

## Ad Hoc Market Landing Park, Operations Phase

### Purpose:

The purpose of the Ad hoc 2.0 is to manage the steps necessary to finalize Market Landing Park construction and a post-construction governance structure.

### Goals:

- Assure residents have a seamless experience during park construction
- Clarify difference between Market Landing Park and remaining Newburyport City owned parks
- Create an efficient operational model for the Market Landing Park in which the efforts of City and WFT are not duplicated
- Assure the Market Landing Park is financially sustainable
- Minimize disruption to the parking areas while park is under construction.

### Facts:

- Market Landing Park is covered with an Article 97 protection
- Sasaki, landscape park designer chosen by the Ad Hoc Market Landing Committee, has completed the park design and delineated the design in phases to support a financially feasible park construction process.
- Newburyport City Council approved a \$3 million dollar CPA bond to support Phase 1 construction of the park.

### Ad Hoc goals for 2023

1. Review Waterfront Trust documents
  - a. Review Ad Hoc Resolution from 2018 and subsequent Home Rule petition.
  - b. Explore the process for changing the Trust documents
  - c. Explore what changes may be palatable for all stakeholders
2. Explore governance structure
  - a. Explore what land ownership can/should look like between City/Trust
  - b. Explore relationship between Trust and City for operations, maintenance, and decision-making (e.g. events).
3. Park Finances and operations
  - a. Pro Forma for park finances
    - i. Review current waterfront finances (e.g. parking, events, etc.)
    - ii. Review current agreements (e.g. short-term maintenance agreements)
    - iii. Naming rights for park structures, seating areas and vegetation
4. Temporary operations/finances during anticipated construction and future phases
5. Next Phase Park Construction
  - a. Oversee the completion of the Designs of Phase 2 and Phase 3
  - b. Make recommendations to full council for approvals of designs.
6. Submit written final report outlining findings and recommendations to the city council by November 2023

Membership:

5 City Councillors (voting members)

- Councillor Shand
- Councillor Zeid
- Councillor McCauley
- Councillor Preston
- Councillor Carmeron

Planning Director Port

Finance Director Manning

Parking Clerk Jones

2 Members of the Waterfront Trust

Settlor Representative

Mayor (or designee)

Newburyport Parks Manager, Mike Hennessey