



EDIC BOARD MEETING MINUTES
Tuesday, August 11, 2026 at 4:30 pm.
Harbor Master's Conference Room
19 Harbor Loop
Gloucester, Ma 01930

- Open Meeting Laws were read. Meeting began at 4:32 pm.
- Roll call attendance was taken. In attendance: Chair Tom Balf, Treasurer Taylor Hedges, Rob Gordon, Patty Knaggs, and Jerrold Oppenheim. Absent: Gretel Seeley and Jonathan Katz. Also, in attendance were Attorney Adria Pratt, legal counsel to the EDIC Board and, Attorney Joel Favazza from Seaside Legal Solutions at 123 Main Street.
- A motion was made to approve the June 9, 2026 meeting minutes. All were in favor per roll call voice.
- Attorney Favazza representing his clients Eastern Waste Services and DLM Properties explained to the EDIC Board that the City's Board of Health required his client to request specific signage at the entrance to Kondelin Road, as a condition of their site assignment decision, that would indicate no uncovered loads and no queuing on Kondelin Road. Last August, Eastern Waste received a site assignment decision from the Board of Health allowing the Essex County Recycling Center and Hiltz Disposal Headquarters to upgrade the facility into a modern-day construction and demolition debris transfer station, if certain conditions were met, which included a myriad of conditions relating to traffic, pollution control, environmental controls, and noise. One of the long-standing conditions that is currently in place now for the existing facility is they do not allow uncovered loads.
- Favazza shared with the Board a mock-up of a proposed sign to be placed at the entrance to Kondelin Road. The proposed signage is 24 inches by 18 inches. The Board agreed that the size, orientation, and the colors that are to be used should stand out to an incoming truck or trailer. Attorney Pratt added that she does not think that the current mockup is big enough to catch anyone's attention. Attorney Favazza stated that they do not want to put something there that is massive and takes over the rest of the signage. He asked to hear the Board's thoughts on sizing and placement. The Board discussed sizing, placement, whether the sign should match the existing green signs or stand out with a different color, and whether other "safety or traffic policies" – relevant to all tenants – should be placed at the entrance. the Board voted to approve – in concept – signage at the entrance of the industrial park subject to further thinking of the Board regarding other relevant safety policies that they may wish to advertise and final Board approval of the design and placement by Eastern Waste Services.

A motion was made to allow Eastern Waste Services to have some type of signage at the beginning of Kondelin Road that states all loads must be covered and no queuing is allowed. The EDIC Board voted to approve the concept of a sign subject to final approval of the design and placement.

Treasurer Hedges made the motion and a roll call vote was taken. All were in favor.

- The meeting also covered updates on Blackburn Industrial Park expansion activities, plans for a tenant's meeting on October 13th. The focus of the tenant's meeting will be discussions regarding energy, updates from each company, job opportunities, and training. National Grid will also be invited to provide an update on power supply issues in the Park and in the greater Cape Ann area.
- CATA has signaled its interest in accessing the current emergency road at the end of Pond Road to gain direct access to Blackburn Industrial Park. Use of this entrance could significantly reduce the commute between Pond Road and Blackburn Industrial Park. Chair Balf added that this could also be discussed at the tenant meeting.
- Jodrey State Fish Pier. Chair Balf spoke to the Board about a positive meeting with Mass Development regarding the State Pier. MassDevelopment shared with us their updated Capital Needs Assessment. The priority needs at the Jodrey State Fish Pier include a freezer unit/Condenser in Building #1 and new roof for Building #3. Identified costs for the fish pier are projected to 2070 which are estimated at \$25 million dollars, 75% of which are wharves and piers and other maritime infrastructure needs. It was a very productive meeting. The EDIC and Mass Development agreed to meet quarterly. City representatives, the EDIC, and Mass Development plan on meeting next month in September to discuss the City's Municipal Harbor Plan. Mass Development would like to get a better understanding of the Municipal Harbor Plan so they have a better context for what Gloucester would like to see its harbor look like in the years moving forward and identify where there are economic development opportunities. It was also agreed that an all-tenants meeting will be planned for later this year or early 2027. After recent meetings with the Secretary and Undersecretary of Economic Development, there appears to be an opportunity for state/City collaboration, planning, and investment.
- Balf briefly updated the Board on the I-4C2 project and its potential contract extension. The goal is to finalize a document requesting interest in the development of the property from developers, maritime operators, and other water-dependent users and administer that process.
- The Workforce Training Sub-committee will provide an update to the Board at the September meeting.
- Financial update: Treasurer Hedges confirmed that all of the landscaping payments have been made except one that is still outstanding. Treasurer Hedges will follow up with that company. The EDIC is currently has a balance of \$514,000.00.
- Next meeting will be held on Tuesday, September 8th, 2026.
- A motion was made to adjourn. All were in favor.
- The meeting concluded at 5:19 pm.