

Newburyport Redevelopment Authority
Newburyport Public Library
February 13, 2013
Minutes

1. Call to Order

A regular meeting of the Newburyport Redevelopment Authority was called to order at 7:00 p.m. by Chair James Shanley.

2. Roll Call

In attendance were members James Shanley, John Morris, Tom Salemi, and Adam Guild.

3. Reading of Mission Statement

James Shanley read the mission statement.

4. Public Comment

Bill Harris, 56 Lime Street, said financial planning plays an important role in development and he commended the NRA chair and its members for bringing the project closer to realization by undertaking a financial analysis.

Laurel Allgrove, 22 Beacon Ave, asked about the access roads to the proposed development, saying the trees shown on the plan make it impossible to determine their locations. James Shanley responded that the access roads would be the same as the existing ones.

Joanie Purinton said the Committee for an Open Waterfront has hired a landscape architect who is in the process of fine-tuning an alternative plan for the waterfront. The group's steering committee wishes to review the draft plan and revise it as necessary before presenting it. She said the plan would have a parking component and would be cost efficient, affordable and ecologically sound. An additional goal of the plan is the enhancement of maritime interests and the historic character of city.

Elizabeth Heath, 25 Oak Street, asked to reserve the right to speak later in the meeting.

Dianne Teel, 58 Spofford Street, said she is interested in the financial aspect of the development and would like more detailed information than is available on the website. She is specifically interested in the lease/sale analysis. James Shanley said he would email her the information if she lists the specific documents in which she is interested.

Susan Hern, 22 Broad Street, said the parking consultant told her after the end of his presentation that the use of the church and bank lots would not present a problem. She said she spoke to the pastor at the Immaculate Conception Church who said he had not been approached about the use and was "horrified" by the suggestion. She said employees of the banks were also unaware of the suggestion, which she found to be discourteous. John Morris said the use of the lots had not been offered as a parking

Newburyport Redevelopment Authority
February 13, 2013

solution but was rather a suggestion made by the consultant as an avenue of exploration. James Shanley said her perception that the used of the lots is not an option is incorrect because the idea has not yet been explored.

5. Minutes

The approval of the minutes of the January 30 meeting was tabled.

6. Election of Officers

James Shanley moved to elect Tom Salemi as the Chair of the NRA. John Morris seconded the motion. He said Mr. Shanley has carried load for the group for a long time and would be the appropriate for another member to take on the task. He said Mr. Salemi has done an excellent job during the time he has served on the authority. The motion was unanimously approved.

James Shanley moved to elect John Morris as the Vice Chair of the NRA. Tom Salemi seconded the motion. The motion was unanimously approved.

James Shanley moved to elect Adam Guild as the Treasurer of the NRA. John Morris seconded the motion. The motion was unanimously approved.

James Shanley moved to elect Patty Dorfman as the Secretary of the NRA. John Morris seconded the motion. The motion was unanimously approved.

7. Legal and Regulatory Review

Jane Kusel said she has been filling in for Carol Powers, the attorney for the NRA. She said Ms. Powers has been working on the portion of the RFP that deals with the regulatory requirements. The RFP will identify the items that the developer would need to address, such as deed restrictions, flood plain issues, easements and zone requirements.

8. Co-council Legal Services

James Shanley said Carol Powers recommended that a pre-publication review of the RFP for MGL 30B compliance take place. He received a recommendation for the firm of Anderson and Kreiger that specializes in real estate development. He said he met with representatives from the firm, he was impressed with them, and he would like to engage their services. James Shanley moved to retain Anderson and Kreiger as the 30B consultant. John Morris seconded the motion. The motion was unanimously approved.

9. Treasurer's Report

Adam Guild said the balance in the checking account is \$4,591.36 and the balance in the money market account is \$182,452.60. He said a check in the amount of \$250 dated February 1 was received from Not Your Average Joe's for dumpster rent.

James Shanley moved to table the approval of an invoice from Barry Abramson in order that it might be reviewed. John Morris seconded the motion. The motion was unanimously approved.

Newburyport Redevelopment Authority
February 13, 2013

Adam Guild moved to approve a payment in the amount of \$150 for minute taking for the February 13 meeting. James Shanley seconded the motion. The motion was unanimously approved.

An invoice was received from the Waterfront Trust dated January 14 in the amount of \$3,200 for 50% of the cost of the survey. Doug Locy said the survey was originally expected cost closer to \$4,000 but some additional survey work was done and it was decided that granite markers were to be installed. He also said he is expecting to receive more information on the boundaries along Ferry Wharf Way. Adam Guild moved to approve the payment of the invoice contingent upon the receipt of a list of itemized expenses and the deliverables. Tom Salemi seconded the motion for the purpose of discussion. He said he does not support the payment of the invoice at the time. John Morris and James Shanley were in agreement with him and Adam Guild withdrew his motion.

Adam Guild moved to approve a bill from National Grid dated February 17 in the amount of \$265.09. John Morris seconded the motion. The motion was unanimously approved.

10. Soil Testing

Adam Guild said bid invitations were sent to six companies for additional borings on the east and west lots. He walked the site and reviewed the scope of work with representatives from the four firms that accepted the invitation. The four bidders, GPI, GZA, Weston and Sampson and McPhail Associates, are to submit their proposals by February 22.

Adam Guild requested that he receive any proposals for alternate locations of structures on the NRA property in order that the areas might be included in the soil testing.

11. Public Outreach

James Shanley said he would like to hire a graphic designer to create a brochure on the proposed development that is clear and easy to understand. He would also like lawn signage and banners to be installed on the site. The signage might include a rendering of the proposed plan. Tom Salemi said that such signage might misrepresent where the NRA is in its process. James Shanley moved that he be authorized to contact graphic design professionals to receive a cost estimated.

12. Other Business

James Shanley said the Planning Board has scheduled a public hearing on the proposal for the Merrimac Ale House at 40 Merrimac Street for March 20.

John Morris proposed that the NRA meeting once per month rather than twice. Meetings have been scheduled through March. The change will take in April.

Newburyport Redevelopment Authority
February 13, 2013

Jack Van Loan, 4 F Street, said that in his opinion the graphics provided by the consultant should be more exact. He said the proposed views are not consistent with each other. James Shanley said a plan view is available on line.

13. Upcoming Meetings

The next meeting of the NRA will be held on February 27. Subsequent meetings will be held on March 13 and March 27.

14. Adjournment

James Shanley moved to adjourn the meeting at 8:10 p.m. John Morris seconded the motion. The motion was unanimously approved.