

**Newburyport Waterfront Trust**  
Online Meeting  
May 24, 2023  
Minutes

**1. Call to Order**

Chair Matt Pieniazek called an online meeting of the Newburyport Waterfront Trust to order at 7:00 p.m. He introduced Steven Wallace, a potential new Trustee.

**2. Roll Call**

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

**3. Minutes**

Dan Mello moved to approve the minutes of the April 19, 2023, meeting. 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).

**4. Treasurer's Report**

Leslie Eckholdt reported that on April 30, the balance in the checking account was \$200,877, the balance in the Institution for Savings account was \$19,610 and the balance in the Fidelity account was \$128,354. She recommended that the account with Fidelity be closed and the funds moved to the Newburyport Bank. The signers on the account are Steve Hines and Scott Sutherland. It is difficult to keep an account that is not locally held up to date.

**5. Approval of Invoices**

Matt Pieniazek moved to approve the payment of invoices from garden workers Sharon Parker, Chris Rau and Catherine Russell in the amounts of \$378, \$405 and \$715 respectively; Tom Joy for handyman services in the amount of \$150; Chris Charos in the amount of \$2,200 for dock storage and Jim Maranto in the amount of \$3,472.86 for work on lanterns along Custom House Way and Somersby's Way, 40% of which will be billed to the City. 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).

**6. Ongoing Projects**

**a) Market Landing Park Expansion**

Mike Sullivan attended a meeting of the Market Landing Ad Hoc Committee. The focus of the discussion was the maintenance and ownership of the park rather than its design. Among the items to be considered at the monthly meetings will be the rewriting of the Trust documents, the expansion of the Trust to seven members and transfer of the NRA land to the Trust. One item of special concern is the City's continued indemnification of the Trust.

**b) Bulkhead Repair**

No information is available on the start dates of these projects. The culvert work may be moved from the first phase to the second phase of the park construction project due to budget constraints.

**c) Firehouse Lease**

The one-year extension of the lease has been signed.

**d) Boat Leases**

The lease has been paid for one of the winter boats. Dan Mello will contact Dean Holt about the lease for the second boat. The invoices have been sent for the summer leases.

Paul Aziz had inquired about leasing the vacant space adjacent to the *Yankee Clipper*. The space would not be for a personal boat, as was thought at the last meeting. Mr. Aziz owns a catamaran that is usually docked in Haverhill and is used for tours on the Parker River. He would like to dock the boat in Newburyport when it is convenient and so that it would be available for loading in Newburyport. He is interested in a long-term lease in order to have a commitment for the space if a water taxi service between Newburyport and Haverhill were put out to bid in the future.

Mike Sullivan said he would support a short-term lease. The Trust would not be able to commit to the use of the space for a water taxi without having more information on the program. Dan Mello said he would want the boat to be a source of access to the river in Newburyport and not for it simply to be docked in the space. He said Mr. Aziz is a good tenant and he would be interested in supporting the water taxi program, which would differentiate the use of the waterfront. The Trustees would need to review a business plan for use by a water taxi and in the interim would offer a short-term lease at the rate that was charged for *Sydney Lee*, which was \$7 more per foot than the amount charged for Mr. Aziz's existing space. Mr. Aziz requested for the new dock to be added to his existing lease. The Trustees said it is a separate space and should have a separate lease. The rate charged for the one-year lease would be \$61.15 per foot.

**e) Website**

Dan Mello has set up Google Drive for the storage of Trust documents, such as invoices, contracts and minutes. All but the most current information would be archived. The existing website is old fashioned. A website could be published through a company such as Squarespace to maintain the Trust's presence on the Internet.

**f) Harris Memorial**

There has been no new information on the item. It will be considered under the heading of old business at future meetings.

## **7. Park Committee Report**

### **a) Use Applications**

A craft-show organizer was interested in holding an event in the park on August 19. Included would be a raffle, the proceeds of which would be donated to the Trust. She will be informed that the Trustees would not support this type of commercial use of the park, which could interfere with the businesses of the downtown merchants. They have chosen to work with the Chamber of Commerce when an event of this nature has taken place.

An application has been submitted by the Yankee Homecoming Committee. The group will be reminded that the park could be under construction and the approval would apply only to Trust property. It will be asked to provide information on the need for power for the event in order for adequate availability to be confirmed with the City. Dan Mello moved to approve the application for Yankee Homecoming with a fee of \$4,000. 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).

Leslie Eckholdt moved to approve an application for Runway for Recovery with a fee of \$135. 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).

Applications had previously been approved for a June 17 wedding, Spring Fest on June 3 and 4 and Maritime Days from June 30 to July 8.

### **b) Park Manager's Report**

Edith Heyck reported that:

- She attended the Chamber of Commerce annual dinner and the City's Board and Commission Information Session.
- She will communicate to the City the need to clean the portable restrooms five days per week rather than the three days per week they are currently being cleaned.
- She informed a preacher with a microphone that the park is a passive one.

SLS provided a quote for removing soil and adding landscape fabric and river stone along Somersby's Way in the amount of \$5,950. The Trustees decided that it would be preferable to instead install mulch at this time due to the possibility of dust and debris from the construction site.

Mike Sullivan moved to approve a quote from SLS in the amount of \$2,455 for steel edging to contain the stage gardens.

## **8. Other Business**

### **a) Flagpole**

Mike Sullivan said he would donate the labor and a manlift for the painting of the flagpole. He would like to be reimbursed for the raw materials.

Newburyport Waterfront Trust  
May 24, 2023

**b) Meeting Schedule**

The next meeting of the Waterfront Trust will be scheduled for June 21.

**9. Adjournment**

Dan Mello moved to adjourn the meeting at 9:06 p.m. Matt Pieniazek seconded the motion. The motion was approved by a 4-0 vote (Matt Pieniazek, yes; Leslie Eckholdt, yes; Dan Mello, yes; Mike Sullivan, yes).