

**Newburyport Redevelopment Authority**  
City Hall Auditorium  
March 30, 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, Tim Brennan, John Morris and Adam Guild. Also in attendance was Carol Powers.

**3. Public Comment**

None

**4. Application for Waterfront Use**

Cheryl Munick, chair of Yankee Homecoming, said she would like to get high school students more involved in the event and is planning a high school battle of the bands. The event would be held on Friday, July 29 in order to take advantage of the facilities being used for the Brewfest. Area high school bands would play between 5:00 p.m. and 9:00 p.m. A fee of \$10 would be charged and would be used to offset the cost of clean up, prizes and pizza. The event would be covered under the Yankee Homecoming insurance policy. The NRA received the IRS letter verifying the group is a 501(C3). The number of people allowed under the tent is 600-800. Two police officers plus members of the Yankee Homecoming security team would be on duty for the event. Adam Guild asked if the insurance policy covers the tent. Carol Powers said the organizers should be conscious of crowd control. Patty Dorfman said the event would not cause the loss of any additional parking revenue. Tim Brennan moved to approve the application. Patty Dorfman seconded the motion. The motion was unanimously approved.

**5. Urban Renewal Plan**

Carol Powers said she spoke with John Fitzgerald of DHC about the need for a new urban renewal plan. He said while a new urban renewal plan would be required for an action involving eminent domain, one would not be necessary for the land on the waterfront.

**6. Weston and Sampson Update**

Carol Powers said the subcontractors would begin work on April 5. The Conservation Commission did not require an RDA to be filed. A silt fence will be in place while the work is being done. Carol will inform DEP that the work is moving forward.

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

Carol Powers said she spoke with restaurant manager Bobby Beliveau, who was friendly and accommodating. He indicated his willingness to work with the NRA and asked about

lighting. He said he been concerned about ice around the dumpster during the winter and had put down sand. Carol will send him the dumpster agreement that has been in place but was not enforced. She will report again at an upcoming meeting.

#### **8. Delineation of Permit Parking Area**

Andy Port discussed the plans for signage in the parking lots. The signs are to be two-sided and the meters are to be protected by bollards. The plans indicated there would be “employee only” spaces and Andy stated the employees were restricted to certain spaces while residents were allowed to park anywhere in the lots. This was not the arrangement that was contained in the parking agreement. It is stated on page three of the agreement that areas in both lots will be designated as permit-parking spaces. The language on the signs must be changed from “employees parking” to “permit parking.” Carol Powers said the signs should contain language about consequences, indicating vehicles would either be ticket or towed. Tim Brennan said either the rate or the word “paid” should be made more prominent. The locations of the spaces and the meters were discussed. Carol recommended adding language to the signage for the west lot indicating the NRA lot and WFT lot are separate lots. Four scenarios were discussed for the layout of the east lot. The best scenario involved a change to the parking agreement. Carol Powers requested that the wording on the amendment be changed from “intermunicipal agreement” to “parking system agreement” as this was the language used in the original agreement. Tim Brennan moved to approve the amendment to the parking agreement that changes the number of spaces in the west lot from 30 to 28 and the number of spaces in the east lot from 100 to 102. John Morris seconded the motion. The motion was unanimously approved. James Shanley stated he does not want the Harbor Commission’s floats to be stored in the parking lot. There are two spaces near the building that have been claimed by New England Development. Andy Port said he received a deed reference and plan for these spaces from Ann Lagasse. He will forward this information to Carol Powers. The location of the spaces under the accepted scenario was further refined. Patty Dorfman moved to approve the changes to the amended agreement. John Morris seconded the motion. The motion was unanimously approved.

#### **9. Proposal by Abramson Associates**

The possibility of sharing the cost of the work performed by Barry Abramson was discussed. Due to the new parking agreement the amount of income to be expected in the upcoming year is unknown. Cost sharing would minimize the impact of any reduced income. Adam Guild recommended that if the Waterfront Trust and Harbor Commission are asked to share the cost, the request should come from the NRA and not the Mayor. Patty Dorfman suggested the City and the NRA share the cost until after the stakeholders meeting. Carol Powers said financial participation gives a voice at the table. The NRA should set the agenda and take the lead on what is to be done with its property. Patty Dorfman suggested the cost of the first three items on the Abramson proposal be split with the City. Adam Guild agreed, saying this would be a way to form a collaboration with the City. The cost would be for \$5,000 each. The cap on the proposal is \$35,000. James Shanley said the City and NRA should split the cap. The City would then be asked to commit to an expenditure of up to \$17,500. Carol Powers said the NRA should own

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the work product. John Morris moved to table the discussion to next meeting. Patty Dorfman seconded the motion. The motion was unanimously approved.

**10. Review of Time Line**

The time line will be reviewed at the next meeting.

**11. Treasurer's Report**

Tim Brennan reported on the account balances. Patty Dorfman moved to approve payment for \$150 for minute taking for the March 30 meeting, \$199.64 for National Grid, and \$2,500 for Barry Abramson for work done between February 9 and 17. John Morris seconded the motion. The motion was unanimously approved.

**12. Approval of Minutes**

Patty Dorfman moved to approve the minutes of the March 9 meeting as submitted. Adam seconded the motion. The motion was approved with Tim Brennan abstaining.

**13. New Business**

Upcoming meetings are scheduled for April 13, April 27, May 18 and June 1.

**14. Adjournment**

Patty Dorfman moved to adjourn the meeting at 9:52 p.m. John Morris seconded the motion. The motion was unanimously approved.