

Newburyport Waterfront Trust
Online Meeting
December 15, 2021
Minutes

1. Call to Order

Chair Wilbur Shenk called an online meeting of the Newburyport Waterfront Trust to order at 7:09 p.m.

2. Roll Call

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

3. Minutes

Dan Mello moved to approve the minutes of the November 3, 2021, meeting. Leslie Eckholdt seconded the motion. The motion was approved by a 4-0 vote (Wilbur Shenk, yes; Mike Sullivan, yes; Dan Mello, yes; Leslie Eckholdt, yes).

4. Regular Business

a) Treasurer's Report

Wilbur Shenk reported that the cash balance on November 30 was \$295,757, down \$8,620 from the previous month. Income totaled \$8,608 and included interest in the amount of \$3 and reimbursement from the City in the amount of \$8,605. Expenses totaled \$17,228, which consisted of reoccurring expenses of \$16,461 and project expenses of \$767. The reoccurring expenses included the SLS base and additional landscaping costs, legal fees, park maintenance expenses and payments to the park manager, bookkeeper, weeders and notetaker.

Mile Sullivan moved to approve the financial statement. Leslie Eckholdt seconded the motion. The motion was approved by a 4-0 vote (Wilbur Shenk, yes; Mike Sullivan, yes; Dan Mello, yes; Leslie Eckholdt, yes).

b) Approval of Bills

All payments are up to date.

5. Ongoing Projects

a) Commercial Boat Leases

The rate for the winter leases will be increased from \$750 to \$1,000. The two captains have agreed to the rate increase. Both will provide certificates of insurance for the upcoming year. Grace Connolly will prepare contracts with the new rate. Invoices will be sent in January.

The captain of a third fishing boat might be interested in a lease that would begin in February or March. Dan Mello said the electrical stanchion should be repaired before a contract is sent. Jim Maranto has indicated he would run a line from the dock to the embayment by January.

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The Trustees discussed the summer commercial boat leases. The rate for the *Captain's Lady* was \$10,000 in 2017 and increased to \$11,500 in 2021. The rate charged at local marinas has been \$165 per foot and will increase to \$173 for next year, a 4.8% increase. A 4% increase for the *Captain's Lady* would raise the rate by \$500 for the year. Chris Charos owns his docks and is responsible for their mounting and dismounting, storage and maintenance. The presence of the boat is a benefit to the city that could justify a lease that is 10% below market rate. His rate for 2022 will be \$12,000, which will increase to \$12,500 in 2023, \$13,000 in 2024, \$13,500 in 2025 and \$14,000 in 2026.

The Trust now owns and maintains the docks used by the *Yankee Clipper* and the *Sydney Lee*. The value of this is estimated at \$50 per foot. The *Yankee Clipper* was charged \$128 per foot in 2021, or \$5,750. The market rate would be \$7,785, which would be a large increase. With a 10% discount, the lease would be \$7,000 in 2022. This rate would be the equivalent of \$156 per foot, an increase of \$28 per foot. Mike Sullivan said the Trust should work with Paul Aziz to arrive at an agreement acceptable to both parties, as the presence of the *Yankee Clipper* on the waterfront is an important asset.

The *Sydney Lee* was charged \$4,000, or \$118 per foot, in 2021. Market rate would be \$5,882 for 2022, which would be a large increase in one year. Dan Mello said he supports charging market rates for charter vessels. Other captains have expressed some interest in the space and potentially could be willing to pay market rate. However, Bob Yeomans asked about the space first and has been a good tenant. He is well known and liked by the other captains. The past year was a trial period, and he should expect some increase in the rate. The Trustees are willing to continue working with him, but want to reach market rate in 2023. Wilbur Shenk will discuss with him an increase to \$5,000 for 2022. The rate would be \$6,000 in 2023, at which time a lottery for the space might be conducted.

b) Parking Agreement

An agreement with the City was signed on December 9 at the current rate and was postdated to the past July. A rate increase will be discussed with the new mayor.

c) Ad Hoc Central Committee on Market Landing Park Expansion

A brief meeting of the Committee took place on December 7, at which approval was given for the beginning of the process for the detailed design of the restroom and visitor center building.

d) Bulkhead Repair

The City is in the process of applying for grants for the work to repair the bulkhead in the embayment and downriver of it.

e) Bill Harris Memorial

The total of donations is \$2,600.

f) Brown's Wharf Sidewalk Extension

David Murphy has asked that the sidewalk be extended to run across the front of his building. The land is Trust property. The walkway would make the area more attractive and would provide access to the building. Cars currently pull straight in to five spaces in the front of the building. These spaces would be angled if the sidewalk were constructed. A patio would take the place of one space.

Mr. Murphy will be told that he may pursue the matter at his own expense. The Trustees have concerns about the loss of a parking space, traffic, which would be more constricted, and safety, as cars would continue to access the alley between the Black Cow and the Brown's Wharf building. They would want to have the final control over the design of the walkway.

6. Parks Committee Report

a) Park Use Applications

No new applications have been received.

b) Park Manager's Report

Edith Heyck reported the gardening season is nearing its end. A comprehensive fall cleanup was done. Mulch was applied to the beds and SLS cut the grasses on the parking lot islands. She will work to replace the canopies for the tables in the Pop Up Park. She has met with the DPS about the plowing of the parking lot. The snow is to be plowed in a different manner so that it is not piled on Somersby's Way, which could allow for the replanting of the pachysandra. She continues to receive requests for memorial plaques. No benches are remaining and there is no room for additional benches. She would like to discuss at a future meeting if other opportunities should be made available.

7. Other Business

Boardwalk Repairs

Tom Joy emailed that the deterioration of the planks on the boardwalk is progressing. He has been fastening the planks with longer screws and replacing small sections with a double course of spruce planking. This could be the most viable short-term solution. Mike Sullivan and Wilbur Shenk will bring the condition to the attention of the City.

8. Adjournment

Mike Sullivan moved to adjourn the meeting at 9:01 p.m. Dan Mello seconded the motion. The motion was approved by a 4-0 vote (Wilbur Shenk, yes; Mike Sullivan, yes; Dan Mello, yes; Leslie Eckholdt, yes).