

# **NEWBURYPORT REDEVELOPMENT AUTHORITY**

## **Meeting Minutes**

**August 4, 2010**

**7:00 P.M.**

### ***Attendance:***

**In Attendance:** Patty Dorfman, James Shanley, and John Morris, Adam Guild, Tim Brennan (7:30PM)

Attorney Carol Powers was also in attendance.

Andrew Port, Planning Director was in attendance.

Mayor Holaday was in attendance.

***Public Comment:*** None

### ***Parking Agreement with the City of Newburyport:***

Mayor Holaday outlined the proposed parking agreement between the City of Newburyport and the NRA. Features of the agreement were highlighted as follows:

- City of Newburyport takes over management of the two NRA lots
- City guarantees revenues to the NRA equal to current revenues
- City provides the capital outlay necessary to purchase the pay and display systems
- City provides parking enforcement
- City provides parking lot maintenance and plowing
- City provides signage
- City provides grounds cleanup
- City provides insurance
- Agreement calls for a unified system throughout City
- City agrees to provide NRA with an annual sum of \$75,000 from parking revenues collected
- City proposes a 3 year term

James Shanley recommended a change in paragraph 11, Brownfield Exclusion to state “East Lot” rather than west lot. James also suggested a manual count of the actual spaces.

Carol Powers commented that changes made by her from the original draft were not substantive to content. Ms. Powers proposed the term of the agreement be changed from 5 years to 3 years.

She commented that the Waterfront Trust Agreement with the City had a 2 year term. Mayor Holaday was in agreement that a 2 year term was sufficient.

Mayor Holaday commented that an eight week timeframe was required for installation, from signing contract to installation.

A special meeting of the NRA was scheduled for Wednesday, August 18, 2010 to review contract in order to vote to approve signature.

John Morris stated he was challenged by the agreement on two points. He felt the revenue that would be turned over to the City was revenue that was intended to further the goals of the NRA. He fears that the City's General Fund will become dependent on this revenue stream.

Mayor Holaday stated that she would be willing to include language in the agreement that states a mutual goal of the City and the NRA for transitioning this property to expanded park.

James Shanley proposed a revision to the renewal of term language, and a change from 5 years down to two years.

James proposed the possibility of a Special Revenue Account after the Pay and Display equipment was paid off.

John Morris questioned whether the NRA should run a parallel system. He wondered if more revenues would be realized by the NRA should they choose that route.

James listed the following advantages of an agreement with the City:

- Takes us out of the parking business
- Managing the parking lots has been a major distraction to the true mission of the NRA, which is intended to be development of the properties
- James is not in favor of delving even deeper into the parking business

Patty Dorfman agrees that an agreement with the City is the most efficient and cost effective route.

John Morris will meet with Cliff Goudy to research the requirements of self management of the pay and display system put in place by the Waterfront Trust.

Mayor Holaday discussed the current state of the DEP issues on the East Lot. She discussed the potential for Brownfield's grants. She met with Weston and Sampson, and determined that this is the only year we can apply for an EPS grant. The grant is due in October. Senator Kerry's

office put her in touch with District 1's representative, Tania Harting. City would be willing to take full responsibility for writing of this grant.

John Morris and Tim Brennan expressed confusion at Weston and Sampson's apparent change of opinion regarding cleanup. Carol Powers will speak with Weston and Sampson for clarification.

"Not Your Average Joe's" Sign review was approved. James noted that the Planning Office should handle all sign reviews. Andrew Port, Planning Director, asked if a letter had been sent to that effect to the Planning office. Carol agreed to draft such a letter.

### ***Treasurer's Report***

#### **Treasurer's Report to Newburyport Redevelopment Authority**

**August 4, 2010**

#### **2010 Year to Date Summary (01/01/10 through 08/03/10)**

##### **Beginning Balance - January 1, 2010**

<i>(TD Banknorth Money Market Acct. # 20109)</i>	\$147,406.78
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<i>(TD Banknorth Checking Acct. # 8242812994)</i>	<u>\$ 402.72</u>
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**Total Beginning Balance: \$147,809.50**

##### **Income**

<i>Parking</i>	\$4,397.32
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<i>Interest</i>	<u>\$197.45</u>
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**Total Income: \$4,594.77**

### **Expenses**

#### *Electricity*

\$875.72

*Lot Maintenance* \$2,270.00

*Meeting Minutes* \$900.00

*Archive Copies* \$150.00

*Bank Fees* \$10.00

*The Cecil Group* \$1,805.80

*Weston & Sampson* \$11,786.88

**Total Expenses: \$17,798.40**

### **Ending Balance – August 3, 2010**

*(TD Banknorth Money Market Acct. # 20109)* \$134,503.15

*(TD Banknorth Checking Acct. # 8242812994)* \$102.72

**Total Ending Balance: \$134,605.87**

Tim Brennan asked for motion to approve the following:

- \$150 to Jennifer Stone
- \$125.59 and 120.10 to National Grid
- \$50.00 to ND Landscape
- \$1800.00 to Salisbury Landscape

John Morris made motion to approve. Patty Dorfman seconded. All were in favor.

James Shanley requested reimbursement for \$25.10 for Staples copying service. Tim Brennan made motion to approve, Patty Dorfman seconded, and all were in favor.

### ***Standard Parking***

Current Standard Parking report discussed. Members noted a decrease in revenues despite the good weather this year compared to last. Members noted that we do not yet understand the difference the Waterfront Trust component makes. A letter from Marge Motes was read and discussed. She noted that there was no accounting for cash from Senior Citizens. No auditor, no cash register.

### ***Goals and Objectives of the NRA***

Chairman James Shanley called on members to state their opinions regarding our 2011 objectives.

John Morris felt focusing first on the East Lot makes sense due to less controversy and the opportunity to show the public some progress.

Patty Dorfman agreed that East Lot focus appeared to be the lowest hanging fruit.

James Shanley made the following points:

- Parking should service use of park, not support the municipal parking needs of the City
- Focus on east lot only represents a piecemeal approach to planning the waterfront
- Feels the most controversial West lot buildings actually hold the most promise
- James would like to see a focus on what uses make the most sense
- Boating services are grossly under serviced
- The property has not been recently evaluated
- Public should know what the tradeoff is
- Public should know that it is a known DEP site

Tim Brennan would like to see programming/planning of space rather than simply adding more space containing nothing but grass. He also advocated for redeveloping the smaller, west lot first as the best way to move forward at this point.

Carol Powers summarized three lawsuits that have delayed progress in the past. The “COWS” resulted in achieving permanent Ways to the Water, then forming the Waterfront Trust. The Roger Foster Hotel lawsuit, and the Sasaki Proposal that represented Lisa Mead’s program that attempted to do a Comprehensive Waterfront plan.

Tim Brennan called for a motion to approve an additional payment to Standard Parking of \$1418 for maintenance and paint to 235 wheel stops. John Morris made the motion, Patty Dorfman seconded, and all were in favor.

It was noted that James Shanley has contracted for new signage, and that ND Landscaping has been contracted for clean up.

Meeting Adjourned: 10:00PM