

Newburyport Redevelopment Authority
City Council Chambers
September 28, 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, Adam Guild, and John Morris. Also in attendance was Carol Powers.

3. Public Comment

Bill Harris said he discussed closeout funding for the NRA with Byron Matthews. Mr. Matthews will contact the Boston HUD office. There are four potential areas of funding: removing lead, raising the height of berm to offer an opportunity for underground parking and for flood protection, improving the City's infrastructure and dredging the submerged lands by the Fish Pier to allow the Maritime Society to host tall ships.

Dominique Dear spoke about the need to engage the community in the development process. James Shanley said this is a part of the NRA's plan.

4. Discussion with Mass Development

Mike Mitchell, a real estate project manager for Mass Development, described one of the agency's programs, which is a predevelopment project designed to analyze constraints and opportunities. The project offers up to \$25,000 to communities for predevelopment assistance and matching funds are desirable. She introduced Ed Starzec, who specializes in permitting and Chapter 91 issues. The first step in the process would include an assessment of the constraints of easements and Chapter 91 requirements and how much of the area is available for development. Mass Development takes into consider the capacity of the community to get the project done and the amount of community support behind the project. The agency must also decide if it has the staff to take on the work. The NRA would reimburse Mass Development when a portion of the municipally owned land is sold. Mass Development would depend on the NRA to lead the public process. The NRA should send an email to Mass Development stating it is interested in predevelopment assistance. The agency would analyze the project internally and draft a Memorandum of Agreement to be signed by both the NRA and the City. The process, which would take three to six months, would result in a preferred development package that would provide the basis for an RFP. Donna Holaday said the community is ready to develop the NRA lots and Mass Development would be helpful in moving the process forward. She and James Shanley agreed the public responded well to the material presented at the August 10 meeting.

5. DEP Tier II Extension Report

Carol Powers said that Jim Currier of Weston and Sampson is drafting the Activity and Use Limitation document. She is helping him with the property description.

6. Not Your Average Joe's Dumpster

Carol Powers said she sent an email to the restaurant stating that the dumpster would be removed if a response about the contract is not received. She said she received one response but no further communication. The restaurant would be responsible for adding the lighting that it desires near the dumpster. James Shanley said he wants the matter to be resolved in an official manner and not just with a verbal agreement.

7. Parking Report

Checks were received from the City in the amount of \$14,881.70 for July's receipts and \$135 for festival parking.

8. General Discussion

Bill Harris said Jane Thompson of the Thompson Group would be interested in making a presentation at the October 19 meeting. James Shanley said there would not be any promises of work. Bill Harris said the Thompson Group is a creative firm that works on waterfront projects and is interested in design instead of development.

9. Treasurer's Report

Patty Dorfman moved to approve a payment for the minutes of the September 7 and 28 meetings. John Morris seconded the motion. The motion was unanimously approved. Patty Dorfman moved to approve a payment of \$2,741.09 to Weston and Sampson for Phase 2 and 3 work. Adam Guild seconded the motion. James Shanley said he reviewed the bill with Jim Currier and the work is a part of task 4. He will forward copies of the bills and cancelled checks to Mass Development for reimbursement. The motion was unanimously approved. Patty Dorfman moved to approve a payment of \$185.65 to National Grid for service between August 24 and September 22. John Morris seconded the motion. The motion was unanimously approved. Adam Guild move to pay ND Landscape for a previous balance of \$225 and \$675 for work on August 19 and August 29 for a total of \$900. John Morris seconded the motion. The motion was unanimously approved. Patty Dorfman moved to pay an invoice from Barry Abramson in the amount of \$1,950 for meeting with the Mayor and other services between August 11 and September 28 for a total of 9.5 hours. John Morris seconded the motion. The motion was unanimously approved.

10. Approval of Minutes

Patty Dorfman moved to approve the minutes of the July 20 and September 7 meetings. Adam Guild seconded the motion. The motion was unanimously approved.

11. Other Business

Carol Powers said she needs approximately 30 sturdy boxes for filing documents.

James Shanley will attend one of the meetings being held on September 29 and October 5 by the Historic District Study Committee because the NRA is a property owner in the proposed district.

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Adam Guild said he received a rough scope of work and estimate of \$10,000 to \$12,000 for hiring an intern from an architectural firm. The work might now be handled by Mass Development.

Bill Harris said soil samples were taken on the east lot behind the Custom House, but none were taken on the west lot.

James Shanley said work with Barry Abramson is temporarily on hold. The NRA should have him continue with the design process as a check and balance to Mass Development.

12. Upcoming Meetings

The next meeting of the NRA is scheduled for Wednesday, October 19 at 7:00 p.m.

13. Adjournment

Patty Dorfman moved to adjourn the meeting at 9:05. John Morris seconded the motion. The motion was unanimously approved.