

**TOWN OF HULL
HULL REDEVELOPMENT AUTHORITY MINUTES**

Date of Meeting: 7/10/23 Meeting Start: 6:30 p.m. Meeting Adjourned: 9:10 p.m.

NOTE: This was a posted open public virtual meeting that took place via Zoom due to the coronavirus pandemic.

Attendance:

Member	Present	Absent	Others Attending
Bartley Kelly	x		
Adrienne Paquin	x		
Daniel Kernan	x		
Dennis Zaia	x		
-----	x		
			Chris DiIorio

Topics

- 1) Applications (Gazebo/Hull Shore Common), Licenses, RFPs for services.
 - a) None this week
- 2) Minutes
 - a) Paquin: None this week.
- 3) Warrant
 - a) Kelly: none this week. Next week
- 4) Scheduled appointments/guests
 - a) Steven Cecil:
 - Available as a resource
 - Zaia: A reminder that all the notes/comments from the breakout sessions are on the website.
 - b) Paula Devereaux:
 - Clarified the RFP process and agreed with the former Town Manager’s feedback regarding changes to the current parking contract. (Changes cannot be made without a new RFP going out.)
 - Explained major vs minor plan changes to Urban Renewal Plans, and that flexibility relies upon the specificity written into the plan.
- 5) Old Business
 - a) 2-way-road system:
 - Zaia: Kevin Dandrade (TEC) will hopefully be attending next meeting - waiting for confirmation.
 - b) Fencing repairs:

- Kelly: Pursuing the repair person for those repairs.
 - Zaia: Kernan is going to take on some of the land responsibilities (fence work, lawn cutting) and will sync with Kelly for relevant information.
 - c) Documents from infrastructure (water/sewer/etc.):
 - Zaia: Checking in with Kelly regarding status of that feedback from town infrastructure.
 - Kelly: Will be getting the letters/emails from town infrastructure, including fire/safety.
 - d) Record Management
 - In light of Jim Tobin's passage, records will be gathered, organized and store in locked file cabinets at Town Hall.
 - e) Gazebo lock
 - A new lock was needed after the last event - there is a temporary one now but Kelly will be getting a combo lock.
 - f) Keller Williams financial analysis:
 - Kelly: No reports from them yet.
 - g) Ethics review
 - Conversation between authority members regarding ethics:
 - (1) Kelly: anything that could appear as a conflict, or anything having to do with family, and the HRA member needs to recuse.
- 6) Reports from Committees/Consultants
 - a) *Consultants - none*
 - b) Communication/Public Relations
 - Paquin and Zaia worked with Catherine Goldhammer to understand website options, and allow citizens submit directly to the website or email contact@hra02045.com if attachments are needed.
 - c) *HRA Website management - none*
 - d) *Projects/research - none*
 - e) *Vendors - none*
- 7) New Business
 - a) Digital access to documents
 - Paquin: asked about having digital access to pertinent HRA documents (via a cloud shared folder).
 - Conversation between authority members agreed but emphasized security on the documents, as well as verifying which documents have been digitized vs not.
- 8) Correspondence
 - a) HRA Website messages
 - Submission asking about HRA commitments to the state or other agencies

(1) Kelly: No guarantees to the state. Urban renewal plan needs “economic development.”

- Submission asking what success looks like in regards to asking citizens for ideas/submissions

(1) Conversation between authority members discussing the Cecil Group better summarizing all prior citizen feedback, the importance and method of acknowledging citizens’ submissions, and that the authority itself needs to determine goals/define success.

b) Chat comments

- Paquin asked about a Selectboard liaison to the HRA and will follow up with the Selectboard.

- Question asked about the Edgewater Road sewer line collapse

(1) Kelly: Not a capacity issue but general system maintenance (old pipes etc.) issue.

- Question about parking required for development

(1) Kelly: 2 bedrooms need 2 spaces, 1 bedroom needs 1 space, no requirement for commercial (though some was put in the draft plan).

c) Comments from citizens attending meeting

- Question about waiver for MBTA communities compliance

(1) We have not received a waiver and if the town isn’t MBTA compliant, we are not eligible for MassWorks grants.

Motions

Vote: Motion to add Paquin to the communications board. [Roll call vote]

Member	Made by	Seconded by	In Favor	Opposed	Abstained
Bartley Kelly			x		
Adrienne Paquin			x		
Daniel Kernan		x	x		
Dennis Zaia	x		x		

Comments: Unanimous

Motion to adjourn

Vote: Motion to adjourn. [9:10 p.m.] [Roll call vote]

Member	Made by	Seconded by	In Favor	Opposed	Abstained
Bartley Kelly	x		x		
Adrienne Paquin		x	x		
Daniel Kernan			x		
Dennis Zaia			x		

Comments: Unanimous

Respectfully recorded and submitted by Clerk, Adrienne Paquin.