



EDIC Meeting Minutes

Wednesday, August 29th, 2018

CATA Conference Room

3 Pond Road

- **Call to order of the Board**
- **Meeting Started at 5:05pm**
- **Roll call taken. In attendance were: Bill Bramhall (Acting Chair), Ruth Pino (Treasurer), Mike DiLascio, Carl Gustin, Taylor Hedges. Absent: Tom Balf. Also, in attendance: John Cunningham, Attorney to the EDIC, and Linda Stout-Saunders representing the Clean Energy Commission for the City of Gloucester.**
- **Meeting minutes from August 16th, 2018 were approved. All were in favor.**
- **Linda Stout provided the Board with an overview of the Clean Energy Commission. Ms. Stout has been with the Clean Energy Commission for 9 ½ years. This commission just redid their strategic plan. Their goal is to let other commissions know about the capabilities of Clean Energy Commission, what they are working on and what synergies there may be with these commissions. The Clean Energy Commission's mission is directed towards municipals, buildings, electric cars, and looking at community solar plan. This organization regularly works with Community Development and Jeremy Price. Ms. Stout brought the Board up to speed on a solar ordinance that the city is working on. Peak electric shaving was discussed where peak power is part of the program. You can save money and curtail the system with National Grid. City participation will be next year. Also discussed, was community aggregation where everyone opts into a fixed program with National Grid effectively on an annual basis. More information concerning the Clean Energy Commission can be found on the City's website at www.gloucester-ma.gov.**
- **The Commission was created to promote clean energy options in Gloucester including energy efficiency, conservation, and the development of clean and renewable energy. The Commission has 7 members:**
 - **Debra Darby, Linda Stout-Saunders, Candace Wheeler, Linda Brayton, John Moskal, Paul McGeary, and Mike Nolan.**
- **Pino asked about the Town Green which is a new program designed to help residents save money and energy, as well as helping to reduce their carbon footprint one household at a time. The City has partnered with National Grid for the initiative, with the utility provider offering no-cost energy assessments and assistance for local households. There is also a state**

program for this. Energy Fair with Town Green and Mass Save home energy audit. The City earned \$19,000 last year with this program. This money will fund an intern that can work for the city and another electrical charging station.

- Pino asked if the Clean Energy Commission has approached any companies in our commercial industrial parks and if there are any grant opportunities available for them. Ms. Stout stated that she sees a huge potential in solar and they can reap the tax credit.
- Gustin asked if the Green Energy Commission has met with National Grid. Ms. Stout replied that the Commission has not met with National Grid. Ms. Stout stated that National Grid and Eversource do industrial /commercial collaborative. There may be an opportunity with Blackburn to have a demand for this type of collaborative for peak electric shaving.
- Pino stated that Ms. Stout could be a resource for companies where grants may be available.
- Ms. Stout informed the Board that they have spoken to developers in town like Gloucester Crossing and the YMCA. They spoke to the YMCA about solar for heating the pool.
- Gustin asked is there a roll that the EDIC should be playing for renewable energy.
- Ms. Stout commented that the Energy Commission's new strategic plan will be on the website by the end of September. This organization meets monthly.
- Ms. Stout brought to the attention of the Board that they are working on a solar ordinance for the City. Happy Valley was brought up and Ms. Stout confirmed that Happy Valley will not be participating in a solar program at this time.
- Certificate of Vote- During the last meeting, a motion was passed to generate a certificate to vote to authorize T. Hedges and B. Bramhall to be signatories along with R. Pino. J. Cunningham presented this document to the Board. If acceptable, L. O'Leary, Clerk to the EDIC can be the witness and attest to this change. A document was signed by L. O'Leary certifying the vote that the EDIC authorizes each of the banks in which they EDIC has funds to be able to update the signature authorization on all such accounts by deleting Ronald Ross, Rebecca Bernie and/ or Barry Pett as signatories and to substitute Taylor Hedges and R. Billings Bramhall, in addition to Ruth Pino. To be authorized signatories on all such accounts. All were in favor of the change.
- UMASS Ecological Assessment Study- Gustin asked the Board where does this go. It was evident at the last meeting that Gustin, Balif and the City had some concerns around the project. We need to define the deliverables. While reviewing the minutes, there were a lot of questions and concerns from the new Board member and what transpired. This may be time for a pause and step back on this project. We have some issues: the definition of deliverables and what Gregg brought up. Gregg was unsure of the added value of this. He would be looking for more data driven information and UMass is more than capable of providing this information.
- DiLascio- The deliverables is a framework. The physicality of what we need to do. The impact federally/ state/ and on the local level and what limitations we have out there. Part of the challenge that I have is to re-establish the proposal. We need someone to lead us. Professor Raciti will be available on Friday to meet. We need to re-set our expectations.

- **Gustin gave an overview of his observations from reviewing the report and the minutes from the last meeting:**
 - **Issue of public affairs implications for the City**
 - **The three people interviewed in the Weston and Sampson report described the 400 acres in question as a daunting task**
 - **Would this study fit into Community Development’s vision and plan and how does the EDIC fit into this?**
 - **In 2007, strong opposition emerged.**
 - **Estimated development cost estimated between 30-50 million dollars.**
 - **Does the team have economic development skills?**
 - **10-15 year time frame for development- does this have a shelf life?**
 - **Do we need to know more now?**
 - **Should we start in Q1 of 2019 instead of now or would UMass lose interest in the project?**
 - **There is some uncertainty around the \$42,000 expenditure in context with an expense of a new executive director and no revenue stream.**
 - **Gustin stated that the Energy Commission is working on a strategic plan. It would be helpful for the EDIC to do a white board analysis. We need to create a framework the EDIC can add maximum value to with the City’s own strategic plan.**
- **Pino stated that the EDIC’s job 45 years ago when Blackburn was created was all about jobs. Today, our job is to look at everything, we need to weigh everything. If we move forward with the plan, it is ok for constituents to ask questions and oppose the project.**
- **Gustin commented that when starting a project you need a clear message. Create the story to tell of what is important. From reading through the materials, a conversation with Professor Raciti may make Tom and me more comfortable.**
- **DiLascio: Professor Raciti and UMass would like to partner with the City either this semester or next. Let’s have professor defend the proposal. Regarding the currency of the study, over a 10-15 year time scale. When are we going to do it? Our job is to get us to the future of where the jobs are going to be. Our concerns now are we are getting outputs from manufacturing process.**
- **Gustin: Maybe there is an energy saving component in this? The EDIC makes an announcement that we have partnered with UMass that is fully supported by the City. Quotes from the City are used and from a few housing advocates. We have a few people who would participate in helping us roll this out. This is a thoughtful approach on a study that was done in 2007. The attractiveness of the area with the potential for new jobs and housing. Also, what clean energy opportunities would there be? There is no executive director on board as of yet. Who would shepherd this along? I do not want to discourage moving forward but I don’t think that moving this quickly would be the right way of going about it.**
- **B. Bramhall stated that during the last meeting the City has some concerns about ownership. Can we get the City in agreement with the EDIC on this project?**

- Gustin asked if it would be possible if 3 people from the EDIC could sit down with City members in a working session.
- DiLascio- commented that he gets the argument about raising some points on timing. We are not clear on what the civic things we need to accomplish. What are the dependencies? The things we need from the City? We want to collaborate with the City. I can't advise holding up our approach on these dependencies. Is there anything specific that we need to do?
- Gustin added he would like to see more definition in the project and deliverables. What are the elaborations that Professor Raciti keeps referring to in the proposal? That needs to be addressed. What are the economic development projections- 10 to 15 year projections? The other piece to this is about economic development and jobs. Now with City involvement, it is worth taking the time to sort through this relationship.
- J. Cunningham commented about 121C. In order to carry out a project the EDIC is to prepare an economic development plan to present to the City Council. We can not independently do a project. We need to develop a plan to present to the City for their approval in order to carry out any project the EDIC may wish to consider.
- Pino added that the conservation commission ended up owning Dogtown. They did it with the City's support. This is an example of something that took a long time. Boston and Cambridge are bursting at the seams. Entry level people can not afford to live there. We are a destination location. Cost of housing should be lower and yet still close to Boston. Can we do office spaces instead of industrial space? Pino asked for the EDIC Clerk to obtain a copy of the Barry Bluestone/ Northeastern University study that was done 3 years ago. Clerk to contact the Mayor's office. Years ago a business hotel was needed and with the City's support they made the Beauport happen. This was years in the making.
- Gustin commented that it is not just about manufacturing but all of the collateral impact and the need for housing.
- DiLascio stated that at least a conference call with the Professor is warranted.
- Bramhall added that the City's doing a new harbor and projection plan that Jill Cahill had mentioned. That will help guide us in the change and our focus.
- Pino asked how can the EDIC partner with the City if we are not involved in these conversations.
- Bramhall suggested that we hold off on this project to the following semester and have the new Board get up to speed. We saw this as an opportunity for the EDIC to move forward.
- Pino asked if we need a motion to postpone the project. Can new members make a motion to postpone?
- Cunningham added that we do not need a vote. We should designate a sub-committee and designate 3 Board members.
- DiLascio will organize a conference call with the professor. Gustin, Hedges and Balf will be involved.
- Gustin added we don't want just an inventory of what is there in an ecological study.

- Hedges asked if we knew the total acreage of Blackburn and Kondelin industrial parks. Is there any way we can put together a list of who is in the parks- owners, renters, and what are the vacancies?
- Cunningham interjected and added you need to define what industrial parks are. To come up with the acreage you need to define who is in the park first. Does Gregg have any of this information on hand? Allan Hagstrom compiled this data years ago. It would be obsolete now but we can look through past EDIC records.
- DiLascio recapped the status of project: Tighten up scope of proposal. We will discuss the delay. It is a no go for this semester and postponing it.
- Bramhall concluded that we want to do the project, just postpone it, and reorganize ourselves and our team.
- Next meeting will be Wednesday, October 3rd at 5pm.
- Meeting was adjourned at 6:35pm.