



EDIC Board Meeting Minutes

3 Pond Road

Gloucester, Ma 01930

Tuesday, October 18, 2022

Remote Zoom Meeting

- Meeting began at 4:32 pm.
- Open Meeting Law was 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.”
- Attendance was taken. In attendance: Chair Tom Balf, Gretel Seeley, Patty Knaggs, Jerrold Oppenheim, Treasurer Taylor Hedges. Absent: Mike DiLascio. Also in attendance, Sal DiStefano, Director of Economic Development for the City of Gloucester, Adria Pratt, Legal Council to the EDIC, and Jay McNiff, Blackburn Industrial Park owner and tenant. Other guests included Tom Jones and Kate Palacios from Daymark Energy Advisors.
- All Board members provided a brief introduction and officially introduced themselves to Gretel Seeley who is now a new EDIC Board member.
- A motion was made to approve the meeting minutes from the August 16th, 2022 and September 20th, 2022 meetings. Minutes were approved and all were in favor.
- The EDIC would like to further investigate energy capacity issues in the Blackburn Industrial Park. The issues are concerning energy capacity growth, reliability, voltage, and equality issues. The EDIC is also interested in finding out what can be done with respect to solar capabilities that could impact the gap analysis. Daymark Energy Advisors were asked to present a proposal to the EDIC for the advisory services needed for Blackburn Industrial Park’s Electric System Capacity. The proposal is to investigate the present capability of National Grid’s electric system, and their related planning to expand in order to address the future

power needs to support further expansion of the park, in the short term, and over the next five years. The proposal includes a three phased approach. Phase one would be an assessment of the existing power delivery system's capabilities. Daymark will examine system planning conducted by National Grid to understand their improvement and expansion planning for the area. Phase Two involves the strategy discussion and support with appropriate stakeholder's and decision makers to ensure adequate information sharing from and to National Grid, and to seek the support and intervention from all parties involved in the process. Phase three would require filing a complaint, if necessary, on which the MA DPU must act, Daymark can compile all the information into a written complaint for formal submission to the MA DPU. Chair Balf explained that this would be an important role that the EDIC could play in ensuring economic development for the future of Gloucester, making sure we understand our energy capacity needs, and that there is a strategy in place. A plan to be executed to keep pressure on National Grid to continue to improve the electrical grid connections and power capacity in Gloucester. Mr. McNiff explained that his company, McNiff Company LLC, is participating in a group study to determine if he could install a solar array on his property. McNiff asked if there is truly a capacity issue. Oppenheim responded that the gap analysis that Daymark is proposing here is needed and would identify if there is a problem. The first task in this analysis is to identify if there is a problem, and whether it is short, medium, or long term. The McNiff group study would certainly compliment the Daymark study. Oppenheim expressed that there is a need for clarity in the Daymark proposal and to take into account the solar study. The Board made a motion to allocate \$12,000.00 for the study proposed by Daymark for the future capacity needs in the park and beyond. Subject to the final language to be agreed upon with Daymark and the language/proposal to come back to this Board for final approval. Hedges seconded the motion and all were in favor. The Board would like to take a look at the McNiff study as well.

- **Blackburn Industrial Park Signage:** Signs are up and just finalizing the color scheme. Meeting will be held on Friday with Seaside Graphics to finalize color scheme and layout.
- **Kondelin Road Expansion:** At the next meeting, the Board will address this and have a proposal ready to review. The EDIC has received \$40,000.00 from the state budget to conduct a feasibility study. Weston and Sampson, the firm that is most familiar with this site, has asked some questions regarding sewer issues, and has indicated that we may need more than \$40,000.00 to conduct this study. The goal is to have the proposal ready for the next meeting and to see if the costs would be worth it or not to conduct this study.
- **CATA On Demand:** An update of the CATA On Demand project will be provided by Mike DiLascio at the next meeting.
- **Financial Report:** Treasurer Hedges would like to consolidate our accounts since they are spread out at this time. A certificate of deposit at Institution for Savings is currently maturing. The Board members discussed whether to renew the CD or to move these funds into a savings plan.
- **Mass Econ:** Trade Association promotes Mass enterprises, institutions, and EDIC's. Balf advocated that there is still a need to be a member of this organization. It is important to be a

part of a broader economic development association. Going forward the Gloucester EDIC will need them more as a resource. A motion was made to continue membership in the amount of \$_____? All were in favor.

- A motion was made to end the meeting. All were in favor. The meeting ending at 5:45pm.
- Next meeting is scheduled for November 15, 2022.