

**Newburyport Waterfront Trust**  
Online Meeting  
April 19, 2023  
Minutes

**1. Call to Order**

Chair Matt Pieniazek called an online meeting of the Newburyport Waterfront Trust to order at 8:00 p.m.

**2. Roll Call**

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

**3. Minutes**

Mike Sullivan moved to approve the minutes of the March 15, 2023, meeting. 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).

**4. Approval of Invoices**

Leslie Eckholdt distributed by email a list of invoices to be paid. It included the routine payments to the park manager, minute taker, gardeners and handyman, along with payments for miscellaneous items. Mike Sullivan moved to approve the payment of the invoices. 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. Ongoing Projects**

**a) Market Landing Park Expansion**

The bidding period for the park expansion project will likely be extended by two weeks. Only one bid was received and it was higher than the budget. It is necessary to revise the scope of work. The culvert project might be delayed as a result and the construction of the two ways to the water by the visitor center might be put off to a later phase.

The plans for the park will result in the removal of the Matthews Memorial and the elk sculpture garden, but the peace garden will not be impacted.

During construction, some access points to the boardwalk will be closed and access to the embayment from the parking lots will be blocked. It does not appear that the work on the irrigation system will impact the lawn as much as was expected. The *Daily News* reported that there might be a problem supplying sufficient electrical power to the stage. The Firehouse could be a source of power for some events.

**b) Bulkhead Repair**

The City received a \$2.25 grant from FEMA for the repair work on the bulkhead. The height of the cap will be raised to address sea level rise. The access points for

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the ramps to the docks will not be changed. The work is scheduled to begin in late September.

**c) Firehouse Lease**

The addendum that will extend the lease for one year at the current rate has been drafted. Matt Pieniazek will meet with John Moynihan for the signing of the document.

**d) Boat Leases**

Payments have not been received for the two winter boat leases. Paul Hogg will be asked to assist with contacting the captains.

The leases for the summer boat are in the second year of their five-year contracts. Roz Manley will be asked to send an invoice to Chris Charos for the *Captain's Lady*. The first payment of \$6,250 was due on April 1. An invoice must also be sent in the amount of \$3,645 for the first payment for the *Yankee Clipper*, which was also due April 1.

Paul Aziz has asked about docking a personal boat in the vacant space adjacent to the *Yankee Clipper*. The space had previously been used by the *Sydney Lee*. While the Trustees want the docks to be actively used on behalf of the public, no one has expressed interest for the upcoming season. They agreed to allow him to use the space for one year with the understanding that he will not be given a long-term lease for a personal vessel. The market rate for the space would be \$7,200. He will be offered a 10% discount, which would be equivalent to the per-foot rate he is charged currently for the *Yankee Clipper*.

**6. Park Committee Report**

**a) Use Applications**

Bob Cronin had inquired about an application for Maritime Days, which will take place between June 30 and July 8. He will be told that no application has been required in the past, as the park is not used for the event.

The plans for Yankee Homecoming have not been finalized. The Riverfest will be held at Salisbury Beach this year. It is unlikely that the Chamber of Commerce will hold its movie series this summer. Matt Pieniazek suggested that the Trust provide the Mayor with a list of events that will not be held this year due to the park construction. This will demonstrate that the Trust, by losing revenue, is subsidizing the construction in other ways in addition to direct payments.

Dan Mello moved to approve an application from the Daoist Benevolent Association for a tai chi event from 10:00 a.m. to noon on April 30 and to waive the fee. 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). The event has taken place annually on Work Tai Chi Day and no fee has been charged.

**b) Park Manager's Report**

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Edith Heyck reported that the water will be turned on in the park on April 21. Pansies are currently being installed in the planting beds. A vendor expressed interest in parking a Tesla on the lawn during Spring Fest and was told the Trust would not permit this, as it would be a commercial use of the park.

Leslie Eckholdt moved to provide \$500 to the Horticultural Society for plant materials for its garden. 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).

Mike Sullivan moved to accept a quote in the amount of \$2,875 from SLS for spreading compost in the gardens. 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). The quote covered compost for the two beds that will be lost due to the construction. This material will be placed along Somersby's Way and the City will be billed for it.

Matt Pieniazek reported he has learned the flagpole belongs to the City and the Trust allows the City to use it on its property.

## **7. Other Business**

### **a) Website**

Dan Mello will look into using Google Drive for the management of work product and the storage of documents.

### **b) Meeting Schedule**

The upcoming meetings of the Waterfront Trust will be scheduled for May 24, June 28, July 19 and August 16.

### **c) Information Session**

Leslie Eckholdt and Edith Heyck will attend the Boards and Commissions Information Session that will be held in City Hall on May 4 from 6:00 p.m. to 7:30 p.m.

## **8. Adjournment**

Dan Mello moved to adjourn the meeting at 10:08 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).