 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 April 19th meeting minutes. All were in favor.
- **Organizational Issues:** Lee O'Leary coordinated the disposition of all EDIC and Gloucester Redevelopment Authority files from Attorney John Cunningham. Cunningham recently retired and all City files from Cunningham and Cunningham were transported into storage. Attorney Adria Pratt is now legal counsel to the EDIC and is participating this evening on the remote meeting. Acting Chair Balf welcomed Patty Knaggs to the EDIC. Knaggs provided a brief overview of her career and expertise that she brings to the Board. Housing has always been one of her passions. Knaggs has been a local realtor for 16 years and is on the front lines of housing which intersects with community growth and business. Balf reported that Pino extended her apologies for not being able to attend this meeting,
- **Signage in Blackburn Industrial Park:** The Board was sent a mock-up of the signage and the estimate of the project's signage (not including construction) is a little over \$11,000. Companies interested in participating are: Custom Seasonings, Comeeter, Happy Valley, Applied Technology, Anchor Seal, FW Webb, and Jeff Amero. We are still awaiting word from NOAA. There will be 8 slots on each sign and we were initially quoted \$2,500-\$3,000 per sign. We will create a fund for the maintenance upkeep and lighting costs associated with each sign. Hedges is waiting for one final mock-up to sign off on from Seaside Graphics and then will present the final costs to each of the participating companies. Hedges explained that the EDIC may have to cover some funding upfront to get the ball rolling on the construction of the base. Balf stated that we want to make this happen and that Hedges has done a great job reaching out and communicating to all parties involved. The risks to the EDIC to proceed on the project seem minimal. A final vote on the financials will be taken at next month's meeting when all estimates are finalized. Some companies will be advertising on 2 signs and we will be leaving some blank spaces for future companies coming into the industrial park. Having the extra funds available for maintenance and upkeep will be important to have moving forward. We would do some of the basic maintenance involved and plan on the addition of adding lighting with other improvements along the way. It is fair to say that we plan on initiating this project in one month and the EDIC is fully behind it. We may proceed with the construction of the base in advance, as this is tied to the availability of Jay McNiff's contractors.

- **Housing-** Board member Knaggs and Attorney Pratt provided the Board an update on zoning proposals that will take place in front of City Council tonight. There have been several that have already been voted on and Attorney Pratt will send out an email to the Board summarizing those votes. Tonight's meeting will include voting on the following:
 - Dimensional requirements for single 2 and 3 family dwellings
 - Amend maximum building height of 35 feet in some of the residential districts
 - Amend building height to 45 feet in some of the commercial districts
 - Looking to change some of the dimensional requirement for multi-family dwellings
- The Council has already voted on the following:
 - Council voted against converting, by right, a conforming single family home into a 2 family in certain districts
 - Rejected the proposal to construct 2 family construction in coastal residential neighborhoods like Eastern Point and Magnolia Shore
 - They approved 3 family in R30- low density residential by special permit, these would be 30,000 sq. ft. lots
 - In favor of changing to reduce the lot area requirements per dwelling unit in the R80, R40, RC40 and R30 district.
 - Approved more uniform minimum lot width requirements pertaining to 1, 2 and 3 family dwellings

For EDIC purposes housing has an impact on commercial development. As of now, the height requirement for commercial properties is 40 feet by right and 30 feet for residential and anything more needs to get to go before City Council. The City Council will vote tonight on potentially amending that height to 45 feet.

- **Board Reaction to Housing in Industrial Parks:** Last meeting Counselor Worthley had presented an idea about the possibility of changing zoning and allowing construction and development of housing in Blackburn Industrial Park. Balf promised to provide Worthley with feedback on the topic. He sought feedback from all Board members who heard his presentation. Several Board members felt that this does not fit into the mission of the EDIC. Balf expressed the belief that the EDIC could certainly be in a position to advocate for progressive housing policies and affordable housing for economic growth in Gloucester. At this time, it was decided that it may not be a good use of the EDIC's time and resources for further exploration of building residential housing in Blackburn Industrial Park. Other concerns raised as it relates to housing in an industrial park, includes There are local and state restrictions pertaining to housing near wind turbines and industrial traffic in areas where there are children.
- **CATA On Demand-** M. DiLascio provided the Board with an update on the CATA On Demand sponsorship program. Recently, DiLascio met with Ken Riehl who is the CEO for the Cape Ann Chamber of Commerce. Riehl provided introductions to some potential sponsors for the On Demand program. DiLascio suggested to the Board they we should restart the quarterly meetings again with the industrial parks. This would help raise awareness for the program and may spur additional sponsorship. The CATA On Demand program has a \$40,000 goal to reach for sponsorship for this upcoming year. DiLascio will continue to reach out to corporate sponsor and continue to raise sponsorship.
- **Parking on Great Republic Drive-** Chair Balf had conversations with Happy Valley Management and NOAA representatives regarding parking on the dive to NOAA. NOAA has 200-300 employees that are returning to work in May. There is also land-prep and blasting happening in this area. The meeting was successful and Happy Valley has made some policy changes and communicated to employees about preferred staff parking spaces on the street and NOAA reports that it is fine with the changes. Balf expressed the importance of continuing to get together with park owners and tenants on a regular basis. We should plan on a September/ October meeting and getting tenants together around certain topics. Introduce the new signage project ad work towards a meeting in the fall.
- **Kondelin Road-** Hedges has not heard back from Weston & Sampson on the expansion and feasibility study. Hedges will follow up.
- **Community Listening Panel Updates:** Oppenheim spoke about the ARPA funds that Gloucester is receiving for COVID relief. The rules on spending these funds are very broad. Apparently, the City can spend up to 10

million for its own purposes without justifying the expense. The intent of the City's listening sessions is to hear citizen feedback on how the money should be spent. The only obstacle is the money has to be spent by 2026. The EDIC has 2 members who are currently on the listening post. One of the roles of the EDIC is to focus on economic development, job creation, and housing. The EDIC should consider putting together a presentation and put forth our ideas on how this funding should be utilized to support economic development and job creation.

- **Financials:** The draft audit report for this year looked fine. Hedges will need a copy of the report as he will now be talking on the job as Treasurer. Last year the EDIC spent \$30,000 and has \$570,000 in assets,
- **Concept Discussion-** Balf raised the idea of creating a revolving loan or grant fund. There are a number of EDIC's that provide revolving loan funds. These loans could help with the development of cleaning up the brownfields, support bio-manufacturing clusters or the blue economy, or possibly assist small mom and pop businesses' with low interest loans. Balf will research this opportunity on what other EDIC's do and see whether this is something to consider and the risk aversions.
- A motion was passed to adjourn the meeting. All were in favor. Meeting ended at 5:42pm.
- Next meeting will be held on Tuesday, June 21th at 4:30pm.