

Newburyport Waterfront Trust
March 30, 2016
Police Station Conference Room
Minutes

1. Call to Order

Chair Scott Sutherland called a regular meeting of the Newburyport Waterfront Trust to order at 7:00 p.m.

2. Roll Call

In attendance were Trustees Scott Sutherland, George Ellison, Wilbur Shenk and Steve Hines. Joe Brown was absent.

3. Minutes

George Ellison moved to approve the minutes of the January 20, 2016 meeting as submitted. Wilbur Shenk seconded the motion. The motion was unanimously approved.

4. Treasurer's Report

Scott Sutherland said the cash account balance is approximately \$192,000. Year to date income is \$62,000 while expenses have totaled \$59,000.

George Ellison moved to ratify payments made in February to DCI in the amount of \$375; for the fee for the temporary restroom in the amount of \$175 and to National Grid in the amount of \$335 and to approve payments to be made to Kelley's True Value for a light sensor in the amount of \$10; to Edith Heyck for notecards in the amount of \$106; to the Handyman, Inc. in the amount of \$1,800 as a partial payment for the repair of the fence foundation; for the monthly fee for the temporary restroom in the amount of \$125 and to National Grid in the amount of \$275. Steve Hines seconded the motion. The motion was unanimously approved.

5. Three-year Financial Plan

George Ellison reviewed the status of the financial plan outlined in the April 2015 strategic plan. Some items identified as priorities have been put on hold while the parking contract is being negotiated and until work on the Ale House has progressed. The improvements to the lot will not be completed until after the City has finished the second phase of repairs to the culvert. The items outlined in FY16 timeline will be pushed back to FY17. The Parks Committee submitted a project list with planned spending extending to FY2019.

6. Firehouse Renovation

Work to renovate the Firehouse is set to begin shortly. Most of the work will be on the building's interior. Staging would be needed on the west side of the building for roof work. Wilbur Shenk moved to approve the installation of the staging with the condition the Trust is informed about the work and the time it is to take place. George Ellison seconded the motion. The motion was unanimously approved.

7. Park Use Applications

Wilbur Shenk moved to approve the applications received for a wedding, the Pan Mass Challenge, a concert sponsored by the Patriots for American Veterans and the Fuel Training Group with a fee of \$800. George Ellison seconded the motion. Steve Hines said the FUEL should be charged more as it is a business. Wilbur Shenk recommended the fee be increased by \$200 next year. The motion was approved by a three to one vote with Steve Hines voting against it.

Wilbur Shenk moved to approve an application for the Riverfest with a fee of \$3,575. George Ellison seconded the motion. The Trustees had wished to increase the fee to \$4,000, which was not acceptable to the sponsor of the event. The fee of \$3,575 would be an equal compromise for both parties between the previous fee and \$4,000. The motion was approved by a three to one vote with Steve Hines voting against it.

8. Park Manager's Report

Edith Heyck reported:

- spring clean up has begun.
- she had cards printed to be used for thank you notes.
- she will be offering a one-hour sketching class in the park Saturday mornings for six weeks beginning June 4.
- she has spoken with Geordie Vining about acquiring some of the granite blocks that are to be removed from the Whittier Bridge.
- she has spoken with Mike Bartlett about the restrooms, which are to open May 6. At a meeting with the Trust and the NRA, the DPS stated the restroom facility was intended to be temporary and the winterization of the structure would not be economical. Scott Sutherland agreed to provide a written report to the Mayor.

9. Waterfront Committee

Two fishing vessels have been untied while docked in the embayment and two electrical boxes were damaged as a result. Steve Hines will meet with Dave Zinck about repositioning the boxes.

10. Harbor Commission

Steve Hines will contact the Commission about the timing of its plans to approach the City Council about increasing the fees for docking at the central waterfront.

11. Ad Hoc Central Waterfront Committee

The Committee is to begin meeting again shortly.

12. Chair's Report

Scott Sutherland said he and Steve Hines met with Mayor Holaday in January to discuss a variety of issues including improvements to the park, increasing parking revenue, expanding restroom availability, amending the Declaration of Public Trust and

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completing the survey. Issues surrounding the bulkhead lease, the removal of the AUL and the submerged tidelands are obstacles to the recording of the survey.

13. Parking Committee Report

According to the parking report received from the City, meter revenue from the Trust lot between April 1, 2015 and February 29, 2016 was \$40,793. Figures for the month of March have not yet been received. Third quarter revenue was down 17% from the previous year because fees and ticketing were suspended due to the construction on the culvert.

14. Lease Renewal

Jared Eigerman intends to propose to the City Council in April an increase in parking fees to \$1 per hour and an extension of the time paid parking is in effect between Memorial Day and Labor Day to 8:00 p.m. The Trustees wish to continue receiving a fixed amount from the City for parking and they wish that amount to double when the new parking rates go into effect.

Wilbur Shenk moved to extend the current parking contract with the City until June 30. Steve Hines seconded the motion. George Ellison spoke in favor of renewing the agreement until the time the rate increase goes into effect. The motion was approved by a three to one vote with George Ellison voting against it.

The current parking agreement places the responsibility for the lighting of the lot on the City. In the spirit of working cooperatively, the consensus of the Trustees was to continue paying the lighting costs at this time.

15. Riverside Park Reconfiguration

Scott Sutherland said he believes the City will install the lights this spring. The curbing and paving are on hold until progress has been made on the Ale House and the City has completed the work on the culvert. The Ale House is not set to open until 2017.

16. Election of Officers

The item was tabled until the full board could be present.

17. New Business

The NRA has submitted an application to the Conservation Commission for a pop-up park in the east lot and bocce courts in the west lot. Scott Sutherland relayed comments Joe Brown made to him by email. Mr. Brown asked how the development of a portion of the central waterfront could be undertaken without a discussion that includes all stakeholders. He is also concerned the bocce courts would cut off access to the boardwalk by blocking the opening in the berm. Leslie Eckholdt stated this would not be the case. Steve Hines agreed with Mr. Brown's comment that the park should be used only for passive recreation. The Trustees also discussed the desirability of new open spaces being created at the level of the berm and not the parking lot. Scott Sutherland will meet with Bob Uhlig about the proposals.

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18. Public Comment

Rob Germinara, 2 Ashland Street, said he would not be in favor of bocce courts being located on the waterfront. He also said the Trust should inform the City it wishes to receive \$70,000 for parking.

Sandy Small, 25 Oak Street, pointed out that in the projections for the parking garage, the amount to be paid to the Waterfront Trust is shown not to increase when the rates double.

19. Adjournment

George Ellison moved to adjourn the meeting at 9:20 p.m. Wilbur Shenk seconded the motion. The motion was unanimously approved.