

**Newburyport Redevelopment Authority Meeting
with Newburyport Waterfront Trust**
City Hall Auditorium
July 18, 2018
Minutes

1. Call to Order

Bob Uhlig called a joint meeting of the Newburyport Redevelopment Authority and Newburyport Waterfront Trust to order at 7:02 p.m.

2. Roll Call

In attendance were NRA members Bob Uhlig, Leslie Eckholdt, and David St. Cyr and Attorney Kathleen O'Donnell. Andy Sidford was absent. Also present were Waterfront Trust members Dan Mello, Sean Bradley and Steve Hines and Attorney Grace Connolly.

3. Soils Update

Work on the AUL for the west lot is progressing. The final report should be available in August. Steve Hines said TRC has been working to compile historical information on the site. Additional information is being requested from the NRA's consultant. Once this has been received, an internal review will take place and a draft report will be issued in two to four weeks. After the results of the phase 1 assessment have been received, TRC will be asked to determine what additional investigations, if any, would be required.

4. Parcel Disposition Plan

Kathleen O'Donnell described the draft RFP for the disposition of the three parcels of registered land near the Custom House. A restriction would be included that would require the property to be used for museum or cultural arts purposes, as would a clause indicating the property would revert to the NRA or its successor in interest if this use were to cease. The property would be conveyed subject to the existing restrictions on the title, which are a 99-year ground lease to the Maritime Society, a preservation restriction on the Custom House and a license for the Rail Trail. An easement for the lawn on the river side of the Rail Trail would be granted to the Maritime Society, which has recently funded the installation of an irrigation system in this area. The property would be sold "as is" and neither the City nor the NRA would be responsible for the remediation of any soil contamination. It is anticipated that the portion of the parcel between the Rail Trail and the river that is not lawn would be deeded to the City.

Attorney O'Donnell explained that because the urban renewal plan has expired, the Chapter 30B exemption to the procurement laws has been lost and the RFP process must be followed to dispose of the property.

Sharif Zeid said he is opposed to the RFP process. He is concerned the land could be transferred to an unknown party, or, if no bids were received or if all of the proposals were rejected, the NRA would have made no progress in the disposition of its property. Bob Uhlig said that the NRA is confident the RFP would not be overly restrictive and interested parties, including the Maritime Society, would respond. Attorney O'Donnell reiterated that the NRA must follow the Commonwealth's procurement laws and the only

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option for the conveyance of the land is the RFP process. Mayor Holaday said the selection committee should be inclusive and not made up of NRA members alone. Bob Uhlig responded that while the makeup of the review committee has not yet been determined, the RFP addresses this issue.

The NRA members will review the document and forward their comments to Attorney O'Donnell. When finalized, the RFP would be advertised in the Central Register for at least 30 days and the NRA would review the proposals over the next three to four weeks.

5. NRA Business

Minutes

Leslie Eckholdt moved to approve the minutes of the May 16 meeting. David St. Cyr seconded the motion. The motion was unanimously approved.

Treasurer's Report

On June 30, the balance in the checking account was \$2,636.26 and the balance in the money market account was \$340,833.00. A check dated June 30, 2018 has been received from the City for parking in the amount of \$18,865.59 but not yet been deposited.

Leslie Eckholdt moved to approve a payment for the treatment of the sycamore trees on Somerby's Way in the amount of \$2,500; to the Waterfront Trust in the amount of \$1,389.81; to Gretchen Joy for minute taking for the July meeting in the amount of \$150.00; and to Tom and Gretchen Joy in the amount of \$698.75 for labor and materials related to the maintenance of the PUP and east and west lot planters. David St. Cyr seconded the motion. The motion was unanimously approved.

Since the June meeting, additional payments were made to Artistic Landscaping in the amount of \$5,000 for the dumpster enclosure; to Mackey Shea in the amount of \$1,981.18 for legal services, and to ESS in the amounts of \$4,680, \$3,604.39 and \$765.

Property Use Application

Leslie Eckholdt moved to approve an application from the Chamber of Commerce for the use of the east lot on July 21 between 9:45 am and 11:15 am for the Concours d'Elegance with no fee. David St. Cyr seconded the motion. The motion was unanimously approved.

6. Adjournment

Leslie Eckholdt moved to adjourn the meeting at 8:05 p.m. David St. Cyr seconded the motion. The motion was unanimously approved. The next joint meeting will be scheduled for August 15.