

Newburyport Redevelopment Authority
Minutes – December 29, 2010

1. Call to Order

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

2. Roll Call

In attendance were members Adam Guild, Patty Dorfman and James Shanley and Attorney Carol Powers.

3. Public Comment

Richard Jones and Andrew Flanagan attended the meeting to discuss the Mayor's parking plan. Mr. Jones said he was disappointed the proposal did not go forward. He has met with the Mayor and developed a proposal of which he thinks the City Council subcommittee would approve. He said the Mayor wants "pay and display parking" and he thinks that the City and the NRA should share in the expense. Under his proposal permit holders, those who live or work in Newburyport, would park in the NRA lots. The City would manage the lots, be responsible for maintenance and provide enforcement. There would be a unified fee structure and the City would provide signage for the NRA lots. The NRA would purchase the meters and keep the revenue from them, while the City would keep the money from the parking permits. The NRA would not receive the \$75,000 that had been a part of the previous proposal. Patty Dorfman said the expense of maintaining the lots is minimal and the proposal does not offer a fair exchange for the loss of revenue. James Shanley said it is not a goal of the NRA to provide municipal parking and the intent of the previous plan was that the use of its lots for parking was to be short term in nature. Patty Dorfman said the previous plan did not include the accommodation of permit parking and the agreement was for a two-year term, at the end of which the NRA hoped to develop the lots. She said under Mr. Jones' proposal, the NRA lot could potentially be filled with permit parkers, which would not generate any income for the NRA. She said that while the NRA wishes to arrive at an agreement with the City, the current proposal would not be desirable. Mr. Jones said the two parties should work out an agreement about the items that are at issue – the parking for events and the robust language. Carol Powers said some major components are missing from the plan, such as indemnity. Mr. Jones said the goal is to have an agreement signed by the end of January and City Council meets on January 10 and 24. Two NRA members were not in attendance at the meeting and all members need time to read the proposal. A meeting will be scheduled for January 4 or 5, which is as soon as posting requirements would permit, depending on the schedules on the members.

4. Year End Report

The City Auditor has requested that the NRA provide a year-end report. The report should consist of the minutes and treasurer's report for each month, along with a list of 2010 board members.

5. Urban Renewal Plan

Carol Powers is preparing an opinion letter on the need for a new urban renewal plan. She said urban renewal plans were originally undertaken under HUD, but now the Commonwealth must approve them. She said a new plan would apply to a particular parcel, rather than being a citywide plan. Grants are available, but are often not funded. She also will be reporting on the subject of dissolution, which must be proposed from within the authority and is a lengthy process.

6. DEP Tier II Status

Weston and Sampson has given a proposal for the environmental testing. The NRA is not bound by public bidding laws. James Shanley said he has been satisfied with the staff at Weston and Sampson that has been working on the project.

7. Not Your Average Joe's Dumpster

James Shanley reported Peter Kelly said the Firehouse does not want to pay for the dumpster. Carol Powers will work on resolving the issue. The land could be transferred to the City or the agreement could be enforced.

8. Consultant for RFI Development and Facilitating Stakeholder Meeting

Adam Guild and John Morris met with Barry Abramson. Adam reported he is very professional and knowledgeable. Patty Dorfman said the Mayor is interested in working jointly with Mr. Abramson and in cost sharing. The Mayor commented that the NRA should not be perceived as being in control of the process of developing the waterfront. Patty Dorfman moved that the NRA hire Barry Abramson. Adam Guild seconded the motion. The motion was unanimously approved. Mr. Abramson is prepared to attend the January 12 meeting at his own expense. Carol Powers said she would provide him with a historical perspective on waterfront issues.

9. Treasurer's Report

Patty Dorfman moved to pay the following bills: \$300.07 for National Grid, \$150 for note taking for the December 15 meeting, and \$54.45 to James Shanley for copies of *The Challenge of Developing Newburyport's Waterfront*. Adam Guild seconded the motion. The motion was unanimously approved.

10. Correspondence

A request was received from the Multiple Sclerosis Society to hold an event on April 9. A response will be put on hold until more is known about the parking situation.

11. Mission Statement

Adam Guild moved that the revised mission statement be read at the beginning of every meeting. Patty Dorfman seconded the motion. The motion was unanimously approved.

12. Minutes

Adam Guild moved to approve the minutes of the December 1 and 15 meetings as submitted. Patty Dorfman seconded the motion. The motion was unanimously approved.

13. New Business

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A database should be created for the purpose of community outreach, beginning with small, casual groups. James Shanley suggested an individual be hired to prepare a history of the NRA and begin a blog page.

14. Adjournment

James Shanley moved to adjourn the meeting at 8:50 p.m. Patty Dorfman seconded the motion. The motion was unanimously approved.