

Newburyport Waterfront Trust
Online Meeting
March 15, 2023
Minutes

1. Call to Order

Acting Chair Matt Pieniazek called an online meeting of the Newburyport Waterfront Trust to order at 7:00 p.m.

2. Roll Call

In attendance were Trustees Matt Pieniazek, Dan Mello, Mike Sullivan and Leslie Eckholdt.

3. Minutes

Leslie Eckholdt moved to approve the minutes of the February 22, 2023, meeting. Dan Mello seconded the motion. The motion was approved by a 4-0 vote (Matt Pieniazek, yes; Leslie Eckholdt, yes; Dan Mello, yes; Mike Sullivan, yes).

4. Election of Officers

Dan Mello moved to nominate Matt Pieniazek for the position of Chair. Leslie Eckholdt seconded the motion. The motion was approved by a 4-0 vote (Matt Pieniazek, yes; Leslie Eckholdt, yes; Dan Mello, yes; Mike Sullivan, yes).

Matt Pieniazek moved to nominate Leslie Eckholdt for the position of Treasurer. Dan Mello seconded the motion. The motion was approved by a 4-0 vote (Matt Pieniazek, yes; Leslie Eckholdt, yes; Dan Mello, yes; Mike Sullivan, yes).

Matt Pieniazek moved to nominate Dan Mello for the position of Secretary. Leslie Eckholdt seconded the motion. The motion was approved by a 4-0 vote (Matt Pieniazek, yes; Leslie Eckholdt, yes; Dan Mello, yes; Mike Sullivan, yes).

Matt Pieniazek moved to nominate Mike Sullivan for the position of Vice Chair. Dan Mello seconded the motion. The motion was approved by a 4-0 vote (Matt Pieniazek, yes; Leslie Eckholdt, yes; Dan Mello, yes; Mike Sullivan, yes).

5. Committees

The Parks Committee will be a committee of the whole for the present time. Some applications require active management. Edith Heyck will include all Trustees in her communications.

Leslie Eckholdt will help Dan Mello prepare the annual report. He will continue managing the boat leases and will work on moving the website to Google Suite.

6. Regular Business

a) Treasurer's Report

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Leslie Eckholdt reported that on February 28, the account balances were as follows: Newburyport Bank, \$188,830; Fidelity Account, \$128,354 and Institution for Savings, \$19,607. She had given consideration to combining the accounts to obtain a higher interest rate, but it does not appear likely that the required balance would be achievable given the commitment of \$50,000 for the bulkhead repair. Matt Pieniazek will approach the Newburyport Bank about receiving an increased rate. The Fidelity account currently pays a higher rate, but the money could be transferred from this account if the Newburyport Bank would offer a better rate.

b) Approval of Invoices

Dan Mello moved to approve the regular payments to Edith Heyck for monthly park manager services and Gretchen Joy for note taking. Mike Sullivan seconded the motion. The motion was approved by a 4-0 vote (Matt Pieniazek, yes; Leslie Eckholdt, yes; Dan Mello, yes; Mike Sullivan, yes).

7. Ongoing Projects

a) Market Landing Park Expansion

Bids for the park expansion are due March 22. The culvert work has been added to the scope of work but will have a separate budget. The contract requires the irrigation work to be completed by Memorial Day. The culvert work will be done in May or June and the repair of the bulkhead will take place in the fall.

Matt Pieniazek attended a meeting of the Ad Hoc Central Waterfront Committee. The committee has met its objective. A new committee will be formed that will focus on the maintenance and oversight of the new park, the roles and responsibilities of the involved parties and the ownership of the land.

b) Harris Memorial

No report.

c) Firehouse Lease

An addendum is being added to the lease to extend it for one year at the current rate. The services of Grace Connelly are not needed for the drafting of the addendum but she will be asked to help prepare the new lease, which will be needed for the end of December.

d) Boat Leases

Dan Mello will contact the captains of the fishing vessels about payment for the past winter.

8. Park Committee Report

a) Use Applications

No new applications have been received. The application from the Chamber of Commerce for Spring Fest had been approved. A wedding is scheduled for June 17.

Northshore Magazine has expressed interest in hosting an awards presentation in the park on Wednesday and Thursday, August 23 and 24.

A discussion took place about Maritime Days, which will take place from June 30 to July 8. An application has not been required in the past because the boardwalk is used, but not the park. Dan Mello said the tall ships attract visitors to the waterfront, which creates wear and tear on the park. The event could provide an opportunity to raise funds for the park. He questioned if the annual fee for the use of the docks should vary for business versus pleasure vessels.

b) Park Manager's Report

Edith Heyck said she continues to receive requests for bench plaques. She suggested that plaques for benches in the new park could be offered for ten-year periods with an option to renew. She also said she has created a spreadsheet to better track invoices.

A letter was submitted to the editor of the *Daily News* stating the flagpole is the main boom of the *Gertrude L. Thebaud* and should be returned to the City of Gloucester. Mike Sullivan will review the history of the flagpole and will obtain prices for its painting for the next meeting. Matt Pieniazek will contact Richard Jones about the ownership of the flagpole.

9. Other Business

a) Parking Agreement

Leslie Eckholdt and Matt Pieniazek met with the CPA about changing the language of the parking agreement. The amount the City pays to the Trust is not for services rendered but is rather a reimburse for general services that benefit the public. The same would apply to payments the City makes to the Trust for work performed by the landscape contractor.

b) Meeting Schedule

The next meetings of the Waterfront Trust will be scheduled for April 19 and May 17.

10. Adjournment

Dan Mello moved to adjourn the meeting at 8:46 p.m. Leslie Eckholdt seconded the motion. The motion was approved by a 4-0 vote (Matt Pieniazek, yes; Leslie Eckholdt, yes; Dan Mello, yes; Mike Sullivan, yes).