



EDIC Meeting Minutes

Tuesday, September 20th, 2022 at 4:30 pm

Remote Zoom Meeting

- **Call to order of the Board**
- **Open Meeting Laws were read:**
- **Open Meeting Laws: Were Read: Consistent with Ch. 107 of the Acts of 2022, this meeting will be conducted by remote participation. The public may not physically attend this meeting but every effort will be made to allow the public to view and listen to the meeting in real-time and participate when necessary. 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.”**
- **Meeting began at 4:35pm.**
- **In attendance were Chair Tom Balf, Treasurer Taylor Hedges, and Patty Knaggs. Also in attendance, Sal DiStefano, Director of Economic Development for the City of Gloucester. Absent: Mike DiLascio, Gretel Seely, Jerrold Oppenheim and Adria Pratt, Attorney for the EDIC.**
- **We presently do not have a quorum this evening so the August 16th, 2022 meeting minutes were not approved. They will be approved at the October meeting.**
- **The EDIC still has a vacancy on their board. Chair Balf explained that the EDIC can make recommendations to the current administration. However, the final decision of any additional Board members will be at the discretion of the Mayor. The focus and key projects and initiatives of the EDIC in 2023 will likely focus on:**
 - **Blackburn Industrial Park**
 - **Feasibility study for expansion of Kondelin Road**
 - **Energy capacity study of Blackburn Industrial Park/City**

- CATA Sponsorship
- Harbor plan

The discipline and skill set needed for an additional board member would be someone who is savvy and experienced with development projects, especially as it relates to public/private partnerships. Also, the harbor business slot needs to be filled along with someone who is knowledgeable with navigating finding government money and grant opportunities.

- **Blackburn Industrial Park signage:** Taylor Hedges briefed the Board about the status of the project. The project has started and permits have been filed with the city. Some additional signs for Gloucester Public School will have to be added. A final mock-up of the signs will be supplied by the designer. After some discussion with the Building Department, the signage and the size of individual sign panels was approved and the sign permit fee was waived because it was for the EDIC. The color scheme for the signs will be a neutral color scheme. This was decided by all the companies involved in the project. Dig Safe has been on site and the sign company has started digging the foundations.
- **Energy Capacity Study of Blackburn Industrial Park:** The EDIC has met with a company called DayMark which has provided a proposal to do a gap analysis of existing energy capacity in Blackburn and potential use in the future. Both the McNiff Company and Applied Materials are the two largest energy users in the industrial park and have expressed concerns about growth, expansion capacity, and power as well as the quality of power, voltage spikes, and reliability. The belief is that rather than each individual company pursue this on their own that the EDIC and or the city can play a role developing and executing a strategy to keep National Grid on target to meet the energy needs of industrial and residential customers on Cape Ann and provide better quality energy. We would start by having DayMark conduct an assessment based on available energy data. With the data collected, this firm would then be able to do some level of a gap analysis based on what our capacity needs would look like down the line and what the gap may look like., although they would not conduct a computer modeling as part of this assessment. We would also ask them to account for any large solar projects and other changes in the energy world that could impact the capacity. The proposal came in at \$12,000 for this first phase gap analysis. The deliverables would include a presentation and a report of their findings with an outline of a strategy tailored to Blackburn and Gloucester about what we need to be doing. This would be a multi-year campaign and strategy to ensure that the energy needs of the businesses in Gloucester are met. Balf recently met with DayMark who will be revising the proposal slightly to make some changes on short-term and long-term goals and identifying what the deliverable are in each phase. It will be important to get businesses and the major energy users on board with this initiative. A formal proposal of this project will be presented to the Board at the next meeting in October.
- **CATA-on-Demand Report:** Mike DiLascio will provide an update on this report at the next meeting.
- **Municipal Harbor Plan Committee:** Balf provided the Board with some feedback on the Municipal Harbor Plan Committee's public meeting. The public meeting validated the focus of

the Municipal Harbor plan on economic development rather than regulatory changes or other zoning issues. The community appeared to generally agree with objectives associated with supporting and expanding the fishing industry and other maritime businesses. Other topics that were discussed were I4C2 and some of the regulatory barriers to development given its size, location, and concerns with elevation. The consultants explained what the development might look like in conformance with the local and state zoning restrictions. Balf explained that his personal preference is for the plan to articulate goals associated with the structural integrity testing of the site and potentially per-permitting the site in conformance with DPA requirements and in anticipation of rising tides/storm surge. DiStefano explained to the Board the City is currently looking for assistance and clarification from Mass Development on upgrading the seawall and to do work on I4C2. DiStefano will keep the Board posted.

- **EDIC Financial Report:** Chair Balf would like to have a financial report presented at each meeting. We will need to develop a plan for each project we are working on so we are in agreement of any finances and expenses that will be spent.
- **DiStefano would like to introduce Mass MEC to the Board.** Energy costs are going up nationwide by 18%. Mass MEC helps reduce the cost of energy through a bulk purchase. Any help with energy expenses would be welcome. DiStefano will provide Chair Balf with the contact information.
- **Affordable Housing:** The EDIC would like to get an update from Greg Cademartori , the City's Planning Director, about the MBTA's Transit overlay. This will be added to the agenda for the next meeting.
- **Next meeting:** Tuesday, October 18th at 4:40pm
- **A motion was made to adjourn the meeting. All were in favor.**
- **Meeting ended at 5:10 pm.**