

**Newburyport Redevelopment Authority
Meeting Minutes
February 23, 2011**

1. Call to Order

A regular meeting of the Newburyport Redevelopment Authority was called to order at 7:15 p.m. by Chair James Shanley.

2. Roll Call

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

3. DEP Tier II Status

Carol Powers reported on the status of the Tier II report. Weston and Sampson submitted a revised scope of work in February. Carol requested that the NRA be removed as the party responsible for contacting Dig Safe. She also requested that language be added indicating the property must be restored after the completion of the work. Weston and Sampson will contact the Conservation Commission about the need to file a Request for Determination of Applicability.

4. Dumpster Update

Carol Powers said she would like there to be a license rather than a lease or easement for the dumpster as a license would not convey any property rights. The language in the original agreement must be improved with regards to safety and security. Carol said the burden should be placed on Not Your Average Joes for providing any lighting, fencing or security. She recommended a monthly compensation of \$300 from the restaurant because the dumpster sits on valuable waterfront property. John Morris moved to authorize Carol Powers to contact Not Your Average Joes for the purpose of pursuing a license agreement. Patty Dorfman seconded the motion. The motion was unanimously approved.

5. Mass Development Funding

James Shanley said he met with Tanya Hartford from Mass Development about funding for the second round of work to be performed by Weston and Sampson. There is potentially \$50,000 available and Ms. Hartford did not believe the NRA would have any difficulty in obtaining the funding.

6. Meeting with Mayor Holaday and Barry Abramson

Patty Dorfman reported that the Mayor was cooperative during the meeting about developing the waterfront, saying the City would be willing to share the cost of Mr. Abramson's fees. James Shanley agreed the meeting was productive. NRA members discussed issues relating to the next steps of the process: which groups should be involved in the next meeting, the appropriateness of sharing the cost of Mr. Abramson's fees with other parties and the expectations the NRA has of Mr. Abramson. Patty Dorfman said she expects Mr. Abramson to take the NRA through the RFP process, while John Morris said he thinks he should be responsible for developing an urban

renewal plan. Adam Guild said he expected more from Mr. Abramson at the last meeting. John Morris said the NRA and City should find some common ground before other stakeholders are brought into the process. He suggested the NRA have a brainstorming session with Andy Port and Mayor Holaday. James Shanley will propose the idea to the Mayor. He said that he has asked Mr. Abramson for a price for the next scope of work.

7. Treasurer's Report

Tim Brennan moved to approve the payment of \$167.99 to National Grid and \$150.00 for the minutes of the January 5 meeting. Patty Dorman seconded the motion. The motion was unanimously approved.

8. Minutes

Adam Guild moved to approve the minutes of the January 3, January 5 and February 9 meetings. Patty Dorfman seconded the motion. The motion was approved with Tim Brennan abstaining.

9. Other Business

James Shanley said he received an email from City Counselor Ed Cameron who wants to create a parking advisory council. Members would include the parking clerk, the mayor's assistant, two City Counselors, and representatives from the Waterfront Trust and the NRA, among others. Adam Guild volunteered to represent the NRA. John Morris questioned the reason for the council to include four representatives from City Hall.

Patty Dorfman moved to pay Weston and Sampson for the second round of environmental exploration as required by DEP. John Morris seconded the motion. The motion was unanimously approved.

John Morris moved to approve the general liability and officers and directors liability insurance policies from Peerless Insurance and Panione Insurance. Patty Dorfman seconded the motion. The motion was unanimously approved.

10. Upcoming Meetings

The next meeting on the NRA will take place on March 9 at 7:00 p.m. at the police station. The March 23 meeting will be rescheduled for March 30.

11. Adjournment

James Shanley moved to adjourn the meeting at 8:55 p.m. Patty Dorfman seconded the motion. The motion was unanimously approved.