

**Newton Parking Authority**  
**May 2, 2013 Regular - Minutes**

**Roll Call** – meeting called to order at 8:45 a.m. by Chairman Edwards.

**Present:** Mr. Dudes, Mr. Mitchell, Mr. Leone, Mr. Edwards  
**Also Present:** Thomas S. Russo, Jr., Newton Town Manager/Secretary  
Debra Millikin, Deputy Town Manager  
Jessica Caldwell, Town Planner  
Cory Stoner, Town Engineer  
Jennifer Credidio, Esq., Town Redevelopment Counsel (via Polycom)

**Open Public Meetings Act Statement** – read by Chairman Edwards.

**Approval of Minutes**

April 4, 2013 Special Meeting Minutes – Motion to Approve by Mitchell, Second by Dudes.  
Approved 4-0.

**Financial Reports**

March 31, 2013 Treasurer’s Report.  
Motion to Approve by Mitchell, Second by Dudes.  
Approved 4-0.

**Old Business**

- a) RPM Development Group – Susannah Henschel and Michael Knab were present via Polycom to discuss their revised proposal for development of Eastern Plaza – Lot #5 site. The original plans, which were discussed at the April 4, 2013 Parking Authority Special Meeting, contained 51 units of senior housing (48 1-bedroom and 3 2-bedroom) on the site, along with ample parking, 1,600 sq. ft. retail space (coffee shop) and a 2,200 sq. ft. senior community center.

Mr. Knab mentioned that RPM Development Group has purchased 50 Trinity Street but that negotiations were unsuccessful to purchase 54 Trinity Street.

Ms. Henschel detailed how RPM was able to agree on terms for the acquisition of 58 Trinity Street with the owner (Mr. Anwar Qarmout). This is the building directly behind the Eastern Plaza – Lot #5 site and would yield a larger, more appropriately scaled project for RPM and the Town. Due to this proposed acquisition, the new project would yield 65 units and 65 parking spaces onsite, in addition to the 16 parking spaces at 50 Trinity Street.

RPM proposes to provide \$100,000 in cash up front to the Parking Authority; a 65-year lease; \$1 per year for remaining term; and 16 free permit-only spaces under the building to be controlled through permits administered by the Town Manager’s office. The stairwell next to the Chinese restaurant, or a modified version thereof, would still allow for street-level access from the RPM project.

Ms. Credidio indicated that an updated Proforma should be provided for Town review.

Ms. Caldwell discussed the parameters of possible HOME funding through the County of Sussex. Mr. Knab indicated that the timing of same would not assist this project in 2013.

Parking Authority went into Executive Session to discuss Contract Negotiations at 9:27am.

Motion to Approve by Mitchell, Second by Dudes.

Approved 4-0.

Parking Authority came out of Executive Session at 9:55am.

Motion to Approve by Mitchell, Second by Dudes.

Approved 4-0.

Mr. Russo asked RPM for consideration of an enhanced annual payment in addition to the \$100,000 up front payment. Mr. Russo also asked RPM for additional spaces underneath the building.

Mr. Knab offered and would agree to \$4,000 a year payment to the Parking Authority (instead of the \$1 per year payment initially proposed) during the duration of the lease agreement, the \$100,000 up front payment, and a total of 27 free permit-only spaces underneath the building.

Mr. Mitchell made a motion, seconded by Mr. Dudes, to authorize the Town Manager, Town Attorney, and Redevelopment Counsel, to negotiate on the Parking Authority's behalf, with RPM Development Group, on the terms of a long-term lease agreement for the Newton Town Centre Senior Housing Project for Eastern Plaza - Lot #5.

An agreement between RPM and the Parking Authority will state the following:

- \$100,000 up front payment to Parking Authority from RPM
- 65-year lease term
- \$4,000 a year payment to Parking Authority from RPM
- 27 spaces underneath building (spaces closest to Spring Street) will be given to Parking Authority for its use as free permit-only parking with said permits to be issued by Town Manager's Office & Parking Authority
- Project will be 65 senior housing units with 54 spaces for same (38 onsite and 16 at 50 Trinity Street)

Approved 4-0.

Mr. Mitchell made a motion, seconded by Mr. Dudes, to authorize and consent as property owner to allow RPM Development Group to make application to the Planning Board of the Town of Newton for this project, under the specific parameters discussed at this meeting, additionally authorizing the Town Manager/Parking Authority Secretary to sign off on the Parking Authority's consent for purposes of said application. If RPM has their submittals into the Planning Office on Monday, May 6<sup>th</sup>, then this project would be heard at a concept hearing before the Planning Board on May 15<sup>th</sup>.

Approved 4-0.

#### **New Business**

**a) Resolution E-2013 – Certification of the 2012 Annual Audit for the Town of Newton Parking Authority**

Motion to Approve by Mr. Mitchell, Second by Mr. Leone.

Motion Approved 4-0.

**b) Review of Purchase Ledger for Parking Passes – March 2013 – no questions.**

#### **Approval of Bills**

Motion to Approve all items as listed, by Mr. Dudes, Second by Mr. Leone.

Motion Approved 4-0.

#### **Public to be Heard**

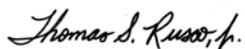
No one came forward.

Next meeting will be a Special Meeting on Thursday, June 6, 2013 at 8:45am.

Motion to Adjourn by Mr. Mitchell, Second by Mr. Dudes. Motion Approved 4-0.

**ADJOURNED AT 10:15 a.m.**

Respectfully submitted,



/s/ THOMAS S. RUSSO, JR.

**NEWTON PARKING AUTHORITY SECRETARY**