

**Newburyport Redevelopment Authority**  
City Council Chambers  
December 7, 2016  
Minutes

**1. Call to Order**

Chair Tom Salemi 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, Marian Levy and Tom Salemi. Carol Powers was also in attendance.

**3. Reorganization**

Tom Salemi's appointment will expire on January 17. Andy Sidford moved to appoint Bob Uhlig to the position of chair effective the end of the December 7 meeting. Marian Levy seconded the motion. The motion was unanimously approved.

Leslie Eckholdt moved to appoint Andy Sidford to the position of vice chair. Bob Uhlig seconded the motion. The motion was unanimously approved.

Leslie Eckholdt moved to appoint Marian Levy to the position of secretary. Andy Sidford seconded the motion. The motion was unanimously approved.

Leslie Eckholdt will remain as treasurer.

**4. Central Waterfront Framework**

Tom Salemi said the presentation of the conceptual plans for the waterfront went well at the meeting Mayor Holaday held for the Trust and the NRA on November 22. He thanked Bob Uhlig and Andy Sidford for their work. The mayor has scheduled a second meeting for January 17. Andy Sidford asked if there is a consensus on the Ways to the Water. Carol Powers said the five required ways have been accurately depicted on the recorded plans but she would be happy to look at an opinion letter if an attorney were to prepare one. The conceptual plans presented at the November 22 meeting depicted six ways. The intention was to incorporate the five required ways into the plans and add other connections as needed.

Carol Powers received comments from some members on the draft revisions to the Trust document. She will incorporate the comments into a final draft before distributing it to other interested parties. She said the process would be a long one because many parties will wish to have their perspectives included and legal work must be done at the same time.

A subcommittee will be formed to investigate funding sources for an expanded park. This subcommittee will include members of the community in addition to NRA members. The formation of a design subcommittee will also be considered.

### **5. Custom House Lawn**

Ken Jackman described the plans to install a system to irrigate the Custom House lawn. The board of the Maritime Society is concerned about using museum funds to improve property it does not own. Mr. Jackman said a ten-year lease would be sufficient to convince the board to commit the \$15,000 needed for the project. Some NRA members thought a ten-year lease would be too long given the plans for the waterfront are in flux. They discussed contributing to the cost of the project because it would be an improvement of the Authority's property. Bob Uhlig suggested the lease include a provision that if the NRA were to change the programming of the open space, it would reimburse the Custom House for the cost of its initial investment. He requested that the irrigation be installed on both sides of the Rail Trail and the work be coordinated with the City. Carol Powers said the museum should be held responsible for permitting and environment compliance for the installation of the irrigation system and any programming. It was noted that a chain link fence to the east of the Custom House, which New England Development claims to own, serves to protect the building from cars. Tom Salemi moved to authorize Carol Powers to draft a lease of no more than five years and to share in the cost of the project up to \$7,500. Marian Levy seconded the motion. The motion was approved by a four to one vote with Leslie Eckholdt voting against it.

### **6. Leases and Agreements**

The Sea Level Oyster Bar will pay \$250 per month in rent for the use dumpster area, as done by Not Your Average Joe's, and will pay \$150 per month for the use of the shed.

### **7. Pup Maintenance**

The shades over the tables will be retracted and covered for the winter. The corn hole boards have been removed and the several tables and chairs have been put into storage.

### **8. New Business**

#### **Use of East Lot for Rail Trail Construction**

The Rail Trail will terminate at the eastern edge of the east lot, resulting in the loss of three head-in parking spaces that face the Custom House. Geordie Vining has requested that an additional three to five parking spaces be used for stockpiling granite curbing during the construction. Bob Uhlig said the parking spaces are not needed. He recommended that at the end of construction the area be planted with grass. He moved to allow the use of three to five parking spaces on the east side of the NRA lot with the condition the area is protected by construction fencing and upon completion of the project the paving is removed and replaced with grass. Tom Salemi seconded the motion. The motion was unanimously approved.

#### **Adirondack Chairs**

Tom Salemi moved to approve the purchase of ten Adirondack chairs for the east berm for a cost of \$6,975.10. Andy Sidford seconded the motion. The motion was unanimously approved.

**9. Secretary's Report**

The next meeting of the NRA will be scheduled for Wednesday, January 11.

**10. Minutes**

Bob Uhlig moved to approve the minutes of the November 9, 2016 meeting. Marian Levy seconded the motion. The motion was unanimously approved.

**11. Treasurer's Report**

The balance in the checking account is approximately \$14,000 and balance in the money market account is approximately \$277,000. Bob Uhlig moved to approve a payment in the amount of \$675 for trees for the planters in the parking lot and Pop Up Park, to Gretchen Joy in the amount of \$150 for minute taking for the December 7 meeting and to Tom and Gretchen Joy in the amount of \$137.50 for Pop Up Park maintenance. Marian Levy seconded the motion. The motion was unanimously approved.

**12. Council's Report**

None

**13. Public Comment**

Rob Germinara thanked Tom Salemi for his service to the NRA. He asked that a discussion of Lower Custom House Way be placed on the agenda for the January meeting.

**14. Adjournment**

Andy Sidford moved to adjourn the meeting at 8:23 p.m. Bob Uhlig seconded the motion. The motion was unanimously approved.