

Newburyport Waterfront Trust

April 2, 2014

City Hall Auditorium

Minutes

1. Call to Order

A meeting of the Newburyport Waterfront Trust was called to order by Chair Doug Locy at 7:00 p.m.

2. Roll Call

In attendance were members Doug Locy, Jody Fraser, Si Morrill, Joe Brown and Scott Sutherland.

Doug Locy moved to change the order of the agenda. Joe Brown seconded the motion. The motion was unanimously approved.

3. Sewer Line for Harbormaster's Facility

Geordie Vining asked the Trustees to approve in concept the installation of a sewer connection between the proposed Harbormaster's facility and Water Street under Custom House Way. A potential easement through the New England Development property was not approved. Routing the connection through the NRA property would involve additional expense, as the AUL would require the site be monitored and tested. Tom Salemi clarified the NRA did not reject the proposed installation on NRA land but the members wished other alternatives to be explored first. Joe Brown moved to approve the installation of a sewer line under Custom House Way in concept and to work with Geordie Vining to further develop the plan. Scott Sutherland seconded the motion. The motion was unanimously approved.

4. Bulkhead Update

Geordie Vining said it appears the May 16 target date for the substantial completion of the bulkhead repair project will be met.

5. Ale House Parking

Joe Leone requested that one of the spaces on Trust property in front of the Ale House be designated for handicapped parking. The Trustees recently negotiated the renewal of the parking agreement with the City for a specified number of spaces. A swapping of spaces would be more feasible, as the conversion of a space would result in lost revenue. Joe Brown moved to convert one of the two handicap spaces by the water to paid parking and designate one space near the Ale House as handicap parking provided the curb is moved to accommodate the change and the space is not designated as being for exclusive use by the restaurant. Doug Locy seconded the motion. The motion was unanimously approved.

6. Park Committee Report

Landscape Contract

Seven qualified bids were received for the landscape maintenance contract. The NRA has agreed to pay for 27% of the contract. Tim McCarthy, the low bidder, spoke about his company. Si Morrill said he received very positive referrals for the company and he recommended the bid be accepted. He moved to enter into a one-year contract with McCarthy and Son Landscaping, Inc. at a cost \$23,396 with the option to renew the contract for two additional years. Joe Brown seconded the motion. The motion was unanimously approved.

Slacklining Policy

A potential location for the activity has been identified. The area would involve both Trust and NRA properties. The Police Department is not interested in policing the activity.

7. NRA Issues

Doug Locy and Si Morrill met with Mayor Holaday at which time she confirmed the agreement for the future conveyance of the triangle of land, Somerby's Way and the extension of bulkhead. Action on these items will require the participation of the NRA, which currently does not have a quorum. Because the future conveyances are not be included on the land survey, before the survey is recorded the Trustees would like to receive an assurance that the conveyances will take place. Andy Port is working to draft an understanding regarding the rights of the Trust on the waterside of the bulkhead.

A charrette on the design of the waterfront will be held on Saturday, May 10 between 8:00 and 11:00 a.m. Some elements from the Union Studio plan might be included, along with an expanded park, a visitor center, restrooms and a boating facility. Tom Salemi said there are opportunities to compromise in order to make the NRA land a productive and enjoyable part of the downtown. He added that he does not believe it would be necessary for the NRA to disband.

8. Waterfront Committee Report

Joe Brown moved to ratify the approval of signage for the tour boats as was presented at the March 5 meeting. Si Morrill seconded the motion. The motion was unanimously approved.

9. Approval of Minutes

Doug Locy moved to approve the minutes of the March 5, 2014 meeting as submitted. Si Morrill seconded the motion. The motion was unanimously approved.

10. Treasurer's Report

Joe Brown said checks were received from the Fuel Training Group in the amount of \$500, for a wedding deposit in the amount of \$200 and from the City for the first payment of the parking agreement in the amount of \$8,000, bringing the account balance to \$197,847.

11. Park Use Applications

An inquiry was received about a reduction in the fee for a small wedding at which only the vows would be exchanged. The Trustees agreed that \$100 would be the minimum fee. A second inquiry was received about a refund for bad weather. It was decided there should be no deviations from the policy stated on the application.

An application has not yet been received from the Yankee Homecoming Committee and the Chamber of Commerce has not yet submitted an application for the Riverfront Festival. The Yankee Homecoming Committee owes \$500 for the clean up needed after the event last year.

12. Election of Officers

Scott Sutherland moved to approve the following slate of officers: Chair, Doug Locy; Vice Chair, Scott Sutherland; Treasurer, Joe Brown; Secretary, Jody Fraser. Si Morrill seconded the motion. The motion was unanimously approved.

13. Old Business

2014 Firehouse Lease Agreement

The Mayor has said she would like the Trust to reduce the amount of rent charged to the SDAH. Bill Harris said that rather than looking to the Trust for the resolution of some of its financial issues, the SDAH might better manage the venue to gain higher yields. The Trustees discussed potential changes to lease agreement, such as the creation of an area for outdoor dining on the west side of the Firehouse or the expansion of the balcony. Si Morrill and Jody Fraser will review the lease based on existing conditions while potentially adding provisions that would allow future changes.

Park Bench Plaques

The design of the plaques must be modified for installation on the metal benches. Inquiries have been received from two parties about the installation of new wooden benches on the boardwalk. Both parties have indicated they would consider paying the approximate cost of the bench of \$2,000.00 along with the standard charge of \$1,000.00 for the memorial plaque. If the Trustees decide to install more benches, it would be most efficient to acquire six to eight benches up front. Si Morrill will provide a plan showing potential locations for new benches at the next meeting.

Riverside Park Parking

Scott Sutherland is to meet with Steve Sawyer and will provide a report at the May meeting.

14. Adjournment

Jody Fraser moved to adjourn the meeting at 9:25 p.m. Si Morrill seconded the motion. The motion was unanimously approved.