

**Newburyport Redevelopment Authority**  
Meeting Minutes - December 16, 2009

**1. Call to Order**

A regular meeting of the Newburyport Redevelopment Authority was called to order at 7:00 p.m. by Patty Dorfman.

**2. Roll Call**

In attendance were Patty Dorfman, James Shanley, Tim Brennen, Rick Taintor and John Morris.

**3. Conversation with Mayor Elect Donna Holaday**

Patty Dorfman said the NRA has been operating independently with not much interaction with City Hall. She said the authority is contemplating hiring an executive director. Funding for the position could come from income from the parking lots. It was also suggested that the NRA might supplement the salary of an existing City employee. Emily McCourt from the Planning Office is interested in working more hours. Mayor Elect Holaday will forward her resume to the NRA.

James Shanley said that the Mayor, the Planning Office and the NRA must have the same goals for the waterfront in order for progress to be made. Rick Taintor suggested that all parties with an interest in the waterfront should meet. It was suggested that the Harbor Commission's \$400,000 in "free cash" could be used to hire a firm to develop a new harbor master plan. Mayor Elect Holaday suggested that CPA funds might be used for a plan. Mr. Taintor said he would like the City and the NRA to combine resources and work cooperatively. Mayor Elect Holaday asked how the environmental study done by Weston and Sampson would impact the plans for the expansion of the Custom House and said that zero-interest loans for brown field studies are available from the Merrimack Valley Planning Commission. There was a discussion of the ways that the results of the study might restrict the potential uses of the site. Mayor Elect Holaday said she is adamant that no new buildings will be constructed on the waterfront lots. She said that the residents have spoken and they want the area to be open.

James Shanley asked about plans for parking and stressed the need for working cooperatively. Mayor Elect Holaday said she plans start charging for parking in the lots while providing shorter-term parking on the streets.

**4. Other Business**

James Shanley moved to approve the payment of a bill from DEP for \$2,000. Patty Dorfman seconded the motion. The motion was unanimously approved.

James Shanley moved to approve the payment of an electric bill from National Grid for \$136.23. Patty Dorfman seconded the motion. The motion was unanimously approved.

A payment of \$300 to Charles Nichols for parking lot management services was authorized.

**5. Discussion**

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Patty Dorfman said that a mixed-use development is needed for the waterfront, as there is no money to build and maintain a park. James Shanley said the construction and maintenance of a park should be the responsibility of the City. Tim Brennan said a development planner should be contacted to create a model showing the addition of ten buildings on waterfront that would be put on public display. If the goal of the NRA is to maximize economic development, the study would have to be done by a firm with a different set of skills than those of the Cecil Group.

A discussion will be initiated with Julia Godtfredsen about managing the contract with Weston and Sampson and finding funds to design and build a park.

#### **6. Minutes**

The approval of minutes of past meetings was deferred.

#### **7. Adjournment**

James Shanley moved to adjourn the meeting at 8:15 p.m. Patty Dorfman seconded the motion. The motion was unanimously approved. The next regular meeting of the NRA will take place on Wednesday, January 27, 2010.

Respectfully Submitted,

Patty Dorfman  
Secretary, Newburyport Redevelopment Authority