

Newburyport Redevelopment Authority
Minutes of meeting held July 27, 2005

In Attendance: Mary Lou Supple, Erford Fowler, Nathaniel Norton, Jan Marcus, Rick Taintor, Carol Powers and recorder Diana Lord.

The meeting was called to order at 6:02 p.m. by Mary Lou, who presented the agenda for the meeting and distributed the Minutes from the June 22nd meeting.

Minutes from the previous meeting, June 22, 2005 were reviewed. The spelling of Georgie Vining's name was noted as incorrect. **Motion made and seconded: To accept minutes from June 22, 2005.** This motion was passed unanimously. [Recorder Diana Lord will edit prior meeting minutes taken by stand-in recorder Jenn Wilmot and provide them to Mary Lou for the record.]

Treasurer Nat Norton presented the treasurers report dated July 27, 2005, which was read and discussed. Nat noted that parking receipts are running in line with those of 2004 for the same period. Carol Powers distributed her invoice, which was reviewed. Mary Lou noted the invoice represents a generous donation on Carol's part and thanked her for donating time and expertise to the NRA. **Motion made and seconded: To accept and remit payment for Carol Powers' invoice.**

A discussion of the BankNorth signage brought many questions from Members. Rick questioned the measurements and parameters of "ceiling heights" and wondered where building gable ends figured into the calculations. Mary Lou also noted that window lettering also is part of the calculation. Carol Powers noted that each entity (the City and the NRA) seek to approve signage based on its own requirements; however, the most stringent or strict requirement trumps others. Mary Lou stated that information from the City Building Inspector will be sought and at the next NRA meeting the group would revamp the Design Review Application. The group agreed that BankNorth needs to provide actual lettering size and measurements rather than overall measurements. **Motion made by Erford and seconded: That the BankNorth signage application be tabled pending more information.** This motion was passed unanimously.

Nick Cracknell and Brad Dorr (Dorr & Whittier, Architects) presented the group with detailed information about the proposed parking Garage on Green Street. Nick explained some of the finances of the proposed \$15,000,000 plan. All numbers are not confirmed as yet, but he noted that the \$2.3 million estimated for the expanded park should be reduced by \$400,000, since the ways to the water have already been constructed and paid for. He also indicated that \$3.3 million should be garnered from the long-term sale/lease of mixed-use space, which wraps the garage; \$5 million will come from the Commonwealth and \$250,000 from increased tax revenue. Another \$136,000 represents the paid parking program and there are \$2.4 million from the 20-year project bond. Nick estimated the project will require between \$500,000 and \$900,000 in fundraising to meet the gap.

There was a detailed discussion of the proposed building, all of which is available in documents such as the Downtown Parking Plan, the 2001 Master Plan and the like. It was clear that the net gained number of parking spaces is in dispute and more information as well as a confirmation of the financials will be forthcoming from the Planning Office.

Nick noted that the NRA needs to affirm the model for the park from the Bluestone Report. Mary Lou pointed out that the Bluestone Report represents 2004 numbers based on a passive park and that the NRA will have \$400-500,000 to put into the Park without fundraising. She specifically noted the need for a confirmed park design and costs as well as maintenance figures per year.

Nick will be drafting changes to the Memorandum of Understanding which he will deliver to Mary Lou.

Erford reported that he is planning upon taking steps so that certain questions be placed on the ballot since he believes that the Questionnaire no longer represents the wishes of the current residents. He noted that he does not have certain pertinent documents such as the NRA By-Laws and that storage of minutes and other documents are not on file at City Hall. Carol Powers reported that she had reviewed 50-100 boxes of NRA documents, and has not found the By-Laws to be included in those records. She also reported that it took almost five years to receive those records from prior NRA counsel, and which are presently stored by her are incomplete. She reported that two banks had made loans based on the documents on file with the Secretary of State's office and there is a Certificate of Good Standing on file therewith. Carol will contact the office of the Secretary of State to see if some of the missing documentation is on file there.

In closing his presentation and the discussion of the Parking Garage and edits to the Memorandum of Understanding, Nick encouraged the NRA to move toward re-doing the Questionnaire as opposed to placing questions on the November Ballot. Mary Lou spoke in support of this action, stating that the Ballot Questions have the look of de-railing the entire process and the group agreed to prepare a new and in-depth survey of residents to determine their wishes for the form and content of the NRA land.

There was a discussion of the need for a Nominating Committee as Mary Lou's term as Chairman expires soon. **Motion made and seconded: Mary Lou Supple and Jan Marcus shall comprise the Nominating Committee.** This motion was passed unanimously.

At 9:00 p.m., there was a **Motion made and seconded that the meeting be adjourned.** This motion was passed unanimously.

Respectfully submitted,

Diana J. Lord, Recorder