

Newburyport Redevelopment Authority
City Hall Conference Room
January 11, 2017
Minutes

1. Call to Order

Chair Bob Uhlig called a regular meeting of the Newburyport Redevelopment Authority to order at 7:00 p.m.

2. Roll Call

In attendance were members Leslie Eckholdt, Bob Uhlig, Andy Sidford and Marian Levy. Tom Salemi arrived at 7:45 p.m. Carol Powers was also in attendance.

3. Old Business

Property Improvements

The Adirondack chairs have been ordered and will be received in six to eight weeks. The berm project with the Waterfront Trust for the west lot is on hold until spring. Work on the Riverside Park parking lot is progressing. The curbing and light poles bases have been installed.

Agreements and Leases

The Waterfront Trust has entered into an agreement with a new landscape contractor for the maintenance of its property. Bob Uhlig signed a MOU to reimburse the Trust for 27% of the cost. Carol Powers will review the MOU and confirm the NRA owns 27% of the land covered under the contract.

Michael Mroz is drafting an agreement between the Maritime Society and the NRA for the irrigation system that is to be installed for the Custom House lawn. Carol Powers will forward her concerns to him so they might be incorporated into the document, which she will review upon its completion.

There has been no update on the expansion of the construction easement for the Rail Trail into the east lot.

The NRA is required to submit an annual report to DEP on the soil in the west lot by May. Subsurface contaminants were found in the west lot when the soils were tested in anticipation of the installation of the light poles bases. The report, which would be prepared by ESS, must include additional borings and monitoring wells to sample and analyze the soil and the ground water. The estimated cost of this work is between \$15,000 and \$20,000. A representative of ESS will be asked to attend the February meeting to discuss the work. Bob Uhlig spoke with Andy Port about possible sources of funding for the work. Nothing is available from the Merrimack Valley Planning Commission at this time. On an east lot, for which an Activity and Use Limitation is in

Newburyport Redevelopment Authority
January 11, 2017

place, no action would be required unless the soils are disturbed. Carol Powers will provide a synopsis of the AUL.

Carol Powers is putting the finishing touches on her draft changes to the Declaration of Public Trust. When complete, the document will be forwarded to Bill Harris for review and a final draft will be circulated before the meeting with Mayor Holaday that is scheduled for February 7. She is also in the process of preparing an executive summary of the document.

The agenda for the meeting with Mayor Holaday, the NRA and the Waterfront Trust on February 7 will include a discussion of the Trust document and the framework that has been presented for expansion of the park, along with funding sources.

4. New Business
Subcommittees

The development of two subcommittees - a financial subcommittee and a park programming and design subcommittee - will be discussed in more detail at the next meeting.

Somerby's Way

Leslie Eckholdt said she has discussed a simple landscape plan for Somerby's Way with Elizabeth Petty and she would like to invite her to attend the February meeting to discuss it.

5. Reports

Clerk's Report

The next meeting of the NRA will take place on Wednesday, February 8. Marian Levy will schedule the meetings for the second Wednesday of each month through the remainder of the year. She will work with Carol Powers to prepare the annual report.

Treasurer's Report

Leslie Eckholdt reported the balance in the checking account is approximately \$15,000 and the balance in the money market account is approximately \$290,000. She will research the possibility of moving the accounts from TD Bank to a local bank and will report at the next meeting. She said a bill received from Chubb for the Directors and Officers Liability Insurance policy includes \$41 for a social fraud endorsement. The members did not think this coverage is necessary. Carol Powers will contact the company.

Andy Sidford moved to approve payments in the amount of \$1,505.88 and \$1,160.87 to the Waterfront Trust for maintenance in November and December, to Chubb Insurance in the amount of \$2,389.00 and to Gretchen Joy in the amount of \$150 for minute taking for the January 11 meeting. Marian Levy seconded the motion. The motion was unanimously approved.

Counsel's Report

Carol Powers will forward the signed agreement with the NRA to the Sea Level Oyster Bar.

6. Minutes

Marian Levy moved to approve the minutes of the December 7, 2016 meeting as submitted. Leslie Eckholdt seconded the motion. The motion was unanimously approved.

7. Public Comment

Mary Carrier suggested memorials be considered as a way of raising funds for the expanded park.

Rob Germinara, 2 Ashland Street, asked that a discussion of reclaiming Lower Custom House Way be placed on the agenda for the February meeting. Bob Uhlig said the NRA would support the effort but would not initiate it. Tom Salami has drafted a letter about the need for a physical barrier to protect the Custom House from cars.

8. Adjournment

Andy Sidford moved to adjourn the meeting at 8:04 p.m. Leslie Eckholdt seconded the motion. The motion was unanimously approved.