

Newton Parking Authority
April 4, 2013 Special Meeting - Minutes

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

Present: Mr. Dudes, Mr. Mitchell, Ms. Ochrym, Mr. Leone, Mr. Edwards
Also Present: Thomas S. Russo, Jr., Newton Town Manager/Secretary,
Ms. Babcock, Finance Department

Open Public Meetings Act Statement – read by Chairman Edwards.

Approval of Minutes

January 3, 2013 – Motion to Approve by Mitchell, Second by Dudes.
Approved 5-0.

Financial Reports

December 31, 2012, January 31, 2013, and February 28, 2013.
Motion to Approve all reports by Mitchell, Second by Dudes.
Approved 5-0.

Old Business

- a) RPM Development Group – Susannah Henschel and Michael Knab were present to discuss their proposal for redevelopment of Eastern Plaza – Lot #5 site. According to Michael and Susannah, RPM is looking to place 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. The targeted demographic for residents is 55+. RPM has been in business since 1986 and they have built successful projects in Essex and Somerset Counties, as well as in Camden and Trenton. They develop, build and manage their facilities. They have recently purchased 50 Trinity Street (Lot #4) in Newton and are negotiating the purchase of 54 Trinity Street (Lot 6) in Newton.

Ms. Henschel reviewed their proposal dated March 26, 2013 (“Newton Town Centre Senior Housing”) with the Parking Authority members. Items reviewed included but are not limited to the Executive Summary on pages 8-9; Identification of Site on pages 12-13; Proposed Elevations on pages 14-15; Potential Floor Plans on pages 16-17; Parking on pages 18-19; Senior Center on page 20; Commercial Space on page 21; Financial Summary and Deal Structure on page 24; and Timeline on pages 30-31.

Ms. Henschel reviewed the parking options, specifically the goal of having 18 parking spaces at 50 Trinity Street and 23 parking spaces at 54 Trinity Street. There would be 32 parking spaces underneath the senior housing at Eastern Plaza. RPM would be looking at a 55-year or 65-year ground lease with the Parking Authority for Eastern Plaza, with \$150,000 being paid to the Parking Authority for the loss of 18 parking spaces.

Mr. Mitchell asked questions regarding circulation and parking flow amongst the lots in question. He also asked about the \$150,000 payment and if that could be utilized by RPM to purchase 52 Trinity Street prior to the end of the calendar year. Ms. Jennifer Credidio, Redevelopment Counsel for the Town of Newton, indicated that there could be a provision in the lease agreement that RPM has until December 31, 2013 to purchase 52 Trinity Street, and in the event does not close on same, that the \$150,000 payment then transfers to the Parking Authority.

Chairman Edwards suggested that the parking areas at 50 Trinity Street and 54 Trinity Street be developed first before the senior project is developed, so as to preserve as much parking at Eastern Plaza as possible. Mr. Knab agreed to same.

Mr. Dudes agreed with Chairman Edwards on the timing of parking implementation for the project.

Mr. Leone inquired about the total number of spaces on the project site and how they would be tied into additional parking elsewhere.

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.

Approved 5-0.

Mr. Dudes made a motion, seconded by Mr. Mitchell, 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. FYI - If RPM has their submittals into the Planning Office on Monday, April 8th, then this project would be heard at a concept hearing before the Planning Board on April 17th.

Approved 5-0.

Mr. Cory Stoner, Town Engineer, advised RPM that they should contact the owners of the Chinese Restaurant adjacent to Eastern Plaza, to resolve any potential access/parking issues for their facility.

New Business

- a) **Membership Update** - Mr. Russo introduced Mr. Leone as the newest member of the Parking Authority. Mr. Leone replaced Mr. Valentino who was dismissed from service due to lack of attendance at the Parking Authority meetings.
- b) **Review of Purchase Ledger for Parking Passes** – January and February 2013 – no questions.

Approval of Bills

Motion to Approve all items as listed, by Mr. Dudes, Second by Ms. Ochrym.
Motion Approved 5-0.

Public to be Heard

No one came forward.

Next meeting is May 2, 2013 at 8:45am.

Motion to Adjourn by Mr. Mitchell, Second by Ms. Ochrym. Motion Approved 5-0.

ADJOURNED AT 9:43 a.m.

Respectfully submitted,

Thomas S. Russo, Jr.

/s/ THOMAS S. RUSSO, JR.

NEWTON PARKING AUTHORITY SECRETARY