

**CITY OF BEVERLY  
PUBLIC MEETING MINUTES**

CITY OF BEVERLY  
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2022 APR 21 A 8:38

Board: Harbor Management Authority  
Date: March 16, 2022  
Location: Beverly Public Library - Barnet Gallery  
And via Google Meet  
Members Present: Chair Paul Earl, Vice Chair Emily Flaherty, Todd Callaghan, Larry Herman, Don Neuman, George Simon, David Suminsby, Estelle Rand, Todd Rotondo  
Members Absent: none  
Others Present: Sean Ciancarelli (marina manager), Denise Deschamps, Danielle Spang  
Recorder: Brett Bauer

Earl calls the meeting to order at 6:55 pm and roll call is taken.

**Approval of Minutes**

Callaghan motions to approve the January 19, 2022 minutes. Seconded by Neuman. The motion is approved by roll call, 9-0.

**Financials Report**

Earl reports that Bryant Ayles will be at the April meeting to discuss next year's budget. He notes that HMA will get a credit for mistakes on past cleaning invoices. The utilities expenses have gone up significantly in the last two months; Earl will check if the HMA is paying for utilities and heating at the Harbormaster building. The capital fund is just over \$500k, and it should go up when the GZA expenses get moved to grants and when matching funds withdrawn previously – now being paid by WIF – are restored. On the recreation side of the marina, 5 or 6 customers have not paid anything, 1 customer has made a partial payment, and 16 or 17 customers have paid in full. On the commercial side, 2 customers have not paid anything, 2 have made partial payments, and 20 have paid in full. For the kayak racks, 9 customers have not paid anything, and they have until March 18th to pay. Earl notes that there are some significant expenses coming up including the hoist pier (\$71,000 from HMA), signage, kayak racks, and the feasibility study.

**Float Expansion Feasibility Grant**

The City is going over the terms & conditions more thoroughly, and this has extended the negotiation time for the GZA contract. Frustrations are voiced that the contract is not yet signed. A discussion is had about the changes in the workflow for contract review, signature, and approval. Going forward, the City Solicitor's office will do their review of contracts on the front end of the process.



### **Commercial Hoist Construction Grant**

Earl expresses concerns about the stalled construction on this project – ACOE has still not given full approval.

### **Signage - Phase 2**

Callaghan received a quote from Metro Signs, but the cost was the same amount as the previous purchase for half the number of signs. Callaghan negotiated \$2,000 off of the total quote of \$9,000 so the cost for 7 signs, posts and installation will be approximately \$7,000.

Callaghan motions to approve an amount not to exceed \$7,500 to proceed with this sign project. Seconded by Neuman. Discussion: Rand and Flaherty note that some signs could benefit from being double sided, such as the sign at Independence Park, and ask if additional money can be approved. Flaherty moves to amend the motion by changing the amount to not exceed \$9,000. Seconded by Rand. The motion is approved by roll call, 9-0.

### **Commercial Customer Parking and Agreement Changes**

Earl reports that he has been working with the City Solicitor's office on marina agreement changes, and the commercial and recreational agreements are now consistent. All reserved parking has been struck from the agreements altogether. Rotondo notes that the parking in this area is under the state's jurisdiction, and they cannot give preferential treatment to any individual parking use. Ciancarelli notes that 4 kiosks will be installed to regulate and charge for parking time but the rate has not yet been determined. He adds that the potential use of the MBTA lot for parking fell through. Rand asks Ciancarelli if the HMA will be involved in conversations about parking rates, times and zones. Earl states that he has been involved in the conversations, and the mayor has ensured the HMA will continue to be included. Simon asks if credit can be given to boaters for the expense of parking they will incur. Earl notes that it is possible to do this, even without directly referring to parking, but they need to know the parking rates first. Neuman is concerned that boaters will not be able to park and take their boat out for the weekend without getting ticketed or towed. Ciancarelli notes that the meters downtown are in operation from 8am to 8pm, Monday through Saturday, but the talk is that the waterfront meters will be in operation from 8am-8pm, all seven days per week. Flaherty asks what the Cabot Lodge is doing for overnight parking. If they are using city lots, how are they doing this? Rand notes that most city lots have a maximum time limit, but it is not always enforced. Ciancarelli asks if anyone has a contact for the owner of Rowand's, as this lot could offer additional parking options.

### **Bass River CAD Cell Seaport Grant**

Rand reports that conversations are happening with Salem and Gloucester about a joint effort and potential locations for CAD cells.



### **Falco Project**

Earl reports that the pilot is progressing slowly, and that the company lost two developers. They are still collecting lots of data, but the data needs to be cleaned up and the accuracy needs to be confirmed before he would present it to anyone.

### **Transient Moorings/Dockwa**

Earl reports that he has paused on further conversations with the Interim Harbormaster about using Dockwa for the transient moorings. He is hoping to resume the conversations when a permanent harbormaster is found. He feels that if Beverly wants to attract more activity to the waterfront and visitors arriving by water, they need to think about infrastructure including how many transient moorings can be accommodated. Neuman notes that Salem once had a small cruise boat come in and dock. He believes Beverly could host a similar sized cruise ship with a steel float added, but that the ship would not be able to turn around with an expansion of the transient moorings so there are tradeoffs to different uses in that area.

### **Birarelli Public Access**

Rotondo reports that one concern the Birarelli's have is the requirement to store their traps on land from January 1 to May 15, and that this hinders progress on their planned improvements. He believes they understand that the public access is required, but they are concerned about liability and ADA requirements. Neuman believes that their best option would be to negotiate with Beverly Port Marina to have the public access from that property go all the way to the street. Currently, the access only goes to about one-third of the way to the street.

### **Kayak Racks**

Suminsby reports that the new racks are not expected to be available until the end of April. Earl asks if he can have the date they will be available confirmed for the next meeting.

### **Historic Beverly and Storytelling**

Rand would like to include some sort of story-telling/educational signage on the walkway around the Sedna apartments about the history of the property. She had conversations with Historic Beverly about this, but they had lots of questions. They are currently more interested in partnering with the schools to bring more local history to the curriculum.

### **Facilities Committee**

Suminsby suggests that the commercial marina rates that will take effect on July 1 be kept at \$82 per foot but that the administration fee be raised. The contracts will go out in April. Simon suggests lowering the rates to \$80 per foot and keeping the admin fee the same because of the additional parking costs that the customers will incur.

Earl motions to lower the commercial marina rates to \$80 per foot and keep the admin fee the same. Seconded by Rotondo. The motion is approved by roll call, 9-0.



The winter rates are currently \$50 per foot. Earl motions to raise the winter rates to \$60 per foot. Seconded by Rotondo. The motion is approved by roll call, 9-0.

Simon and Rotondo suggest that the memo included with the contracts that go out should be kept general, such as “due to economic hardships”.

**Expand Use of Commercial Hoist**

Rand reports that she spoke with the Manchester Harbormaster and he is also running into problems with certification to operate a hoist. She suggests the potential for a regional training certification course.

**Adjournment**

There being no further business before the Harbor Management Authority this evening, Neuman makes a motion to adjourn. Callaghan seconds. Motion to adjourn is approved by roll call (9-0).

The HMA Meeting is adjourned at 8:50 pm.

