

**Newburyport Redevelopment Authority**  
City Council Chambers  
June 14, 2017  
Minutes

**1. Call to Order**

Chair Bob Uhlig called a regular meeting of the Newburyport Redevelopment Authority to order at 7:04 p.m.

**2. Roll Call**

In attendance were members Leslie Eckholdt, Bob Uhlig, Marian Levy and Andy Sidford. David St. Cyr was absent.

**3. Old Business**

**A. Somerby's Way**

Leslie Eckholdt reported on the planting of pachysandra in the beds along Somerby's Way. The cost was \$4,832.35, \$805.39 of which will be paid by the Waterfront Trust. She is concerned the watering that has been scheduled for once a week on Thursdays would not be adequate. She has discussed with Dave Dylewski the possibility of watering on Mondays as needed for the additional cost of \$100 per week.

**B. Soils Testing in West Lot**

An update will be provided at the July meeting.

**C. Lower Custom House Way Public Easement Update**

The City had been asked to communicate with New England Development about recognizing the public easement on the east side of the Custom House. No information has been received.

**D. Submerged Tidelands**

Jamy Madeja, an attorney with expertise in the area of submerged tidelands, attended the meeting to introduce herself to the members. She submitted a proposal to clarify the NRA's ownership of the submerged tidelands and to provide a legal opinion on the rights and responsibilities of the NRA with regards to the submerged tidelands and their potential as an income producer. Andy Sidford moved to enter into a contract with Jamy Madeja for the amount of \$8,100. Leslie Eckholdt seconded the motion. The motion was unanimously approved.

**E. Property Improvements**

**1. West Lot Park Expansion**

Wilbur Shenk of the Waterfront Trust reported the work to expand the berm at the edge of the west lot has been completed. Pedestrians must be kept off of the area while the grass is becoming established, which will be a challenge during Riverfest. The cost of the project was slightly less than \$30,000. The Waterfront Trust will submit a bill to the NRA for its portion of the expense.

2. Replacement Planters

Leslie Eckholdt will contact Richard Jones about his progress with purchasing two replacement planters for the east lot.

3. Dumpster Modifications

David St. Cyr is working with the Sea Level Oyster Bar to create a recycling area adjacent to the dumpster. This would involve expanding the dumpster enclosure three feet along one side. He was not in attendance at the meeting to report on his progress. Bob Uhlig suggested the dumpster be rotated so that its opening faces the parking lot, which would improve its appearance from the park.

4. Free Library

Marian Levy reported on the plan to bring the Little Free Library to the waterfront. She has arranged with someone to donate one library and the NRA would purchase a second one for the cost of \$400. It will take approximately one month for the libraries to be received. Tom Joy will install them in locations that are yet to be determined. One might be installed in a planting bed on Somerby's Way, near the Pop Up Park, and the second might be placed along Custom House Way. Andy Sidford moved to approve the purchase of a Little Free Library for the cost of \$400. Bob Uhlig seconded the motion. The motion was unanimously approved.

**F. Agreements and Leases**

1. Repairs to Shed Doors and Structure

Miscellaneous items were removed from the shed and new doors have been installed. The brick is damaged on the portion of the shed the Waterfront Trust uses. Carol Powers will contact George Carey about the work.

2. Custom House and NRA Irrigation System Agreement

Carol Powers said her work with Lisa Mead on an agreement for the irrigation system for the Custom House lawn is nearly complete. One issue remaining to be addressed is the use of the lawn. A formal agreement does not exist for this use and she does not wish the MOU for the irrigation system to become the governing document. Members of the Maritime Society requested that two clauses be stricken from the agreement that would convey a responsibility for all NRA property, not just the lease property and lawn. The cleats for the tent were added to the agreement and have been working well.

**G. Central Waterfront Update**

1. Discussion of Future Land Disposition

Plans for the waterfront and the disposition of the land will be discussed at a future meeting when all members are present.

2. RFP for Program & Design Services for Expanded Park

Bob Uhlig and Andy Sidford will work together to prepare a Request for Qualifications, which they would prefer to an RPF. The NRA will take the design process as far as it is able on its own before requesting the assistance of the City or Waterfront Trust.

**4. New Business**

**A. Parking Advisory Committee**

The Parking Advisory Committee has not meet in some time. Before deciding to request that it be reconvened, the members will review materials Carol Powers will send them on the most recent parking agreement and the percentage of parking revenue the NRA receives. The City receives the revenue from fines and parking permits.

**B. Chamber of Commerce Building Assessment**

New clapboards have been installed on the information building and sailcloth was installed on the metal canopy framework.

**C. Review of Invoice**

Carol Powers submitted an invoice for 30 hours covering the period between September 2016 and March 2017.

**5. Reports**

**A. Clerk's Report**

Marian Levy reported the annual report is nearly complete.

**B. Treasurer's Report**

Leslie Eckholdt reported that on May 31 the balance in the money market account was \$267,372.58 and the balance in the checking account was \$25,005.82. Marian Levy moved to approve payments to Dave Dylewski for planting, liming, fertilizing and composting of the beds along Somerby's Way in the amount of \$410; to Gretchen Joy for minute taking for the June meeting in the amount of \$150; to Tom and Gretchen Joy for PUP maintenance and supplies in the amount of \$468.75; to Carol Powers for attorney fees in the amount of \$6,000; to Leslie Eckholdt for gas in the amount of \$31.45; to the Waterfront Trust in the amount of \$1,005.57; to Jamy Madeja for attorney fees in the amount of \$8,100 and to the Massachusetts EPA in the amount of \$2,455.00. Andy Sidford seconded the motion. The motion was unanimously approved.

**C. Counsel's Report**

No report.

**6. Minutes**

Leslie Eckholdt moved to approve the minutes of the April 11, 2017 meeting. Marian Levy seconded the motion. The motion was unanimously approved.

Leslie Eckholdt moved to approve the minutes of the May 10, 2017 meeting. Marian Levy seconded the motion. The motion was unanimously approved.

**7. Upcoming Meetings**

The next meeting of the NRA is scheduled for Wednesday, June 14.

**8. Public Comment**

Rob Germinara, 2 Ashland Street, recommended the NRA request for the Parking Advisory Committee begin meeting again. Bill Harris, 56 Lime Street, said he is pleased the NRA has engaged special counsel to gain an understanding of the tidelands. He said conflict might be avoided if the City and the Waterfront Trust were to share their ownership.

**9. Adjournment**

Andy Sidford moved to adjourn the meeting at 8:40 p.m. Leslie Eckholdt seconded the motion. The motion was unanimously approved.