

Newburyport Redevelopment Authority
City Council Chambers
September 7, 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.

3. Public Comment

None

4. DEP Tier II Extension Report

James Shanley said the report has been completed. The next step is the response action, after which the file will be closed. The deadline of the end of the month for the completion of the work will be met.

5. Not Your Average Joe's Dumpster

James Shanley said the management of Not Your Average Joe's has not responded to any of the calls or emails made by Carol Powers. He suggested the NRA inform the restaurant that the dumpster would be removed if the requested fee of \$250 per month has not been received by a certain date. Patty Dorfman pointed out that the restaurant has an agreement with the SDAH and not the NRA, which might be the reason behind the lack of response. Carol Powers had contacted the restaurant directly because the NRA did not want to be seen as taking money from a non-profit group. The terms of the lease between the restaurant and the SDAH are not known. The SDAH should be included in any future correspondence.

6. Parking Report

James Shanley said close to \$12,000 in parking income was deposited. This is about half of last year's revenue. He said he met with Mayor Holaday about the parking situation. She is waiting for a decision about the viability of a parking garage. He explained to her the City's plans would impact what the NRA is able to do with its lots.

7. Report on Meeting about the Development of the Waterfront

James Shanley reported that a meeting with Mayor Holaday, Andy Port, Geordie Vining, Cliff Goudey and Doug Locy went well. He said Mayor Holaday has changed her opinion on the development of the waterfront. He also said Barry Abramson has suggested the City or NRA hire a consultant for a parking demand study. Patty Dorfman said in her opinion another parking study would be met with a great deal of criticism. James Shanley said Mass. Development awards grants of up to \$50,000 for parking studies. He said the NRA's goal is to remove parking from the waterfront and it should be determined how much parking must remain there in order

for the planned development to be viable. Shared parking might be a means of reducing the amount of parking while meeting zoning requirements.

8. The Waterfront Center

James Shanley reported that Geordie Vining is not enthusiastic about soliciting a large amount of public input on the development of the waterfront. James said he believes public input is necessary and one way to achieve this might be a weekend charrette. The Waterfront Center conducts these brainstorming sessions for \$30,000. He added that the group would probably not be a good match for Newburyport, as it seems to focus on public amenities that do not have funding components. He said while there is support for development on the waterfront, there are concerns about what the development would look like. Adam Guild said the first step should be the establishment of the ratio between open space and development. James suggested that presentations be made to other groups, such as the Rotary. Adam said the NRA might hire an intern from an architectural firm for the project. He will seek proposals. The work product would be used for meetings with other groups and to gain community support, and would provide the basis for the RFP.

9. Treasurer's Report

John Morris moved to approve a payment for the minutes of the September 7 meeting. Patty Dorfman seconded the motion. The motion was unanimously approved. James Shanley recommended delaying a payment of \$2,741.09 to Weston and Sampson until it is determined which tasks the bill covers and the scope of the remaining work. Patty Dorman moved to make a payment of \$225.00 to ND Landscape for weekly maintenance. John Morris seconded the motion. The motion was unanimously approved. Patty Dorman moved to make a payment of \$189.29 to Nation Grid. John Morris seconded the motion. The motion was unanimously approved.

10. Approval of Minutes

Patty Dorfman moved to approve the minutes of the August 10 meeting. John Morris seconded the motion. The motion was unanimously approved.

11. Other Business

Patty Dorfman suggest the Maritime Society be added to the agenda for a future meeting in order for the NRA to be brought up to date on the plans for the Custom House.

12. Upcoming Meetings

The next meeting of the NRA is scheduled for Wednesday, September 28 at 7:00 p.m.

13. Adjournment

Patty moved to adjourn the meeting at 8:30. John Morris seconded the motion. The motion was unanimously approved.