

**Newburyport Redevelopment Authority**  
Newburyport Public Library  
November 22, 2011  
Minutes

**1. Call to Order**

A regular meeting of the Newburyport Redevelopment Authority was called to order at 7:05 p.m. by Chair James Shanley.

**2. Roll Call**

In attendance were members James Shanley, Patty Dorfman, Adam Guild, John Morris and Tim Brennan.

**3. Public Comment**

None

**4. Approval of Minutes**

Patty Dorfman moved to approve the minutes of the November 2 meeting as submitted. Adam Guild seconded the motion. The motion was unanimously approved.

**5. Status Report on Not Your Average Joe's Dumpster Agreement**

The NRA has received an executed copy of the contract for use of the dumpster, along with a check in the amount of \$250 for the first month's rent. James Shanley signed the agreement and will send a copy to Carol Powers and Patty Dorfman. The restaurant's management is proposing to light the walkway to the dumpster at its own expense.

**6. Parking Revenue Report**

Adam Guild reported on a meeting of the City Parking Committee and said all systems seem to be working. James Shanley has received two checks from the City for the NRA's share of parking proceeds: one for April in the amount of \$8,901.09 and the other for August in the amount of \$12,901.48. Not Your Average Joe's requested that two spaces at the end of the walkway to the dumpster to be designated for take-out parking. The parking committee proposed a compromise of two 15-minute spaces in that location that would not dedicated to the restaurant but would rather be for general use. If this plan is implemented the City would lose two parking spaces.

**7. Status of DEP Tier II Extension Report**

James Shanley provided an overview of the project for the benefit of the public. He said lead had been found during exploratory work for a proposed hotel. In 2007 DEP ordered the NRA to address the issue. The firm of Weston and Sampson was hired to make test borings and has drafted a Response Action Outcome Statement. As the cost of removing the lead was prohibitive, a document was prepared that will run with the deed and will place certain limitations on activities and uses of the land. Ground-floor residential units would be one of the uses that would be prohibited.

Patty Dorfman moved to enter into an Activity and Use Limitation that would restrict the "NRA Property Parking Lot" designated in RTF 3-15445 and described in the AUL document. Adam Guild seconded the motion. The motion was unanimously approved.

#### **8. Treasurer's Report**

Patty Dorfman moved to approve a payment to Weston and Sampson in the amount of \$6,191.46, subject to the determination that \$2,310.70 of this sum was not previously paid. Adam Guild seconded the motion. The motion was unanimously approved. A payment of up to \$50,000 is expected from Mass Development for Weston and Sampson's services.

Patty Dorfman moved to approve a payment to ND Landscape, Inc. in the amount of \$900 subject to the determination that no portion of the bill had previously been paid. Adam Guild seconded the motion. The motion was unanimously approved.

Patty Dorfman moved to approve a payment of \$150 for the minutes of the November 22 meeting. Adam Guild seconded the motion. The motion was unanimously approved.

Patty Dorfman moved to approve a payment of \$2,600 to Barry Abramson for work performed through the meeting with Mass Development. Adam Guild seconded the motion. The motion was unanimously approved.

James Shanley said he asked Carol Powers to bill the NRA for her services on a more regular basis. Adam Guild proposed a system of quarterly billing. It was decided that Ms. Powers should only attend the meetings for which she is needed, although she would prefer to attend them all. Tim Brennan moved to approve payments to Carol Powers of \$9,000 for services for the past year and \$750 for the storage of files. Patty Dorfman seconded the motion. The motion was unanimously approved.

#### **9. Status Report on Mass Development**

James Shanley said he and Patty Dorfman, along with Geordie Vining, Donna Holaday, Andy Port, Barry Abramson, met with Ed Starzec and Mike Mitchell of Mass Development. This was the first meeting that was held after the request for Mass Development to work with the NRA was approved. The choice of consultants was discussed. Fort Point Associates might work on issues pertaining to Chapter 91 permitting, while the firm of Anderson and Kreiger was suggested for legal review. James Shanley said he wants the NRA to be very comfortable with the urban design firm that is chosen before a commitment is made. Some of the firms that were suggested might not be good matches. The NRA will be responsible for the title searches on all NRA and abutting properties. The City will handle the parking issues. Mayor Holaday has indicated she would like to hire John Burke to help Richard Jones analyze the parking reports. A consultant might be needed to look at other options, such as shared or underground parking. The next step will be the drafting of a MOA by Mass Development, which would include a scope of work. At this point a decision would have

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to be made about the role of Barry Abramson. After an information-gathering phase, a public meeting will be held and then work with the designer will begin.

**10. Other Business**

Upcoming meeting are scheduled for Dec. 14, Jan. 4, Jan. 18, Feb. 1, Feb. 15 and Feb. 29

**11. Adjournment**

Patty Dorfman moved to adjourn the meeting at 8:50. John Morris seconded the motion. The motion was unanimously approved.