



Newburyport Waterfront Trust

Report to the Mayor FY 2016

Trust Mission

The mission of the Newburyport Waterfront Trust is to hold, manage, maintain and conserve in perpetuity the natural resources of the public lands entrusted to it for the residents of the Newburyport, West Newbury and Newbury in particular and also for the general public.

Trust Background

The Newburyport Waterfront Trust was established in January, 1991. The Trust property is governed by five Trustees. For information regarding its formation, property description, and additional detail please visit our website— <http://newburyportwaterfronttrust.org/>

Current Trustees

<u>Name</u>	<u>Position</u>	<u>Term Expires</u>	<u>Committee Assignment</u>
Scott Sutherland	Chair&Treas	12/31/16	-----
Stephen Hines	Vice-Chair	12/31/20	Waterfront
Joseph Brown	Trustee	12/31/17	Waterfront
Wilbur Shenk	Secretary	12/31/18	Parks
George Ellison	Trustee	12/31/19	Parks

Park Manager: Edith Heyck

Accomplishments

General

- **Renewed Firehouse Lease** – Entered a new five year lease with the Firehouse which includes a provision for assisting in the maintenance of the Firehouse restrooms
- **Updated the Strategic Financial Plan** – Updated 3 year strategic financial plan
- **Continued the Upgrade and Reconfiguration Riverside Park-** to improve safety, traffic flow, create additional green space, place utilities underground and provide an additional “way to the water”
- **Renewed Parking Lease** – Renewed parking lease with the city for the management and use of the Riverside Park parking lot
- **Rail Trail Dedication** – Dedicated to the City a portion of land to allow the new rail trail segment to cross Waterfront Trust property
- **Drainage Culvert Dedication** – Provided a temporary dedication of land to the City to allow repair and upgrade of a large drainage culvert

Waterfront

- Initiated Lease Extensions with the 4 current tour boat operators- For leases beginning in the summer of 2017
- Entered Three Fishing Boat Leases – Entered leases with 3 fishing boats to occupy the embayment area during the winter months
- Bulkhead Lease with City- Initiated discussion to develop an operating agreement for operation of the waterfront

Park

- Improvements
 - Added 4 new “Memorial Plaque” benches and 2 additional trash barrels on the boardwalk
 - Repaired irrigation lines, boardwalk planking, firehouse iron fence and related curbing
 - Continued flower bed beautification with the assistance of the Newburyport Horticultural Society
 - Planted 2 new trees, regraded and hydro seeded after tree removal project was completed
 - Installed a handicapped accessible port-a-pot during winter months when city restrooms were closed
- Activity
 - 31,000+ tourists enjoyed the 4 tour boat venues- 50% increase over 2015
 - 250 fitness classes
 - Ten weddings ceremonies –a 10% increase
 - 3 family movie nights
 - Riverfest with 5,000+ visitors
 - A week of Yankee Homecoming activities
 - 6 Charity events-no or minimal charge for park use

Collaborations

- NRA (27% of the park area is owned by the NRA)
 - Continued a joint Landscape maintenance contract
 - Received approval of a joint Con-Com application to increase the park area into the NRA West parking lot and improve the adjacent WFT area to create more elevated grass area for seating.
 - Completed a joint study to determine feasibility of winterizing the city rest rooms
 - Completed a joint bidding to purchase new lighting for the NRA West and WFT Riverside parking lots.
 - Began exploring a joint landscape enhancement of Somerby’s Way
 - Took over payment of lighting in Riverfront Park lot from NRA
 - NRA is assisting the Trust in the bidding process for walkway lights along new walkway adjacent to Ale House

- City
 - City assisted in planning the upgrade of Riverside Park parking lot.
 - City committed to assist in installation of new lighting in Riverside Park parking lot
 - DPS performed snow removal on walkways and Boardwalk, as well as provided maintenance assistance in numerous small projects throughout the year.
 - Participated on City Central Waterfront Ad Hoc Committee charged to develop policies and objectives regarding a long term vision on the Central Waterfront

Goals - Fiscal Year 2017

1. Increase the sophistication of park gardens
2. Repair and expand irrigation system
3. Encourage park use and memorial bench plaque applications
4. Repair/upgrade West End Embayment and adjacent lawn area
5. Upgrade Somerby's Way landscaping
6. Repoint and level the stage
7. Complete the reconfiguration of Riverside Park parking lot
8. Work with the DPS in areas of - water usage conservation, trash pickup, upgrade of Riverside Park, small maintenance projects and snow and ice removal.
9. Clear up the issues relating to the Property Survey completed in 2012 and record same
10. Collaborate with the City, NRA, and Friends of the Waterfront, to develop and begin implementation of a blueprint for simplified ownership and management of the central park/waterfront, including, as appropriate, amending the current Trust document

Goals - Long-term

1. Integrate, as appropriate, additional NRA park land with the Waterfront Trust Park to create a seamless park
2. Develop a comprehensive landscape plan that will expand and enhance Waterfront Park with additional and appropriate landscaping, sculptures and other forms of art
3. Increase the Trust's financial resources through grants, donations, additional leasing and park user fees to ensure the Trust will remain financially self-supporting
4. Develop rail-trail access across the Trust property
5. Explore adding food vendors, art exhibits, art shanties and other small ventures that will attract more visitors to the waterfront and increase Trust revenue
6. Increase the range of visitor offerings by partnering with the Firehouse, the NRA, Newburyport Maritime Society Board, the Harbor Commission, the Parks Commission and other commercial ventures
7. Maintain, with the assistance of the city, an ongoing program for repair/replacement of failing infrastructure—bulkhead, boardwalk, public ways, granite stage, irrigation system

Financial Summary

	<u>FY 2016 Actual</u>	<u>FY2017 Budget</u>
<u>Beginning Cash Balance</u> (min. Target-\$100,000)	\$191,147	\$205,093
Net Investment Income	384	0
<u>Income</u>		
Parking	34,250	70,000
Summer Tour Boats	20,978	22,040
Park Activity	10,682	14,350
Reimbursement (NRA)	14,454	13,600
Firehouse Patio Lease	8,862	8,860
Donations & Misc	3,500	3,575
Winter Fishing Boat Leases	<u>2,250</u>	<u>2,250</u>
Total Revenue	\$94,976	\$134,675
<u>Operating Expenses</u>		
Landscape Maintenance	27,015	\$32,800
Park Manager, Legal, Accounting, Minutes	19,936	32,500
General Maintenance	4,144	20,300
Insurance, Snow Removal & Misc	<u>6,138</u>	<u>7,800</u>
Total Operating Expense	\$57,233	\$93,400
<u>Special Projects</u>		
Tree Thinning and Removal	8,621	
Additional Park Benches (4)		5,000
Repoint Granite Stage		15,000
Survey Markers		600
Riverside Park Upgrade		47,000
Replace Irrigation Heads	3,082	
Irrigation Line Repair/Expansion		12,000
New Plantings	1,647	14,500
Boardwalk Maintenance	2,295	
Iron Fence Repair	3,300	
Repair West End Embankment		30,000
Lawn Improvements	<u>5,315</u>	
Total Projects Expense	\$24,260	\$124,100
<u>Ending Cash Balance</u>	\$205,093	\$122,268

Strategic Three Year Financial Plan Summary

3 year projected cash need	\$557,142
3 year projected sources of cash	<u>\$516,061</u>
Projected 3 year shortfall	\$41,081