

Newburyport Waterfront Trust
Online Meeting
October 19, 2022
Minutes

1. Call to Order

Chair Wilbur Shenk called an online meeting of the Newburyport Waterfront Trust to order at 7:00 p.m.

2. Roll Call

In attendance were Trustees Wilbur Shenk, Leslie Eckholdt, Matt Pieniazek and Mike Sullivan. Dan Mello was absent.

3. Minutes

Mike Sullivan moved to approve the minutes of the August 24, 2022, meeting. Leslie Eckholdt seconded the motion. The motion was approved by a 4-0 vote (Wilbur Shenk, yes; Matt Pieniazek, yes; Leslie Eckholdt, yes; Mike Sullivan, yes).

4. Regular Business

a) Treasurer's Report

Wilbur Shenk reported that the income for the month of September was \$20,275. Expenses for the month totaled \$12,141, resulting in a positive cash flow of \$8,135. The cash position is \$312,097.

b) Approval of Invoices

Matt Pieniazek moved to approve payments to Tom Joy in the amount of \$693.51 for the assembly of Adirondack chairs, the painting of benches and the repair of sections of the boardwalk and to Nunan's in the amounts of \$163.40, \$257.76 and \$526.57.

5. Ongoing Projects

a) Parking Agreement

Wilbur Shenk and Matt Pieniazek met with Richard Jones and Mayor Reardon. They requested that the Trust receive \$110,000 in parking revenue, the amount that would remain after the overhead has been paid. It seems that City is attempting to profit from the contract with the Trust, which would be inappropriate. Richard Jones maintained that the goal of the City is to keep the parking fund strong to support projects throughout the year. The City offered to increase the agreement to \$85,000 for the first year, reaching \$90,000 in the third year. The Trust asked for at least \$90,000 in the first year, increasing to \$95,000 in the third year. The City has asked for additional time to respond. The Trust was receiving \$70,000 under the previous contract, which has expired. KP Law is in the process of drafting a new contract.

b) Market Landing Park Expansion

A public hearing on the Market Landing Park Expansion took place at the September 21 Planning Board meeting, at which time the site plan was approved. The focus now will be on the type of screening that will be used for the restroom facility.

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The Trust has been asked to donate \$150,000 towards the cost of a new irrigation system that would include the Trust property. The integrated system would replace the Trust's existing system and would have two meters and two control boxes. While the Trustees had agreed at their August meeting to contribute \$50,000 to the new system, they have reconsidered this position. The existing system is functioning well, and the installation of two systems seems to be inefficient. The cost of maintaining the existing system would be significantly less than the amount the Trust is being requested to contribute to the new one. In addition, the Trustees would not want the central lawn area to be disrupted. Andy Port will be informed that the Trust has decided to maintain its existing system and to not be a part of the new east-west City system.

The transformer that feeds the entire park and the docking areas must be moved from its existing location during the first phase of construction next year. It would be moved temporarily to a location near the electrical box by the Harbormaster's facility. The cost to temporarily move the power would be \$80,000. The Waterfront Trust and Harbormaster are being asked to contribute \$20,000 each, and the City would pay \$40,000. The Trust is not interested in contributing to a temporary measure, as it would not be money well spent. It would be more efficient and less costly to move the transformer one time to a permanent location.

6. Parks Committee Report

a) Park Use Applications

Leslie Eckholdt moved to approve an application for a wedding on June 17. Mike Sullivan seconded the motion. The motion was approved by a 4-0 vote (Wilbur Shenk, yes; Matt Pieniazek, yes; Leslie Eckholdt, yes; Mike Sullivan, yes).

Applicants will be sent a disclaimer stating the condition of the park in 2023 could not be predicted.

b) Park Manager's Report

Edith Heyck reported that the three large recent events were all successful. The Trust might consider creating an additional category for events that would include alcohol or commercial activities. Religious content would not be permitted.

7. Adjournment

Matt Pieniazek moved to adjourn the meeting at 8:20 p.m. Leslie Eckholdt seconded the motion. The motion was approved.