

Newburyport Redevelopment Authority

City Hall Auditorium

July 17, 2014

Minutes

1. Call to Order

Chair Tom Salemi called a regular meeting of the Newburyport Redevelopment Authority to order at 7:05 p.m.

2. Roll Call

In attendance were members Tom Salemi, Adam Guild, Leslie Eckholdt and Bob Uhlig. Carol Powers was also in attendance.

3. Minutes

Tom Salemi moved to approve the minutes of the March 23, 2014 meeting as submitted. Adam Guild seconded the motion. The motion was approved.

4. Request for Public Records

Bill Harris submitted a written request under the Public Records Act for the minutes of the NRA meetings for the first four months of 1992. He wishes to locate the vote by which the NRA authorized the Waterfront Trust to lease maritime facilities in the submerged tidelands. The authorization would have represented a change to the Declaration of Public Trust and the NRA would be a necessary party to such a change. Mr. Harris said that until the Waterfront Trust began receiving parking revenue in 2009, its income was derived mainly from waterside leasing. He is concerned that with the construction of a parking garage, the Trust would lose the source of revenue that makes it possible to maintain its land. He would like the NRA to agree to include the Trust's leasing rights on the survey that was prepared by DCI but has not yet been recorded. Carol Powers said the notations on the plan should reflect fee interests only. She said instead a memo of encumbrances would be recorded with the document, but would not be a part of the plan itself. Tom Salemi said he would be concerned about adding language to the survey that he is not certain is true or legally binding. Bill Harris said the first step to resolving the issue would be to locate the records he has requested. Carol Powers will work with Andy Port to locate the documents.

5. Treasurer's Report

Adam Guild said the balance in the checking account is \$1,677.04 and the balance in the money market account is \$159,707.93.

Adam Guild moved to deposit two checks in the amount of \$250 each from Not Your Average Joe's for dumpster area rent for June and July and checks from the City for parking revenue in the amounts of \$1,846.13 for January, \$2,493.12 for February, \$4,149.89 for March and \$6,487.42 for April. Tom Salemi seconded the motion. The motion was unanimously approved.

Adam Guild moved to approve a payment to National Grid in the amount of \$388.19 for service between April and June. Tom Salemi seconded the motion. The motion was unanimously approved.

Adam Guild moved to approve payments of \$1,014.62 and \$1,414.62 to the Waterfront Trust for 27% of the NRA landscaping contract and park manager's salary for invoices dated June 1 and July 1 respectively. Tom Salemi seconded the motion. Joe Brown said the second invoice included the cost of the concrete pad for the dumpster. The motion was unanimously approved.

Adam Guild moved to approve a payment to the Waterfront Trust in the amount of \$2,830.00 for the final installment of the cost to move the dumpster onto NRA property. Bob Uhlig seconded the motion. The motion was unanimously approved.

Adam Guild moved to approve a payment of \$150 for minute taking for the July 17 meeting. Leslie Eckholdt seconded the motion. The motion was unanimously approved.

6. Old Business

Not Your Average Joe's Dumpster

The dumpster has been moved and its enclosure constructed. The enclosure is too small and will be modified. The area where the dumpster formally was located has not yet been landscaped.

DEP Site Work

Last year's boring tests shows that some hazardous materials are present in a small area on the west lot. A contractor must be selected to conduct a Phase 1 Environmental Study and submit a report to DEP. The report would include an analysis of the soil and would recommended a course of action for remediation if necessary. The type of remediation would be ultimately be dictated by the planned use of the land. Adam Guild will prepare a scope of work and will solicit proposals from three bidders. The proposals will be reviewed at the August meeting. The work must by completed by September.

7. New Business

The City Council has asked to meet with the NRA about moving forward with plans for the waterfront. Leslie Eckholdt said it would be beneficial to regularly communicate with the City Council. Bob Uhlig said he would be interested to learn what the City would envision as a revenue source for the park and its possible expansion, as income from the east and west lots would decline when parking is moved to a garage. Adam Guild said he wishes to see something done on the waterfront, whether buildings are a part of the plan or not. He said the NRA must work hand in hand with the citizens, City Council and the Mayor to determine how the land would be used and the improvements funded. He added some elements of the design proposed by the Committee for an Open Waterfront should be included in the new plans when they are developed. Tom Salemi said he would like to see a plan for the waterfront that is thoughtful and self-sustaining. He said the NRA has not been able to accomplish this on its own and the City should contribute

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the resources, financial and otherwise, that would make it possible. He will contact the Mayor and Council President Tom O'Brien to schedule a meeting.

8. Upcoming Meetings

The next meeting of the NRA will be scheduled for August 20.

9. Public Comment

Susan Hern, 22 Broad Street, asked about the use of NRA property during Yankee Homecoming. She was told applications for the Battle of the Bands and the Brewfest were approved at the March 23 meeting.

Mary Carrier, 4 Rawson Hill, asked about the soil testing. She was told the results were published last summer and no new borings are to be done. She said she would like to see some of the park design from the Union Studio plan be incorporated into the new plans for the waterfront.

Elizabeth Heath, 25 Oak Street, said she is please with the current spirit of cooperation and asked that the Committee for an Open Waterfront be included in future meetings. Adam Guild responded that the attendance of the group at NRA meetings is important. Tom Salemi added that while a meeting between some members of the NRA and the City Council alone might be necessary for the sake of efficiency, all efforts would be made to engage the Committee for an Open Waterfront in the future.

10. Adjournment

The meeting was adjourned at 8:10 p.m.