

Newburyport Redevelopment Authority

City Council Chambers

October 14, 2015

Minutes

1. Call to Order

Chair Tom Salemi called a regular meeting of the Newburyport Redevelopment Authority to order at 7:00 p.m.

2. Roll Call

In attendance were members Tom Salemi, Leslie Eckholdt, Bob Uhlig and Marion Levy. Andy Sidford was absent. Carol Powers was also in attendance.

3. Culvert Project Easement

At the September 9 meeting the NRA members voted to authorize the Chair to execute the easement document subject to approval by Carol Powers. The language of the easement was finalized and the document was signed. The soil testing done by GZA was on Waterfront Trust land. Jon-Eric White will be asked to provide a copy of the report.

4. Landscaping

The Waterfront Trust planted trees to screen the view of the restrooms. The trees are on NRA property. The Trust does not intend to ask the NRA to share in the cost of the trees. The Trust submitted an invoice to the NRA for 27% of the cost to hydroseed the area from which other trees had been removed. The cost of the work was approximately \$3,400 and the amount the NRA is being asked to pay is \$847.50. This bill will be paid and a request to the Trust to reimburse the NRA for lights on its land will be addressed separately.

5. Parking Lot and Lighting Improvements

Bob Uhlig reported the lights in the west parking lot would be installed after the culvert work has been completed. One of the lights to be installed by the Waterfront Trust would be on NRA land. The NRA members agreed they are more concerned about the design of the project than property ownership. Carol Powers will confirm the Trust's insurance would protect the NRA from any liability with regards to the placement of the fixture on its land. Tom Salemi moved to allow the placement of a light fixture on NRA property along Somerby's Way that the Waterfront Trust will install, operated and maintain. Marion Levy seconded the motion. The motion was unanimously approved.

6. Parking Agreement Negotiations

At the October 21 meeting the NRA members voted to extend the current agreement through the end of calendar year with the understanding the NRA wishes to pursue an increase in rates and an extension of hours to go into effect on April 1, 2016. Carol Powers has drafted the document. She will emphasize the group's goal of increasing rates and extending hours. Negotiations will begin with the new City Council in January.

Newburyport Redevelopment Authority
October 14, 2015

Tom Salemi moved to authorize the Chair to sign the parking agreement when it has been finalized. Leslie Eckholdt seconded the motion. The motion was unanimously approved.

7. Secretary's Report

The annual report has been edited and is ready to be submitted to the State. The next meeting of the NRA is scheduled for November 11, Veterans Day. The meeting will be held instead on Monday, November 16.

8. Treasurer's Report

Leslie Eckholdt said parking income in the amount of \$38,691.28 was deposited into the money market account, bringing the balance to \$165,094.26. The balance in the checking account was \$8,568.60 after a deposit of \$250 from Not Your Average Joe's was made.

Marion Levy moved to approve a payment to National Grid in the amount of \$233.61; to the Waterfront Trust in the amount of \$1,127.12 for landscaping in September; to Rockingham Electric in the amount of \$36.34; to Eli Gobbi in the amount of \$170.00; to Gretchen Joy in the amount of \$150.00 for minute taking; Beacon Electrical Sales in the amounts of \$78.43 and \$1,667.47; Shea Concrete in the amount of \$6,200.00 for the light poles bases and Ethan Cohen in the \$700.00 for a time-lapse video of the pop up park. Bob Uhlig seconded the motion. The motion was unanimously approved.

9. Pop Up Park

The furniture from the park will be stored in the barn at the City facility on Crow Lane for the winter. The canopies will be taken down while the picnic tables will be left in place.

10. Long Range Vision

The City Council appointed five of its members to an Ad Hoc Central Waterfront Committee. The Committee includes six non-voting members: Tom Salemi; Brad Duffin, chair of the Harbor Commission; Elizabeth Heath, chair of the Committee for an Open Waterfront; Ann Ormond, president of the Chamber of Commerce, Bill Harris of the Public Settlors of the Newburyport Waterfront Trust and Scott Sutherland, chair of the Waterfront Trust.

The Ad Hoc Committee is charged with developing policies and objectives pertaining to a long-term vision for the central waterfront. The members will consider parking, land ownership and operational and maintenance responsibilities. At its first meeting, held on October 6, the Committee reviewed the 2003 Waterfront Strategic Plan, the 2001 Master Plan and the 2012 Open Space and Recreation Plan.

Bob Uhlig and Carol Powers will work together to prepare an NRA position paper to be presented at an upcoming meeting of the Ad Hoc Committee. The members discussed taking a position on the number of parking spaces that should be retained. They agreed it should be stated the amount of parking would be significantly reduced. A range of expected number of spaces should be provided.

Newburyport Redevelopment Authority
October 14, 2015

Marian Levy moved to appoint Tom Salemi and Bob Uhlig as representatives of the NRA on the Ad Hoc Committee. Leslie Eckholdt seconded the motion. The motion was unanimously approved.

11. Minutes

Tom Salemi moved to approve the minutes of the September 9 meeting as submitted. Leslie Eckholdt seconded the motion. The motion was unanimously approved.

12. Public Comment

Mary Carrier, 4 Rawson Hill Road, said the City Council voted at its last meeting to spend \$693,000 on the design of the parking garage. She said the specific functions of the park should first be determined and then parking spaces spread throughout the area according to need.

Jim McCauley, 27 Storeybrook Avenue, said the number of spaces should be examined from a financial viewpoint. The amount of parking would help define the budget and determine the amount of park that could be built. Leslie Eckholdt said she would prefer income for the park to come from sources other than parking. She said the NRA members should first determine what kind of park they would like and then decide how to fund its construction. Tom Salemi said funds for the maintenance of the park should come from the park and not the City budget.

13. Adjournment

Tom Salemi moved to adjourn the meeting at 8:20 p.m. Leslie Eckholdt seconded the motion. The motion was approved.