

**Newburyport Redevelopment Authority**  
City Council Chambers  
September 10, 2014  
Minutes

**1. Call to Order**

Chair Tom Salemi called a regular meeting of the Newburyport Redevelopment Authority to order at 7:00 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 August 13, 2014 meeting as submitted. Adam Guild seconded the motion. The motion was unanimously approved.

**4. Election of Officers**

The position of vice chair is vacant. The office will be filled after the appointment of Andrew Sidford has been confirmed.

Adam Guild nominated Leslie Eckholdt as secretary. Bob Uhlig seconded the motion. The motion was unanimously approved.

Bob Uhlig moved that Adam Guild continue as treasurer. Leslie Eckholdt seconded the motion. The motion was unanimously approved.

**5. Old Business**

**Suggested Transfer of Rights to Waterfront Trust**

Carol Powers said a review of the records has not yet revealed that the rights to the submerged tidelands had been transferred to any group other than the NRA. She intends to spend time in the Land Court to continue the review. She said it is clear from the 1992 minutes that the rationale behind the revision to the Declaration of Public Trust was to provide land behind the Firehouse for use by a restaurant. The next step in the process would be to survey the submerged tidelands. The title researcher has completed her work and submitted her invoice.

**Bids for Borings Study**

Adam Guild said five companies had been asked to bid to conduct additional site work and provide a report to DEP. One of the bidders responded that due to new regulations, not all of the work included in the scope would be necessary. An addendum was issued to the bid package. Of the three bidders that responded, one indicated additional borings would be needed to finish the phase 1 report, while two were of the opinion that the existing information would be adequate. Carol Powers said she reviewed the new

Newburyport Redevelopment Authority  
September 10, 2014

regulations that went into effect July 1 and is comfortable with the proposal provided by ESS.

Leslie Eckholdt moved to hire ESS Group, Inc. at a cost of \$6,500 with the condition that a quote be provided if it were found additional borings would be necessary to complete the work. Bob Uhlig seconded the motion. Adam Guild will ask ESS for a quote for the installation of three ground monitoring wells.

### **Meeting with City Council and Mayor Holaday**

A tentative date of September 30 has been set for a meeting with City Council and Mayor Holaday.

### **Dumpster**

The members discussed proposed changes to the license agreement with Not Your Average Joe's for the dumpster. In the new agreement the dumpster would be emptied at least twice a week during the summer and as often as necessary for it to be clean and sanitary. The NRA wishes to have access to the enclosure. Carol Powers will revise the document based on the discussion and resubmit it for review at the next meeting. It was decided the fee would not be raised at this time.

### **Public Space**

Bob Uhlig said he had identified three opportunities where an extension of the park into areas that are currently parking could be tested. One area would be adjacent to Merrimac Street by the Chamber of Commerce, one would be in the east lot in the location that the floats are stored and one would be in the west lot near the embayment. Movable furniture could be added to these areas, which might be defined by granite blocks from Moseley Woods. The response to the concept of activating these underutilized spaces was favorable. The members discussed coordinating the selection of the furniture with the Waterfront Trust and the logistics of securing the furniture at night.

### **6. New Business**

Tom Salemi said he would like to devote a portion of each meeting to moving forward with plans for the NRA property. He wishes to analyze different revenue sources and develop a five-year plan. Bob Uhlig said they might start by identifying the areas of consensus between the plans of the Cecil Group, Union Studio and the Committee for an Open Waterfront. He suggested tours of successful parks in other communities might be arranged. He will prepare a presentation for the next meeting and Leslie Eckholdt will investigate revenue sources for discussion at the November meeting.

### **Brownfields Planning Grant**

Tom Salemi said the City's new grant writer, Nancy London, has identified an EPA grant for brownfields planning. The grant would provide funds to hire a licensed site planner. Carol Powers said LSP would be review the information from various plans and access the NRA's compliance with environmental regulations. The NRA would apply for the grant jointly with the City. A project committee would include a member of the NRA

Newburyport Redevelopment Authority  
September 10, 2014

and a member of the Planning Department. Adam Guild agreed to be the NRA representative. Leslie Eckholdt said it should be made clear that while the NRA is grateful for the support of the City, the NRA is the owner of the property and would be the party with the power to make any final decisions. Bob Uhlig moved to authorize Tom Salemi to write a letter of commitment for the grant application. Leslie Eckholdt seconded the motion. The motion was unanimously approved.

**Transient Boaters' Facility Grant**

Bob Uhlig recused himself from the discussion. Tom Salemi said the City intends to apply for a \$500,000 boating infrastructure grant for the Harbormaster's/Transient Boaters' Facility. The City has requested that the NRA provide a letter of support as an abutter. The letter would indicate the NRA would be willing to provide a portion of the east lot for the staging of equipment and materials for the construction of the facility. Leslie Eckholdt said she would not be in favor of providing a letter of support. She said she believes the NRA should serve the needs of the general public, and the building would mainly serve the boating community. Adam Guild said he supports the project and the provision of the letter, but would want to be fully informed about the details, as the staging area for a project of this size could be quite large. Tom Salemi said he supports the project because the facility would benefit the downtown by attracting boaters but he has questions about the size of the staging area and the amount of time the property would be used. Carol Powers said the project would not serve the needs of the NRA and could encumber the NRA property and the Custom House. She developed language to be used in the event that the members approve the provision of the letter. She recommended the NRA not promise the use of its property. She added the NRA was not given the time needed to fully consider the matter.

Tom Salemi opened the meeting to comments from the public. David Strand said that by refusing to provide a letter of support, the NRA would demonstrate it is not able to work cooperatively with the City. Rob Germinara said that while he supports the facility, the Harbor Commission is self-sustaining and he does not believe the NRA should become involved with the project. Lon Hachmeister said a letter of support would make a difference to the proposal, even if the offer of the use of land were not included.

Tom Salemi moved to authorize the Chair to sign a letter of support for the project stating the NRA is prepared to offer the use of a portion of its property equivalent to the monetary value of \$15,000. Adam Guild seconded the motion. The motion was approved with two members voting in favor, one member in voting in opposition and one member abstaining.

**7. Secretary's Report**

Leslie Eckholdt will contract Patty Dorfman about the duties of the secretary.

Newburyport Redevelopment Authority  
September 10, 2014

**8. Treasurer's Report**

Adam Guild said the balance in the checking account is \$5,018.86 and the balance in the money market account is \$150,247.67.

Adam Guild moved to deposit checks from the City in the amount of \$15,275.37 for parking revenue for the month of June and from Not Your Average Joe's in the amount of \$250 for dumpster area rent for the month of August. Tom Salemi seconded the motion. The motion was unanimously approved.

Adam Guild moved to approve a payment in the amount of \$150 for minute taking for the September 10 meeting. Leslie Eckholdt seconded the motion. The motion was unanimously approved.

Adam Guild moved to approve a payment to the Waterfront Trust in the amount of \$1,188.64 for monthly park maintenance. Leslie Eckholdt seconded the motion. The motion was unanimously approved.

Tom Salemi moved to approve a payment to National Grid in the amount of \$195.03 for service during the month of August. Leslie Eckholdt seconded the motion. The motion was unanimously approved.

Adam Guild moved to approve a payment to Florrie Denhart in the amount of \$439 for Land Court research. Tom Salemi seconded the motion. The motion was unanimously approved.

**9. Upcoming Meetings**

Upcoming meetings will take place on October 8, November 12 and December 10.

**10. Public Comment**

Rob Germinara thanked Tom Salemi for allowing the public to speak during the meeting.

David Strand said he supported the Union Studio Plan. He said he is a member of Newburyport Forward and asked that the group be notified if the NRA changes its mission statement.

**11. Adjournment**

Tom Salami moved to adjourn the meeting at 9:47 p.m. Leslie Eckholdt seconded the motion. The motion was unanimously approved.