

Newburyport Redevelopment Authority
City Council Chambers
November 20, 2013
Minutes

1. Call to Order

A regular meeting of the Newburyport Redevelopment Authority was called to order at 7:01 p.m. by Chair Tom Salemi.

2. Roll Call

In attendance were members James Shanley, Tom Salemi, Patty Dorfman and Adam Guild.

3. Reading of Mission Statement

Patty Dorfman read the mission statement.

4. Minutes

James Shanley moved to approve the minutes of the October 2 meeting as submitted. Patty Dorfman seconded the motion. The motion was unanimously approved.

5. Waterfront Trust Issues

Doug Locy, chair of the Waterfront Trust, said he wished address three issues about which he had written letters to the NRA. The first of these was the removal of the AUL from Trust land. Carol Powers said the east lot is made up of two sections. While Section 3 encompasses a portion of Market Landing Park, the AUL was not placed on this section. The metes and bounds description of the restricted land indicates that the AUL was placed only on Section 4, which is the eastern section that abuts Custom House Way. Section 4 was the only parcel that had been tested. She said the AUL does not impact the Trust's land. Mr. Locy said he would like this to be made clear on the survey that is being prepared by Everett Chandler.

The second issue involved the dumpster that is used by Not Your Average Joe's and is located partially on land owned by the Trust. The NRA had agreed to share the rent received from the restaurant, but no portion of the rent was ever paid to the Trust. The Trustees therefore decided to request the dumpster be moved off Trust property. A new location for the dumpster on NRA land has been selected. The existing enclosure would be demolished and a smaller enclosure constructed in the new location. The Trust would agree to forgo any past rent if the NRA would bear the cost of the installation of the new enclosure and the disposal of the existing one. The Trust would agree to landscape the impacted areas on both the NRA and Waterfront Trust properties. Carol Powers said she would work with Mr. Locy to reach a cost sharing agreement with Not Your Average Joe's because the restaurant was responsible for the installation of the original enclosure. Adam Guild requested that Trust pay for the enclosure and bill the NRA. James Shanley moved to approve the agreement for the dumpster according to the terms outlined in the letter from Doug Locy dated November 18, 2013. Adam Guild seconded the motion. The motion was unanimously approved.

Finally, Mr. Locy said Trust would shortly go out to bid on a three-year landscape maintenance contract. The recent survey done by Everett Chandler shows that the NRA owns approximately 70% of Somerby's Way and 20% of Market Landing Park. The Trust has been incurring the cost of maintaining these two areas and he would like to enter into an agreement with the NRA for the sharing of income and expenses, including the salary of the Trust's park manager. He said he would like the maintenance of the park and the berm to be covered by one landscape maintenance contract. He requested that a member of the NRA work with the Trust's park committee to oversee landscaping maintenance operations. He also asked for the reimbursement of \$4,849 for the cost of maintaining NRA land in 2013. Patty Dorfman moved to appoint James Shanley as the liaison to the Waterfront Trust. Adam Guild seconded the motion. The motion was unanimously approved.

6. Treasurer's Report

Adam Guild moved to approve the payment of an invoice dated November 15 in the amount of \$3,900 from Corbett and Lalli for outreach services. James Shanley seconded the motion. The motion was unanimously approved.

Adam Guild moved to approve a payment to National Grid in the amount of \$205.53 for service during the month of October. Patty Dorfman seconded the motion. The motion was unanimously approved.

Adam Guild moved to approve the payment of an invoice from Barry Abramson dated October 7 in the amount of \$6,250 for work between November 16 and October 6. James Shanley seconded the motion. The motion was unanimously approved.

Adam Guild moved to approve the payment of an invoice from Barry Abramson dated November 4 in the amount of \$1,800 for work between October 7 and November 3. James Shanley seconded the motion. The motion was unanimously approved.

Adam Guild moved to approve the payment of an invoice dated October 31 from ND Landscape, Inc. in the amount of \$2,235 for regular maintenance and the maintenance of the east lot berm subject to verification. James Shanley seconded the motion. The motion was unanimously approved.

James Shanley moved to approve a payment in the amount of \$250 for minute taking for the November 20 meeting. Patty Dorfman seconded the motion. The motion was unanimously approved.

James Shanley moved to deposit a check from the City in the amount of \$21,345.40 for parking revenue for August, a check from the City in the amount of \$10,477.99 for parking revenue for September and a check from Not Your Average Joe's in the amount of \$250 for dumpster rent for October. Patty Dorfman seconded the motion. The motion was unanimously approved.

7. Legal and Regulatory Issues

Carol Powers said she is working with Andy Port and Geordie Vining to finalize the plan by the end of year.

8. Correspondence

Patty Dorfman said she received a registered letter from Hendrik Tans. Andy Port said he researched records with Mr. Tans and believes he obtained all of the information he was seeking. Carol Powers will send a letter of response

9. Public Comment

Cletus Kijek, 12 Walnut Street, said the meeting did not begin on time and the NRA members did not conduct themselves in a professional manner.

Lois McNulty, 86 Prospect Street, requested that the letter from Hendrik Tans be read into the record. Patty Dorfman read the letter aloud.

Peter Fitzsimmons, 7 Arlington Street, commented that the storm surge group made an excellent presentation on the possible impact sea level rise might have on the waterfront and Plum Island. He said information was given on surface-level parking and building construction. Tom Salemi said Jamie Fay of Fort Point Associates would be asked to attend a meeting after the beginning of the year to discuss the topic. Bill Harris suggested that Rick Taintor and Nick Cracknel be consulted as well.

10. Adjournment

James Shanley moved to adjourn the meeting at 8: 00 p.m. Patty seconded the motion. The motion was unanimously approved.