

**Newburyport Redevelopment Authority**  
City Council Chambers  
January 21, 2016  
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 and Bob Uhlig. Andy Sidford and Marian Levy were absent.

**3. Reorganization**

The discussion was tabled until the next meeting because two members were absent.

**4. Parking Lot and Lighting Improvements**

The trenching for the lighting is 80% complete. Work has been shut down for the winter.

**5. Ad Hoc Central Waterfront Committee**

The Ad Hoc Central Waterfront Committee had not arrived at any conclusions before the end of the year. There seems to be a sense that a decision must be made about the parking garage before plans for the waterfront move forward. The NRA members requested the Chair write a letter to the City Council President stating the Committee should continue its work, with its focus placed on the waterfront and not the parking garage. Bob Uhlig said the NRA should be consistent in its message that it wishes to double the rate for parking on its land, regardless of what transpires with regards to the parking garage.

**6. New Business**

**Custom House**

The City committed to locating the utility trench no closer than ten feet to the Custom House. The trench will not be located on NRA land.

**Property Improvements in 2016**

At the December 16 meeting the members agreed to explore the creation of a pop-up park in the east lot. They will bring ideas for this space to the next meeting for discussion. They would also like to consider ways in which the first pop-up park could be better utilized. One member should be appointed to be the liaison with the City Council and the Chamber of Commerce.

**Harbormaster's Facility**

The Harbor Commission wishes to place a trailer on NRA land during the construction of the new Harbormaster's facility. The trailer would be used as a temporary office for the Harbormaster and therefore must be placed in close proximity to the water. The proposed

location is to the west of Custom House Way. The trailer would displace some parking spaces, resulting in a potential loss of income for the NRA. Tom Salemi will ask Richard Jones about switching spaces with the City so that the City bears the loss of revenue instead of the NRA. Leslie Eckholdt would like the NRA to receive permission for placing a container at the pop-up park in exchange for allowing the trailer to be located on its property. Carol Powers will review the terms of the agreement.

#### **7. Secretary's Report**

The Commonwealth has requested the NRA submit its annual report. An abutter notification was received for work to repair the ramp at the Black Cow. The item is to be on the agenda for the February 2 Conservation Commission meeting.

Leslie Eckholdt reported the Waterfront Trust has requested the NRA proceed with the transfer of the two feet between the bulkhead and the boardwalk. Carol Powers said she had requested that prospective language be removed from the survey prepared by Everett Chandler. When this language has been deleted and the plan has been approved, the survey would be recorded and the conveyance would take place. The AUL would be removed from Waterfront Trust land at that time as well.

Leslie Eckholdt distributed a list of goals for 2016. The list includes increasing the usage of the pop-up park and developing a maintenance plan for the space, landscaping Somerby's Way, creating additional pop-up parks, obtaining a permit to sell food in the pop-up park, completing the installation of the lighting in the west lot, negotiating the parking agreement with the City with increased hours and rates, improving the landscaping in the east and west lots, providing year-round restroom facilities, transferring the two feet between the boardwalk and the bulkhead to the Waterfront Trust, realigning parking spaces in both lots and addressing the Custom House request to include the lawn in the long-term lease.

#### **8. Treasurer's Report**

Leslie Eckholdt reported the balance in the money market account as of December 31, 2015 was \$214,370.84 and the balance in the checking account was \$9,027.75. Tom Salemi moved to approve the payment of an invoice from National Grid in the amount of \$58.67, from Gretchen Joy for minute taking for the January 21 meeting in the amount of \$150, from the Waterfront Trust in the amount of \$1,127.12, and for officers and directors insurance in the amount of \$2,348 and liability insurance in the amount of \$1,632. Leslie Eckholdt seconded the motion. The motion was unanimously approved.

The parking agreements of both the NRA and the Waterfront Trust with the City are set to expire at the same time. It would be useful for the groups to coordinate their efforts. Bob Uhlig moved to authorize the Chair contact the Waterfront Trust to request that the two groups send a joint letter to the City stating the parking agreement should be renegotiated by April and the rates should be doubled at this time. Leslie Eckholdt seconded the motion. The motion was unanimously approved.

**9. Council's Report**

None

**10. Minutes**

Tom Salemi moved to approve the minutes of the December 16, 2015 meeting as submitted. Bob Uhlig seconded the motion. The motion was unanimously approved.

**11. Public Comment**

Rob Germinara, 2 Ashland Street, said the fixtures on the pole by the dumpster provide a great deal of light. He suggested the same fixtures be used on an existing metal pole in the east lot.

Nicholas Metcalf, 110 Hay Street, Newbury, how much of its funds the NRA could afford to use to expand the park. Bob Uhlig explained that with the pop up park, the group sought to bring activity to an underutilized area while realigning the parking spaces in a more efficient manner so that revenue was not lost. The expansion of the park in the east lot might result in the loss of a limited number of spaces. Before this area is developed, improvements should be made to the pop-up park in the west lot. These improvements would include the provision of shade and Wi-Fi. The members would like to receive input from the public on how the area might be made more useable.

**12. Adjournment**

Tom Salemi moved to adjourn the meeting at 8:10 p.m. Leslie Eckholdt seconded the motion. The motion was unanimously approved.