

**Newburyport Redevelopment Authority**  
City Council Chambers  
January 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, Andy Sidford, Bob Uhlig and Adam Guild (arrived at 8:00). Carol Powers was also in attendance.

**3. Old Business**

**Tree Maintenance Plan**

The contract with Cicoria Tree Service was signed for the pruning and removal of trees on NRA and Waterfront Trust property. Work is set to begin the week of January 20. Richard Jones will be notified that parking might be disrupted.

**New Parking Alignment**

Tom Salemi said he discussed the proposed parking realignment for the west lot with the Marshall and the Fire Chief. Neither foresaw any safety issues and both approved the plan. The work will be done in the spring and will be coordinated with Richard Jones and Peter Lombardi. The relocation of two parking kiosks might be required.

**Negotiation of New Parking Agreement with City**

The parking agreement with the City was extended for four months to the end of April. Tom Salemi plans to meet shortly with Mayor Holaday, Peter Lombardi and Richard Jones. He will report on the discussion at the February meeting, but does not expect an agreement to have been reached by that time.

**Lighting Update**

Leslie Eckholdt said National Grid repaired two lights on Waterfront Trust property and one on NRA property, but one Waterfront Trust light is again not working. The cost to light the combined properties as outlined by Lumen Studio would be \$236,000. Solar lights, which would not be as consistent in their effectiveness, would cost \$328,000. Bob Uhlig suggest one approach might be to light the west lot for \$39,000. The east lot might be reserved for daytime use and not lighted.

**Rail Trail**

Geordie Vining said the State provided comments on the 75% complete plans for the Rail Trail extension between Parker Street and the central waterfront. He has received authorization to begin obtaining rights-of-way. The trail would cross the lawn behind the Custom House and Custom House Way. He requested that the NRA donate a permanent easement for this land, as well as a temporary construction easement on either side of the

trail and a construction access easement through the parking lot. Bob Uhlig and Andy Sidford spoke in favor of the project. Leslie Eckholdt was concerned the design would dictate the way in which future plans for the NRA property might be designed. She was especially concerned about the intersections of the bike path and pedestrian ways. She would like to reserve the right to require that bikers dismount when crossing NRA property. She said the City is asking the NRA to donate the land and the NRA should be able to set certain conditions. Carol Powers said she would want the ability to impose restrictions on the easement. For example, the NRA should retain the right to move the easement if necessary for its future plans. The size of the easement indicated on the plan was incorrect. Geordie Vining will meet with her to address some of the details of the plan and will walk the site with Leslie Eckholdt. A vote will be taken at the next meeting.

#### **4. New Business**

##### **Plans for Public Space**

Open space would be gained with the realignment of the west lot. Bob Uhlig distributed two plans for an area near Merrimac Street and one third for an area near the berm. He said he would like one of the plans to be carried out in the spring, after the lot has been realigned. The plans included opportunities for the installation of tables and chairs, vendor space and perhaps a small recreational area. The members preferred one of the Merrimac Street plans. Bob Uhlig will prepare cost estimates for the next meeting.

##### **Annual Report**

Tom Salemi and Leslie Eckholdt will work together to prepare the annual report for the State.

#### **5. Secretary's Report**

Leslie Eckholdt said she posted the 2015 meeting dates.

#### **6. Property Maintenance Report**

Leslie Eckholdt said the potholes in the lots were filled and some grading was done. She will work to have the kiosk that does not accept bills repaired. The remaining kiosks are functioning properly.

#### **7. Treasurer's Report**

Adam Guild said the balance in the checking account is \$5,371.34 and the balance in the money market account is \$168,671.71. He said a check was received from Not Your Joe's in the amount of \$250 for dumpster area rent. Andy Sidford moved to approve the payment of invoices from National Grid in the amount of \$558.33; from the Waterfront Trust in the amount of \$1,228.37 for work in the month of December; from Gretchen Joy in the amount of \$300 for minute taking in the months of December and January; from Peerless Insurance Company in the amount of \$1,554; from ESS in the amount of \$426.94 for work that exceeded the scope; from Carol Powers in the amount of \$10,076 for work in 2014 and from Leslie Eckholdt in the amount of \$204.75 for advertisement in

Newburyport Redevelopment Authority  
January 14, 2015

the *Daily News*. Leslie Eckholdt seconded the motion. The motion was unanimously approved.

**8. Council's Report**

Carol Powers will work with Tom Salemi on the parking agreement with the City, will review the officers and directors liability insurance policy and will work with Geordie Vining on the easements for the Rail Trail. She will distribute her opinion letter on the submerged tidelands for the next meeting. She said she received correspondence from a condo association concerning eight parking spaces. These spaces were to have been transferred to the association from the NRA in 1976 but this was not done. The City has been ticketing the cars. She will work to resolve the issue. She added the agreement with Not Your Average Joe's for the dumpster has been signed but has not yet been received.

**9. Minutes**

Bob Uhlig moved to approve the minutes of the December 12, 2014 meeting as submitted. Tom Salemi seconded the motion. The motion was approved with Adam Guild abstaining.

Leslie Eckholdt moved to approve the minutes of the November 10, 2014 meeting as submitted. Adam Guild seconded the motion. The motion was unanimously approved.

**10. Parking Advisory Committee**

Bob Uhlig will replace Adam Guild on the Parking Advisory Committee. The next meeting will be held on January 22.

**11. Public Comment**

Peter Fitzsimmons, 7 Arlington Street, asked about the possibility of elevating the added park area near the berm. He was told the elevation would not be changed. Increasing the elevation would require permitting. In addition the improvements are intended to be low-cost solutions to activating the areas. Rob Germinara, 2 Ashland Street, encouraged the NRA to move ahead with one of the Merrimac Street plans.

**12. Adjournment**

The meeting was adjourned at 9:16 p.m.