



EDIC Meeting Minutes

Thursday, August 16, 2018 at 5:00pm

**CATA Conference Room
3 Pond Road**

- **Call to Order**
- **Meeting started at 5:05pm**
- **Roll Call Taken. In attendance: Bill Bramhall (Acting Chair), Ruth Pino (Treasurer), Mike DiLascio, Tom Balf, Carl Gustin, Taylor Hedges. Mr. John Cunningham, Jim Destino, Sal DiStefano, Gregg Cademartori, and Jill Cahill were also present.**
- **Welcoming of new Board Member**
- **Approval of past meeting minutes from May 7, 2018 and June 18, 2018 were approved. Motion passed to approve minutes. All were in favor.**
- **Present business at hand: Preliminary Ecological Assessment Analysis proposal of Westside Development District off of Rt128 which includes an ecological study and assessment and feasibility study to develop it. Discussion concerning the approval of funding for UMass study contract which is currently in the works. The project was placed on pause to get new Board members up to speed about project specifics.**
- **M. DiLascio brought to the Board's attention that the current site is 400 acres of property that we do not know the potential make-up of the physical environment. T. Balf asked if Professor Antonio Raciti who will be heading up the project ever made a presentation to the Board.**
- **M. DiLascio confirmed that the professor did make a presentation and commented that we see this project as a beginning of a long journey. Our intention/ mission is to have a 10-15 year horizon to maximize resources as a city. The opportunity to take care the environment and the assets that we have. We will be working with a leading institute within the state and that it is a good combination of benefits.**

- **C. Gustin asked the status of the graduate students and their credentials. Are these students PHD candidates?**
- **M. DiLascio informed the group that Professor Raciti has a back ground in dense urban environmental planning. He is putting together plans for upcoming semester. We would like to push the button and complete this by snow fall.**
- **C. Gustin stated that the EDIC is about the assessment of potential industrial sites. Part is assessment and opportunity beyond industrial development. Sustainable communities with a mix of commercial, industrial and residential within a confined area.**
- **M. DiLascio spoke about the take of the project and how we are expecting a range of uses- not just industrial. Again, we do not know the potential here.**
- **R. Pino stated that John Cunningham will discuss the by-laws of the EDIC. Pino spoke about originally not being in favor of spending the money. There are many things to consider: water shed, waste water, etc. However, this project is inexpensive. We are getting a whole lot more.**
- **M. DiLascio stated that the contact is not done. We can fine tune it.**
- **T.Hedges asked what is the difference between this study and the study that was originally produced by Weston and Sampson? The Weston and Sampson study focused more on evaluating zoning and soil for industrial park use. It was the Westona and Sampson study that concluded this was the one place that they pointed to that had the most potential to develop. That was as far as the Weston and Sampson evaluation went. Is there another place the city can develop? R. Pino stated that Professor Raciti from UMass can come and meet with the group again and present to the new Board.**
- **G. Cademartori expressed concern on the scope of data that we currently have that already exists. He stated that he spoke to Tom Gillet, former Executive Director to the EDIC, trying to understand the question of potential. What do you want to know and the detail? Cademartori was still unsure about the scope of the project and questioned the level of detail. The “social acceptability” piece is something that we cannot hire can engineering company to do. Cademartori expressed narrative versus clear deliverables.**
- **DiLascio stated that it is something that we need to express- we need tangible deliverables with a budgetary restraint.**

- **T. Balf stated that they are graduate students. What are the skills that they bring? We need to be clear about the level of details. These are student's not expert practitioners in development.**
- **C. Gustin expressed concern about are there any plans for the community and what to expect as far as public awareness? What happens when the community starts asking questions?**
- **Technical deliverables were questioned again. The issues are regulatory environment, road development, road development, access to Mass highway and the watershed issue.**
- **Cademartori questioned the Board if we need more of an engineer base set of data versus going with the UMass study.**
- **John Cunningham brought up the fact of here are the questions at hand:**
 - **How do you get to it?**
 - **How to get water to it?**
 - **How to get sewer to it?**
 - **Who owns it? Does Gloucester or Manchester-by-the-sea own it?**
- **J. Destino brought to the attention of the Board that you have to come up with a plan first and then move forward on the project. We took a look at this land at one time. Who are the rightful owners? Surveyors would be the very first step in this project. Some spots still have a private ownership. Before we start looking around on what to do with it you have to make sure that we own it.**
- **R.Pino stated that there are some interior lots that we are still unsure of ownership. Which of these lots are owned by someone or the City of Gloucester?**
- **J.Destino stated that it is the environmental issues that will be the biggest hurdle to overcome. The EDIC has a new vision and is re-energized. These existing parcels that are here can draw in new jobs, businesses and housing. We are here to partner with the EDIC. Thank you to the EDIC and its new members. We are trying to create better lines of communication between other City departments and the EDIC. We have the harbor, Blackburn, and Kondelin Road. Kondelin Road could use lighting, sewer and filling up the current buildings there. If the time is right to do a study then you have all the powers to do that. You have potential with existing sites and making them accessible to folks and they will come. I see a new energy and commitment on the City side to help you accomplish your goals. Together we can do a lot more.**

- **C. Gustin expressed that he is uncomfortable with this project. It is positioned as a preliminary screening of economic development potential and not including business trends moving forward. What is happening with the other sites like the Harbor and Kondelin Road? We need to go to those two existing sites and evaluate those needs. Gustin expressed that he is undecided about this current project. Is there something else that tees up these other issues concerning Kondelin Rd, Blackburn and the harbor?**
- **M. DiLascio reminded the Board that the timeline for the ecological assessment is for the fall semester. Also, we do not have an Executive Director as of yet. We do not have a full time person for this role.**
- **Destino spoke about filling vacant positions- book keeper, Executive Director. The City will appoint the Chair and Co-Chair positions as well as finding one other Board member to add. This Board has a new energy. We are here to help so we can all work together to build a business community.**
- **B. Bramhall suggested that new members need to be brought up to speed about past EDIC projects.**
- **C. Gustin suggested scheduling as a group 2-3 working sessions to define the three areas of this project and the needs of what need to be done.**
- **Pino suggested we have Sal DiStefano be our city liaison. DiStefano said the most important thing is the involvement of bringing people who are interested together and meeting other industrial building owners. It is about knocking on doors and working to bring these business owners together. Most new companies are being priced out of Boston and Cambridge. We have an opportunity here to capitalize on that.**
- **Destino stated that we need to have a system in place and are all connected with the coming business calls. It is housing and schools are what people care about. We are adding 200 units of housing are going to be added at Fuller. This is a prime opportunity to expand.**
- **Pino brings up the fact that we need to adjust the EDIC's by-laws with John Cunningham's help. Our role is to help the City expand its harbor. EDIC need to understand zoning and housing. We need to be supported of housing projects. The EDIC need to create a new vision of itself and help the City be better at attracting new businesses and jobs to support local businesses.**

- **B. Bramhall brought up the fact that it was always the EDIC who were the foundation of building Blackburn and Kondelin was somewhat developed. The EDIC governs the covenants of the land and we are now land poor. There is no more land to develop.**
- **J. Destino: We have an empty building where Rule Industries once was. We are not just looking at raw land. We have transitional buildings that have potential. We must invest in our industrial properties and put a plan together to move forward.**
- **J. Cahill informed the Board that her group has started to put together this vision and plan. Not only what we have and making it better. Looking at potential prospects of who can we attract? Why are we not in the Bio game? There is opportunity for economic development plan. What industries do we target- what size and scope? We are putting a plan together. Who we are looking for and then targeting those industries. Not just the harbor but all the businesses that relate to it that are not on the harbor.**
- **J. Destino: Next year we begin another harbor plan. It's a new business plan and we would like the EDIC's involvement. It is an MI district- an industrial zone.**
- **R. Pino stated that the EDIC members need to be up to speed with zoning.**
- **Jill Cahill stated that housing is economic development.**
- **C. Gustin expressed that it sounds like we need to have the skill set of an Executive Director.**
- **J. Destino advises Board to rewrite the current job description for the Executive Director.**
- **The EDIC needs to change their mission, policy, planning, vision and come up with a PR campaign.**
- **J. Cunningham reminded the Board with a 2/3 vote we can change our bi-laws. However, we cannot change our statues.**
- **J. Destino stated that the mission of the Board needs to change and that the stagnation of this group has been the lack of available land.**
- **R. Pino stated that her thinking is about our role in the City government and supporting the public. The role should flow out of the bi-laws and John can help us with the revisions.**
- **J. Destino expressed the need to get a structure together of choosing a Board Chair person. Building the foundation of educating the group, recreating the vision and redefining the mission. Provide a definition of**

the role of the EDIC within the City and how the EDIC collaboratively works in conjunction with other City boards. You now need to create those action steps to an accomplishment in the end. Change the mission and the direction of this Board as much as you can without recreating the bi-laws. It all comes down to three (3) steps:

- **Mission**
- **Governance**
- **Execution**

The City will choose the new Chair and Vice Chair and will have one more Board member added by the next time we meet.

- **M. DiLascio asks the Board the question if we still plan to move forward with this project? UMass is putting the contact together.**
- **C. Gustin suggested getting from the Professor a defined list of deliverables. This is a preliminary assessment. Feasibility assessment if an additional study warrants. We need to define in detail what UMass can provide and what resources do they need? Can the Professor come back and meet with new members along with the Dean? Perhaps we can get a conference call together with Gregg to help define the deliverables of this project. The scope is too broad at this point:**
 - **Gating issues**
 - **Ownership of land?**
 - **Access to highway?**
 - **Sewer and water system**

Can UMass supply interim reports to the Board? Mr. Gustin agreed to put together a summary of the areas to be assessed.

- **T. Balif is comfortable with giving the green light. However, the other part of it which is the economic work feels premature at this point. May be we hold off on this portion?**
- **M. DiLascio stated that it is that portion which balances this and makes it all come together with the overall plan.**
- **R. Pino agreed that we are getting a lot for the \$42,000 and we do not want to limit them in any way.**
- **M. DiLascio recaps the next steps:**
 - **Tom to sit down with Gregg Cademartori and go over the deliverables of what we should be asking for**
 - **Carl to provide a paragraph clearly outlining deliverables**

- The three new Board members to meet with UMass and set up a meeting
- PR plan is needed to be in place when the community asks questions and the Gloucester Daily Times calls.
- C. Gustin explains that there is value in doing the environmental gain and economic opportunity potential. They can be summarized better. Less is more.
- Treasurer's Report:
R. Pino gave a recap of the report. We need another co-signer involved. We need to draft a corporate resolution to appoint a new person as co-signer and delete past board members. We have switched to a new book-keeper. We are now using Horvitz & Frisch. Guisti Hingston is our auditing company presently. The audit is required by the state. Vote was passed for Taylor Hedges to be a co-signer and Bill Bramhall to be a backup co-signer. All were in favor.
- Next meeting is planned for Tuesday, August 29th at 5pm.
- Meeting adjourned at 7:20pm