

Newburyport Redevelopment Authority
Newburyport Public Library
May 16, 2012
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, Patty Dorfman, Adam Guild and Tom Salemi.

3. Reading of Mission Statement

Patty Dorfman read the mission statement.

4. Public Comment

Susan Hern, 22 Broad Street, said it is difficult for the public to make comments when the time for doing so takes place before it is known what will be discussed at the meeting.

Bill Harris, 56 Lime Street, said he met with Carol Powers to discuss the restrictions that would impact the NRA's plans to develop the waterfront. He said more dock space is needed and the submerged lands should be considered in the planning process. He also said the Waterfront Trust might have used Land and Water Conservation Fund money to improve NRA property and if this land were to be developed it would be required that open space or recreational land be replaced a ratio of one to one.

5. Minutes

Patty Dorfman moved to approve the minutes of the April 18, 2012 meeting as submitted. Tom Salemi seconded the motion. The motion was unanimously approved.

6. Treasurer's Report

Adam Guild reported that the balance in the checking account is \$3,214.97 and the balance in the money market account is \$163,833.22. He said a check in the amount of \$250 was received from Timberline Construction for the placement of a storage container on NRA land and a check was received from Not Your Average Joe's in the amount of \$250 for dumpster area rent. A check dated April 27 from the City was received for an invoice dated March 2 in the amount of \$4,943.48 for parking revenue.

Patty Dorfman moved to approve a payment of \$150 for minute taking at the May 16 meeting. Tom Salemi seconded the motion. The motion was unanimously approved.

Patty Dorfman moved to approve a payment of \$850 to Barry Abramson for tasks performed between April 30 and May 15. Adam Guild said he reviewed the list of tasks and the invoice is detailed and accurate. Tom Salemi seconded the motion. The motion was unanimously approved.

Adam Guild moved to approve a payment to Mass Development in the amount of \$25,000. James Shanley seconded the motion. The motion was unanimously approved. NRA members approved invoices from Union Studios and Fort Point Associates that will be paid by Mass Development.

7. Survey of NRA/Waterfront Trust Land

Waterfront Trust Co-chair Doug Locy introduced Everett Chandler and Waterfront Trust members Joe Brown and Catherine Russell. He said the Trust would like to make improvements to its property. Before any work is undertaken the area should be surveyed, as most of the pins from a previous survey have been lost. Joe Brown said the boundary between NRA and Waterfront Trust property is unclear in some areas. He said it would be in the best interest of both parties to resolve the ownership issues and asked that the NRA share the cost of replacing the pins. Doug Locy said Everett Chandler would be able to perform this task easily, as he is familiar with the survey. He will submit a proposal for the work for review at the May 30 meeting. The Mass Development agreement does not include a survey and the information would be needed for the RFP process.

8. Park Use Applications

Libby McNeill, chair of the Yankee Homecoming Brewfest, said event is scheduled for Saturday, July 28 from 5:00 to 9:00 p.m. A certificate of insurance was submitted with the application. Patty Dorfman moved to accept the application. Adam Guild seconded the motion. The motion was unanimously approved.

Jason LaCroix, 14 Hill Street, said the Yankee Homecoming Committee would like to move this year's Battle of the Bands to the Bartlet Mall and instead hold a dance party on the waterfront. The event would be held on Friday, July 27 in order that the tent that will be set up for the Brewfest might be used. Beer and wine would be sold at the event and it is anticipated that there might be a few hundred attendees. The NRA members approved of the concept of the event. An application will be submitted for the May 30 meeting.

9. Review of Proposals for Consultant Work

James Shanley said John Burke, the City's parking consultant, has submitted a proposal for a conducting a parking analysis. He would be hired by the NRA and would submit the information gathered to the Mass Development team. A parking analysis was not a part of the scope of work with Mass Development. It had initially been thought that the City's Parking Clerk could provide the information, but the issue is more complex than anticipated. Patty Dorfman moved to approve the hiring of John Burke for 18 hours of work at a cost of \$1,710. Tom Salemi seconded the motion. The motion was unanimously approved.

Chapter 91 requires that the private parking be located underground and not at ground level. Information is needed on soil types and the location of ground water. Mass

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Development has recommended the firm of Haley and Aldrich for the work. Mass Development would pay the fee and the NRA would reimburse Mass Development if and when the land is sold. Patty Dorfman moved to approve the hiring of Haley and Aldrich for the geotech work. Tom Salemi seconded the motion. The motion was unanimously approved.

10. Upcoming Meetings

The next meetings of the NRA are scheduled for May 30, June 13 and June 27.

11. Adjournment

Patty moved to adjourn the meeting at 8:00 p.m. Adam Guild seconded the motion. The motion was unanimously approved.