



Newburyport Waterfront Trust

Report to the Mayor FY 2015

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	12/1/16	-----
Stephen Hines	Vice-Chair	12/31/18	Waterfront
Joseph Brown	Treasurer	12/1/17	Waterfront
Wilbur Shenk	Secretary	12/1/18	Parks
George Ellison	Trustee	12/1/19	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
- **Developed a Strategic Financial Plan** – Developed a 3 year strategic financial plan
- **Planned the Upgrade and Reconfiguration Riverside Park**- Finalized plans for the reconfiguration of 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

Waterfront

- Added an additional Tour Boat Venue – Captain Bill Taplin will operate a historic tour river cruise from the transportation dock beginning in the summer of 2015
- Entered Three Fishing Boat Leases – Entered leases with 3 fishing boats to occupy the embayment area during the winter months
- Installed Electric Meters – Installed separate electric service for each of the tour boats so city is now reimbursed for electricity used

Park

- Improvements
 - Added 6 new “Memorial Plaque” benches and 2 additional trash barrels on the boardwalk, and 5 Cigarette receptacles were placed at entrances to park
 - Planted rhododendron garden next to dumpster area
 - Planted perennials in beds throughout the park, including two beds generously planned and installed by the Newburyport Horticultural Society as a donation
 - Revised the Park Application and use fee schedule
- Activity
 - 20,000+ tourists enjoyed the 3 tour boat venues
 - 250 fitness classes
 - Nine weddings ceremonies
 - 3 family movie nights
 - Riverfest with 5,000+ visitors
 - A week of Yankee Homecoming activities
 - Several charity events

Collaborations

- NRA (27% of the park area is owned by the NRA)
 - Joint Landscape maintenance contract
 - Joint contract removed 13 trees and trimmed many others to improve appearance
 - Joint CPC application for funds to assist in the upgrade and reconfiguration of parking lot areas to the west of the park to create more green space, an additional way to the water, a “pop up park”, and improved traffic flow.
- City
 - Joint CPC application with City Parks Committee for funds to remove and replace 5 trees along Merrimac Street.
 - Provided letter of support for construction of new Harbormaster facility.
 - Assistance from city in planning the upgrade of 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.
 - Dedicated a use right to further the rail trail project

Goals - Fiscal Year 2016

1. Increase the sophistication of park gardens
2. Repair and expand irrigation system
3. Repair West End Embayment and adjacent lawn area
4. Complete the reconfiguration of Riverside Park parking lot
5. Develop a bulkhead lease agreement with the City
6. Increase parking revenue to fund the 3 year capital improvement plan deficit
7. Work with the DPS in areas of - water usage conservation, trash pickup, upgrade of Riverside Park, small maintenance projects and snow and ice removal.
8. Clear up the issues relating to the Property Survey completed in 2012 and record
9. Repair metal fence along Merrimac St
10. Encourage park use and memorial bench plaque applications
11. Improve collaboration with the City, NRA, Firehouse, Custom House, Chamber of Commerce and abutters to promote efficient management of the waterfront to maximize its benefit to the public.

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 2015 Actual</u>	<u>FY2016 Budget</u>
<u>Beginning Cash Balance</u> (min. Target-\$100,000)	\$201,654	\$192,396
Net Investment Income	1,979	0
<u>Income</u>		
Parking	32,000	40,000
Summer Tour Boats	20,338	22,400
Park Activity	22,074	17,500
Reimbursement (NRA)	11,738	13,000
Firehouse Patio Lease	9,136	8,860
Donations & Misc	4,108	4,550
Winter Fishing Boat Leases	<u>2,750</u>	<u>2,250</u>
Total Revenue	\$102,144	\$108,560
<u>Operating Expenses</u>		
Landscape Maintenance	27,518	\$32,800
Park Manager, Legal, Accounting, Minutes	20,221	26,000
General Maintenance	8,119	10,200
Insurance, Snow Removal & Misc	<u>5,625</u>	<u>7,050</u>
Total Operating Expense	\$61,483	\$76,050
<u>Special Projects</u>		
Tree Thinning and Removal	8,000	
Additional Park Benches	10,750	
Sign Repair	978	
Survey Markers	1,200	600
Riverside Park Upgrade	20,665	82,835
Replace Irrigation Heads	1,960	3,000
Irrigation Line Repair/Expansion	1,800	10,000
New Plantings	6,035	5,000
Boardwalk Maintenance	510	2,500
Iron Fence Repair		3,500
Repair West End Embankment		12,000
Lawn Improvements		<u>5,000</u>
Total Projects Expense	\$51,898	\$124,435
<u>Ending Cash Balance</u>	\$192,396	\$100,471

Strategic Three Year Financial Plan Summary
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3 year projected cash need	\$643,100
3 year projected sources of cash	<u>\$479,026</u>
Projected 3 year shortfall	\$164,074

