

Newburyport Redevelopment Authority
City Council Chambers
March 11, 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. New Business

Yankee Homecoming Battle of the Bands

Cheryl Munick presented the application for the High School Battle of the Bands to be held on Friday, July 24 on the east lot. The application is the same as was submitted last year. The event would be held in the tent that would be used for the Brewfest the following evening. High school students in seven bands would perform between 5:00 p.m. and 9:30 p.m. Tom Salemi moved to approve the application contingent upon the receipt of a certificate of insurance with the NRA named as an additional insured. Leslie Eckholdt seconded the motion. The motion was unanimously approved.

Yankee Homecoming Brewfest

Tom Fusick said the Brewfest would be held in the east lot on Saturday, July 25. It is the largest fundraising event for Yankee Homecoming. Approximately 800 tickets would be sold at a cost of \$35. The details of the event have not changed from previous years. A security plan was submitted with the application. Tom Salemi moved to approve the application contingent upon the receipt of a certificate of insurance. Andy Sidford seconded the motion. The motion was unanimously approved.

Chamber of Commerce Applications

Ann Ormond presented applications for three events to be sponsored by the Chamber of Commerce. The Tour d'Elegance would take place on Saturday, July 25 from 9:00 a.m. to 11:00 a.m. in the paved portion of the east lot. Tom Salemi moved to approve the application pending the receipt of a certificate of insurance. Leslie Eckholdt seconded the motion. The motion was unanimously approved.

The Riverfront Music Festival would take place on Saturday, September 5. The application is the same as was submitted last year. Port-a-potties would be located on the east and west lots and a beer tent would be set up on east lot. Tom Salemi moved to approve the applicant contingent upon the receipt of a certificate of insurance. Andy Sidford seconded the motion. The motion was unanimously approved.

The third application submitted is for a new event that would take place on the paved portion of the east lot on Saturday, September 19 between 12:00 p.m. and 6:00 p.m. The ticketed event would feature samplings of food from local restaurants and would include a beer tent. It would be the kick-off event for a restaurant week. Tom Salemi moved to approve the application pending the receipt of a certificate of insurance. Leslie Eckholdt seconded the motion. The motion was unanimously approved.

4. Public Comment

Natalea Brown summarized a letter she sent to the members of the NRA in which she said the group should disband. She said the public should have a say in what is being planned for the waterfront. She thinks the NRA property should be transferred to the Waterfront Trust and be managed by a paid organizer.

5. Old Business

Pop Up Park

Tom Salemi described the plans to create a public space on the west lot near Merrimac Street. Lighting, picnic tables, and tables and chairs would be added to enhance the area. The Chamber of Commerce would be a partner in the endeavor. The NRA would create the small park and the Chamber would arrange for programming. A container could be installed facing Merrimac Street in which the furniture and maintenance items would be stored. A container measuring 20' x 8' x 8' would cost \$6,500, which includes delivery. There would be an additional fee to paint the container. Adam Guild moved to approve the purchase of the container. Andy Sidford seconded the motion. The motion was unanimously approved.

The container would also provide a space for vendors. The Chamber and the NRA are working on an agreement for the management of the space. More details would be available at the next meeting. Tom Salemi has been working to make businesses and City entities aware of the plan.

Clipper City Rail Trail Phase II

Geordie Vining discussed the plans for the extension of the Rail Trail. The state and federal transportation grants that will provide \$4 million for the project require that easements be obtained. He has requested that the NRA donate a permanent easement for the crossing of Custom House Way and temporary construction easements through the east lot and along the sides of the trail. Some interest has been expressed on the part of the NRA for the inclusion of reversionary or relocation clauses in the easement. Mr. Vining said the location of the easement must be fixed. His goal is to obtain the permanent and temporary easements without relocation or reversion clauses.

Carol Powers said she has concerns about the broad rights conveyed to the City in the temporary easement, such as the right to alter, redesign, reroute, re-grade, extend and connect to adjacent facilities. She requested that the description be narrowed. She is seeking to minimize the risk to the NRA for the future use of its property. She and Mr. Vining will work together to develop language that is acceptable to both parties. They agreed the creation of an advisory committee would not be necessary.

Leslie Eckholdt said it is normal for an easement to allow for the retention of rights. She said the NRA does not yet know how the east lot would be developed and she would like the NRA to retain some right of control over the easement. Mr. Vining said they must move away from veto power and towards a more collaborative language.

Bob Uhlig said the first phase of the Rail Trail has been a success for the city and he is not concerned with the alignment of the trail or its impact on the way in which the east lot might be used in the future. Andy Sidford said he would not want the NRA to obstruct the extension of the trail. Tom Salemi said he supports the project but at the same time wishes to protect the ability of the NRA to fulfill its mission. For this reason he is in favor of the length of the temporary easements being three years.

The members agreed to omit the reversion and relocation clauses from the easement. Some language will be added that indicates the easement is based on the alignment shown in the construction documents and the NRA would have input were there to be a variation in the alignment or the rules that apply to the trail. Carol Powers requested that the temporary and permanent easements be separate.

Negotiation of the Parking Agreement with the City

Tom Salemi said he and Bob Uhlig met with Mayor Holaday, who is not in favor of increasing parking fees. The agreement between the City and the NRA expired on December 31 and had been extended through April. The members will discuss at the next meeting if they wish to extend the agreement further to allow the discussion to continue.

CPA Grant

The NRA submitted a joint application for CPC funding with the Waterfront Trust for lighting on the west lot and improvements to Riverside Park. The application will be presented to the CPC on April 28.

Dumpster Lease

Carol Powers will contact the corporate office of Not Your Average Joe's about obtaining a copy of the signed lease.

National Grid Report

Leslie Eckholdt said the NRA rents the lights, which are owned by National Grid. Normally the poles would also be rented, but a pole charge was never put into place. There would usually be a cost for the removal of the poles but because no agreement with National Grid exists, the company would perhaps remove them at their own expense. The existing lights would be replaced with more efficient LED fixtures that will match those in the Green Street lot and planned for Riverside Park. It would be optimal for the new lighting to be installed at the time the west lot is re-graded. A commitment to improving the lot would provide a justification for increasing the parking rates.

The cost of the fixtures and poles for the west lot would be approximately \$20,000. Adam Guild said the NRA does not have the funds for the portion of the work that would take place under the ground. The members agreed to inform the City they would not move forward with the purchase of the fixtures and poles unless they receive a

commitment from the City for the wiring, bases and connections. Andy Sidford moved to authorize Bob Uhlig to negotiate with the City for the cost for the installation of the lights. Adam Guild seconded the motion. The motion was unanimously approved.

6. Secretary's Report

Leslie Eckholdt will work on preparing the annual report.

7. Treasurer's Report

Adam Guild said the balance in the checking account is \$10,448.84 and the balance in the money market account is \$209,674.46. Two checks were received in the amount of \$250 each from Not Your Average Joe's for dumpster rent for January and February. Checks were received from the City for parking revenue in the amount of \$5,094.66 for the month of December and \$2,938.09 for the month of January.

Adam Guild moved to approve the payment of an invoice for minute taking for the March 11 meeting in the amount of \$150; from Lumen Studio in the amount of \$625; from National Grid for the month of February in the amount of \$378.14; from Leslie Eckholdt for the printing of the CPA application in the amount of \$121.40; and the Waterfront Trust for the NRA's monthly portion of the park manager's salary in the amount of \$378.14. Tom Salemi seconded the motion. The motion was unanimously approved.

8. Council's Report

None

9. Minutes

Tom Salemi moved to approve the minutes of the February 5, 2015 meeting as submitted. Bob Uhlig seconded the motion. The motion was unanimously approved.

10. Property Maintenance Report

Leslie Eckholdt said the east lot was not plowed, which impacts the amount of revenue the NRA receives. The condition of the lot is not good. She will set up a rotation for members to again walk the property on a weekly basis.

11. Adjournment

Andy Sidford moved to adjourn the meeting at 9:22 p.m. Tom Salemi seconded the motion. The motion was unanimously approved.