

Newburyport Redevelopment Authority
Newburyport Public Library
March 21, 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, Tom Salemi and Adam Guild. Also in attendance was Carol Powers.

3. Reading of Mission Statement

Patty Dorfman read the mission statement.

4. Public Comment

None

5. Minutes

Patty Dorfman moved to approve the minutes of the February 29, 2012, meeting as submitted. Adam Guild seconded the motion. The motion was approved with Tom Salemi abstaining.

Patty Dorfman moved to approve the minutes of the March 8, 2012, meeting as amended. Tom Salemi seconded the motion. The motion was unanimously approved.

6. Treasurer's Report

Adam Guild reported that current balance in the money market account is \$130,714.22 and the balance in the checking account is \$3,953.10. A check in the amount of \$250 was received from Not Your Average Joe's for the dumpster rent.

Carol Powers submitted a bill in the amount of \$4,200 for services between December and March. Adam Guild will review the bill for approval at the next meeting. Tom Salemi moved to authorize Carol Powers to obtain plastic folder boxes to store the legal work product from the Roger Foster litigation from 2002-04. Adam Guild seconded the motion. The motion was unanimously approved.

7. Custom House Update

At the February 15 meeting the NRA voted to support the Maritime Society's application for CPA funding. Michael Mroz, Director of the Custom House Maritime Museum, said the organization is also applying for a grant from the Massachusetts Historical Commission (MHC), which would require that a preservation restriction be placed on the structure. Doug Muir said the restriction would be similar the one already in place but would run to MHC rather than NHC. Carol Powers said she would be leery of having two similar documents relate to title. Tom Salemi moved to authorize the chair of the NRA to

issue a letter of intent stating that, contingent on MHC funding, the existing preservation restriction would be ratified or issue a new restriction that runs to MHC would be issued. The preservation restriction will not be subordinate to any other restrictions. Carol Powers will provide a legal opinion that lists the restrictions. She said John Morris expressed he wish to be on the record as being in favor of the restriction.

8. Mass Development Update

James Shanley said Mayor Holaday signed the agreement with Mass Development. A kick off meeting will take place at 60 State Street, Boston, on Monday, March 26 at 2:30. James Shanley will attend along with either Adam Guild or Tom Salemi. The City Council will be asked to provide \$12,500, half of the sum the NRA must pay to Mass Development.

9. Approval of Scope of Work from Abramson Associates

Barry Abramsom provided a scope of work that separated tasks into a two-week billing cycle. James Shanley asked Adam Guild to monitor the work and billing. Adam Guild moved to accept the agreement dated March 13, 2012, with Abramson Associates for real estate advisory services for a sum not to exceed \$79,650 and for tasks #1-5 not to exceed \$66,500. Patty Dorfman seconded the motion. The motion was unanimously approved.

10. Other Business

Michael Mroz, Director of the Custom House Maritime Museum, submitted a letter dated December 20, 2002, that stated 99 years of rent were being paid at one time, along with a copy of the check.

Carol Powers said she received a letter from DEP in response to her request that the 2012 Tier II filing fee be waived. The letter stated that the fee is due because the file was closed in the 2012 fiscal year.

Carol Powers said the limit of the insurance policy is not mandated. The amount might be determined by the activity planned and increased for events at which alcohol is served.

11. Upcoming Meetings

The next meeting of the NRA is scheduled for 7:00 p.m. on April 4 at the Newburyport Public Library.

12. Adjournment

Tom Salemi moved to adjourn the meeting at 8:05. Patty Dorfman seconded the motion. The motion was unanimously approved.