

**Newburyport Redevelopment Authority**  
**Meeting Minutes**  
**City Council Chambers**  
January 3, 2011

**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 Adam Guild, Patty Dorfman, Tim Brennan, John Morris and James Shanley and Attorney Carol Powers. Also in attendance were Richard Jones and Andrew Flanagan.

**3. Discussion of Paid Parking Plan**

Richard Jones gave an overview of the revised parking proposal. Under the previous agreement between the City and NRA, which expired on December 31, the City was to buy the meters, enforce the regulations and provide the NRA with compensation of \$75,000. He is now proposing that the City would manage the NRA lots and provide maintenance and signage. The NRA would purchase the meters and keep the revenue from them. The City would keep the enforcement revenue and the revenue from the permit parking. Five parking machines would be needed at a total cost of \$60,000. There would be a maximum of 80 permit parking spaces in the east lot and 20 in the west. The cost of the permits would be \$100 for employees, \$50 for residents and \$25 for seniors. Tim Brennan said he thinks it is a good proposal that would help the NRA reach its goals. He said he would accept an agreement that would allow the NRA to make the same amount as it has made in the past while covering the cost of the machines.

John Morris said he would not want to spend \$60,000 on the parking machines while at the same time moving ahead with plans to develop the lots. He said that leasing the machines might be a better option. Richard Jones said a lease option was included in the RFP. James Shanley added that the City might wish to buy the machines from the NRA when they are no longer needed. John Morris asked how much revenue would remain after 30% of the spaces have been converted to permit parking. The average income from parking is higher than the \$75,000 that was a part of the previous agreement. It is not known what the expected revenue would be with the new fee structure, extended hours and year-round parking. James Shanley said he would not sign the agreement before its final form has been decided. He is concerned the NRA could be forfeiting income it needs to complete its mission. The income from the reduced number of spaces might not cover the cost of the machines. He asked if the City would be willing to purchase the machines. Patty Dorfman said she is in favor of the proposal, as she strongly believes the NRA should not be in the parking business. John Morris said the expenditure of \$60,000 for the machines would keep the NRA in the parking business at least until their cost is recovered. He said he is concerned that changes in technology would make the machines obsolete and prevent the NRA from selling them. Richard Jones said the NRA would not be able to charge less than the City for parking, but it might be able to charge more during the summer months. Patty Dorfman said if a portion of the lot is developed and the number of spaces is reduced, then the number of permit parking spaces should be reduced as well. Richard

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Jones said the City would agree to an equal percentage reduction. John Morris said the number of permit-parking spaces is high and he does not think the City should receive 100% of the revenue from them. Patty Dorfman would like to receive information of leasing the machines. Richard Jones said the lease option is unattractive because of the financing costs. Patty asked if the City might purchase the machines and allow the NRA to lease them. Another option might be sharing the cost of the machines. Adam Guild said he could not make a decision before having more information on leasing the machines. Carol Powers asked that the non-controversial language that had been a part of the previous agreement be included in the new proposal. John Morris said he would want the NRA to receive revenue from the permit parking and he wants language added to the agreement about an equal percentage reduction in permit spaces. James Shanley said he is concerned about the City Council setting the parking rates, which would make it a political decision. Richard Jones said he would like the proposal to go before the City Council on January 10 and asked if a subcommittee might be formed to complete the agreement. James Shanley said many months were spent on arriving at the previous agreement and he would not be comfortable with a subcommittee completing the work in a week. Adam Guild said he would want cost sharing for the machines and to receive a portion of the revenue from the permit parking. Carol Powers said she wants the NRA to determine the location of the permit parking. Richard Jones said he wants this to be a joint decision. James Shanley said he wants the City to pay for the cost of the machines, while the NRA would get the revenue from them and the City would get the revenue from the permit parking. The meeting was continued at Wednesday, January 5 at 7:00 p.m.

#### **4. Other Business**

James Shanley said he signed an agreement with Barry Abramson for \$2,000. Adam Guild suggested the Mayor be asked to share the expenses if additional work is to be done.

#### **5. Adjournment**

James Shanley moved to adjourn the meeting at 8:50 p.m. Patty Dorfman seconded the motion. The motion was unanimously approved.