

**Newburyport Redevelopment Authority**  
Minutes – December 15, 2010

**1. Call to Order**

A regular meeting of the Newburyport Redevelopment Authority was called to order at 7:05 p.m. by Chair James Shanley.

**2. Roll Call**

In attendance were members Tim Brennan, Adam Guild, John Morris and James Shanley.

**3. Public Comment**

None

**4. DEP Tier II Status Report**

James Shanley said an extension to complete the environmental testing has been received and will be signed shortly. Carol Powers will be asked to report at a future meeting.

**5. Treasurer's Report**

Tim Brennan distributed a treasurer's report on activity through December 14. The checking account balance is \$102.72 and the money market balance is \$131,226.89. Recent activity in the money market account included payments to Carol Powers, Vine Associates and ND Landscaping and a deposit of additional parking proceeds. A check has been received from Mass Development for the Tier II environmental testing. Mass Development provides grants for development but for not remediation.

John Morris moved to approve payments of \$2,000 to the Commonwealth for the 2010 Tier II compliance fee, \$300 for note taking for the November 17 and December 1 meetings and \$71.94 to Patty Dorfman for binders and copying. Adam Guild seconded the motion. The motion was unanimously approved.

**6. Recap of the December 13 City Council Meeting**

The plan for paid parking did not come out of committee. The \$75,000 the city was to reimburse the NRA for parking fees was one of the issues the City Council subcommittee had with the plan. The agreement between the city and the NRA for parking is set to expire at the end of the year. The NRA is willing to discuss the possibility of a new agreement but this would have to be done by the end of January. Time is needed to send out a RFP for the upcoming year if an agreement with the city is not reached. Various types of arrangements were discussed, such as revenue sharing, where the NRA buys the parking machine and gets a percentage of the fees, or the city getting the fines only. These options had previously been discussed and it was decided that the \$75,000 agreement was the best solution. Another possibility would be to maintain control of the parking lot and agree to set the prices at a consistent rate with other lots in the city. The disadvantage of this would be the maintenance of the machine and credit card fees. James Shanley said the Mayor should work with the City Council and come to the NRA with a proposal.

**7. Discussion on Dissolving the NRA**

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James Shanley said in order for the NRA to be dissolved, the members have to vote on the action and the City Council would have to accept it. There are various issues that would arise, such as the land would have to be transferred to the city and the city would assume all liabilities. In the past there has not been an interest in this taking place. The Mayor does not have the power to dissolve the NRA. The members agreed there is more work for the NRA to do and the best use of the land is not a parking lot.

#### **8. Discussion of the Not Your Average Joe's Dumpster Issue**

James Shanley said that according to Carol Powers there is a clause in the agreement that the city could be deeded the land on which the dumpster sits, but this would result in a great deal of legal work. She instead suggested the restaurant pay the dumpster fee. The agreement was for \$250 per month. The firehouse does not have the ability to pay the fee. Carol Powers will be asked to determine whether or not the agreement has expired and if there is an enforceable contract and to report at a future meeting.

#### **9. Consultant for RFI Development and Facilitating Stakeholder Meeting**

John Morris said he searched online for possible consultants and did not find any better qualified than Barry Abramson of Abramson Associates and his rates are reasonable. James Shanley said he spoke with the Mayor about Barry Abramson and she might be interested in working with him and sharing the cost with the NRA. John Morris and Adam Guild will contact Mr. Abramson and John will also contact the Thompson Group.

James Shanley reported that Newburyport Development is enthusiastic the NRA is willing to pursue limited development on the waterfront, saying all involved parties should work together.

#### **10. New Business**

The list of tasks to be performed by members was reviewed. Many of the high priority items have been completed or will soon be completed. Work is progressing on the revision of the mission statement. The creation of an executive director position is now on hold.

#### **11. Minutes**

The approval of the minutes of the December 1 meeting was deferred.

#### **12. Other business**

The next regular meeting of the NRA will take place on December 29 at the Newburyport Public Library.

#### **13. Adjournment**

James Shanley moved to adjourn the meeting at 8:20 p.m. John Morris seconded the motion. The motion was unanimously approved.