

**Newburyport Redevelopment Authority**  
City Hall Auditorium  
February 5, 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, Adam Guild and Bob Uhlig. Carol Powers was also in attendance.

**3. Old Business**

**Tree Maintenance Plan**

The Tree Commission must approve the plan for the tree pruning and removal that is to be performed by Cicoria Tree Service. A meeting to review the plan with the tree warden has been postponed twice due to snow. The meeting has been rescheduled for February 13.

**Negotiation of New Parking Agreement with City**

A meeting with Mayor Holaday that was scheduled for January 26 to discuss the extension of the parking agreement was cancel due to the snow. The meeting has been rescheduled for February 7.

**Rail Trail**

Geordie Vining submitted an updated site plan with corrected dimensions for the easement. The site visit was cancelled due to the snow and will be rescheduled.

**4. New Business**

**Plans for Public Space**

Bob Uhlig said he met with the Parking Advisory Committee, refined the re-alignment of the parking spaces and further developed the site plan for the new open space near Merrimac Street. The area would require re-grading as it currently slopes towards the river. A planted berm could be constructed to accommodate the change in grade between the open space and the parking lot. The area could be filled with gravel and a top course of crushed oyster shells could be added. Two enclosures could be placed between the berm and Merrimac Street. One of these could be used for equipment and the second for vendor space. The vendors might sell beer or light food. It is not yet known if this would be permissible. The space could include Tivoli lighting that would create a canopy, tables and chairs, picnic tables, corn hole courts and a large chessboard. The estimated cost of the furniture, games, café lighting, site upgrades and plant materials totals \$75,000.

Leslie Eckholdt said she and Ann Ormond discussed the use of a shed by vendors. Ms. Ormond indicated the Chamber would be willing to be responsible for scheduling of

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vendors, the management of the furniture, trash pick up and daily maintenance. They will meet again to prepare a draft agreement.

The plans to upgrade the space should be reviewed by Andy Port, Geordie Vining, Gary Calderwood, David Zinck, Marshall Howard and Chief LeClaire. Care should be given that no potentially contaminated soils are disturbed during the installation of wooden poles for the lighting.

Andy Sidford moved to endorse the plan and order the picnic tables, tables and chairs, seats and trash receptacles. Leslie Eckholdt seconded the motion. The motion was unanimously approved.

### **CPA Grant Application**

The NRA must seek alternative sources for funding improvements to its property. To that end, Tom Salemi attended the annual meeting of the Community Preservation Committee that was held on October 28, 2014. He was told a plan and budget must be included with an application for CPA funding. The deadline for the submittal of applications for the upcoming round of grants is February 12. Leslie Eckholdt has begun drafting an application for open space funds to expand the park. Bob Uhlig will work with her. He suggested the NRA seek a commitment of \$333,000 for three years. If at the end of this time a plan for the park has not been developed the funds would be made available to other applicants. The commitment would help attract funding from other sources. Tom Salemi moved to initiate a multi-year funding plan and apply for CPA funds to improve the waterfront area and expand the park. Andy Sidford seconded the motion. The motion was unanimously approved.

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

Carol Powers will help Leslie Eckholdt prepare the annual report. Tom Salemi said he would not be available on April 18, the date of that month's regularly scheduled meeting.

### **6. Treasurer's Report**

Adam Guild said the balance in the checking account is \$2,518.59 and the balance in the money market account is \$168,693.81. Checks were received from the City for parking revenue in the amount of \$11,270.14 for the month of September and \$12,961.32 for the months of October and November.

Bob Uhlig moved to approve the payment of an invoice in the amount of \$150 for minute taking for the February 5 meeting. Tom Salemi seconded the motion. The motion was unanimously approved.

Adam Guild moved to approve the payment of an invoice from National Grid in the amount of \$352.98. Tom Salemi seconded the motion. The motion was unanimously approved. Six of the seven lights included on the bill are on Waterfront Trust property. Tom Salemi will draft a letter to Scott Sutherland about the matter.

Adam Guild moved to approve a payment to the Waterfront Trust in the amount of \$337.50 for the NRA's portion of the monthly salary of the park manager. Bob Uhlig seconded the motion. The motion was unanimously approved.

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Adam Guild moved to approve the payment of an invoice from Lumen Studio in the amount of \$1,875 for 75% of the lighting plan and the preparation of a cost estimate. Leslie Eckholdt seconded the motion. The motion was unanimously approved.

**7. Council's Report**

Carole Powers said her primary focus at this time is on the parking agreement with the City.

**8. Minutes**

Tom Salemi moved to approve the minutes of the January 14, 2015 meeting as submitted. Leslie Eckholdt seconded the motion. The motion was unanimously approved.

**9. Property Maintenance Report**

The snow has made it apparent that some cars are being left in the lots overnight or for a more extended period. The condition of the lots is not good, as the presence of the cars makes snow removal difficult. Adam Guild said in the past a letter was been placed on cars indicating they would be towed if not moved. The issue will be brought up at the next meeting of the Parking Advisory Committee.

**10. Public Comment**

Mary Hasingler, 299 High Street, sent a letter to each of the NRA members about what she would like to be done on the waterfront.

Jim McCauley, 27 Storeybrook Drive, said it might be preferable to hire a part time manager to coordinate the activities in the new park area rather than depending on volunteers.

Mary Carrier, 4 Rawson Hill Road, said the DPS might be asked to take out and bring in the furniture.

**11. Adjournment**

The meeting was adjourned at 8:16 p.m.