

**Newburyport Redevelopment Authority**  
Police Station Conference Room  
April 25, 2011  
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, Tim Brennan and Adam Guild.

**3. Public Comment**

None

**4. Waterfront Meeting**

Andy Port said he would like to hold a meeting about the development of the waterfront with members of the NRA, the Harbor Commission and the Waterfront Trust. James Shanley said he would prefer that only the chairs of the boards meet initially. A possible date for the meeting would be May 4. Andy Port said that while the City is willing to share in the cost of Barry Abramson's fees, the Mayor is concerned about the amount of input the City would have in light of the fact the NRA has indicated it would like to take the lead in developing the waterfront. James Shanley said Barry Abramson would not agree to attend a meeting until a new contract has been signed. The NRA could pay him a fee to attend a meeting but would prefer to proceed under a contract. Mr. Abramson has been paid \$4,500 to date for work through February 17. John Morris said that an initial meeting between the board chairs should be able to take place without a facilitator. James Shanley said Mr. Abramson has the experience to raise issues that might otherwise not be considered. John Morris said the chairs of other boards should have the opportunity to meet Mr. Abramson because they might be asked to contribute to his fees. Tim Brennan said that, despite his personal opinions, it would be the most efficient for the NRA to be solely responsible for paying his fees. James Shanley said financial assistance from other groups might be necessary in the future for design fees. It was decided that \$800 would be expended to pay Mr. Abramson to attend a two-hour meeting in addition to travel and materials. Mr. Abramson will be asked to develop a new proposal that includes more deliverables and takes Andy Port's comments into consideration. After a new contract has been signed he will be asked to prepare a real estate assessment.

**5. Not Your Average Joe's Dumpster**

James Shanley said Not Your Average Joe's has not yet responded about the dumpster agreement.

## **6. Parking Update**

Andy Port reported on the progress that has been made on paid parking. The linpack has been installed and the meter pads are to be poured on April 26. The permits will be handled by mail. Instructions for parking and a map will be included on both a brochure and the City website. Tim Brennan said the parking plan has not been adequately described in the *Daily News*. He thinks a recent article gave the impression that permit parking would be allowed throughout the NRA lots and suggested Andy Port speak with the reporter about clarifying this. An agreement was signed in 1976 for the use of two spaces behind the building that currently houses the Black Dog. The use of the spaces was not made a part of the deed nor was it indicated that a fee would not be charged. The issue will be discussed at a future meeting.

## **7. Other Business**

Andy Port said focus has shifted back to the eastern side of the central waterfront as a possible site for a hotel. There is not enough space on the proposed site to accommodate the required number of parking spaces. An 80-room hotel would require 53 spaces, while 73 spaces would be needed for a 100-room hotel. New England Development might look at NRA land as a location for some parking spaces to help meet zoning requirements. The spaces would not be used exclusively for the hotel, but guests would not have to pay a fee. The hotel might include some uses for City residents, such as a gym or conference space.

James Shanley said the NRA would first have to decide what type of buildings it would want on its land. He said the NRA would have to develop its plan before it would commit any spaces to New England Development. The goal of the NRA is to benefit the City by bringing visitors to the waterfront. Parking is not a valid use of land in the waterfront marine district. He also said he would not wish to enter into a long-term agreement with New England Development that would keep the NRA in the parking business or limit its options.

## **8. Review of Time Line**

Adam Guild will begin working with Barry Abramson on a time line after a revised proposal has been received.

## **9. Treasurer's Report**

Tim Brennan reported there is \$165,957 in the money market account and \$391.50 in the checking account. ND Landscape, Inc. would like either to be paid up front or through an installment plan. Tim pointed out that if money is paid up front there is no recourse if problems arise. He would like to receive bills that list the dates work was performed. John Morris moved to pay the bill for the general liability insurance in the amount of \$947 and \$300 for note taking for the April 13 and 25 meetings. Adam Guild seconded the motion. The motion was unanimously approved.

## **10. Upcoming Meetings**

The next regular meetings of the NRA are scheduled for May 18 and June 1.

## **11. Adjournment**

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Tim Brennan moved to adjourn the meeting at 8:45 p.m. John Morris seconded the motion. The motion was unanimously approved.