

**TOWN OF HULL
HULL REDEVELOPMENT AUTHORITY MINUTES**

Date of Meeting: 10/30/23 Meeting Start: 6:30 p.m. Meeting Adjourned: 9:49 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		
Joan Senatore	x		
			Chris DiIorio

- 1) Applications (Gazebo/Hull Shore Common), Licenses, RFPs for services.
 - a) Ben Forman - Nantasket Film Society
 - i) Looking for partnership in a drive-in movie pilot project.
 - ii) Board supportive but need details.
 - (1) Mr. Forman will send along financial details.
- 2) Minutes - none
- 3) Warrant

Chris DiIorio	2,677.50
TEC	8,400
Total	11,077.50

- a) Paying half of Keller Williams report fee.

Vote: Motion to approve the warrant of \$11,077.50. [Roll call vote]

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

Comments: Unanimous.

Vote: Motion to appoint Joan Senatore to serve as Treasurer of the HRA replacing the position that Jim Tobin had held during his tenure as the governor appointee to the HRA. With this motion, Joan and Bartley will arrange to review the necessary documents to transfer signing authority to Joan Senatore, Treasurer, and to Dennis Zaia, Chair of the HRA. [Roll call vote]

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

Comments: Unanimous.

- Paquin to certify in a letter on HRA letterhead that Zaia is Chair and Senatore is Clerk.

4) Scheduled appointments/guests - Citizen Submission Presentations

* Please reference submissions at hra02045.com/submissions-1 or watch meeting recordings. *

a) Presenters:

- i) Judeth van Hamm
- i) Erin Swenson Gorrell
- ii) Susan Vermilya

5) Old Business

- a) ConCom application to get deal with puddle in town parking lot.
 - i) Chris will check in with ConCom to see what's needed.
- b) New subdivision application

Vote: Motion to continue to submit the preliminary plan, which would give Chris the okay to get the proper documents that we need to submit to the planning board. [Roll call vote]

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

Comments: Motion not voted on.

Vote: Motion to give Chris the okay to gather the documents in order to submit to the Planning Board. [Roll call vote]

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

Joan Senatore	x				

Comments: Motion not seconded or voted on.

Vote: Motion to authorize Chris DiOrio to submit the preliminary subdivision plan when it's ready to be submitted after it's been cleaned up by our surveyors.

[Roll call vote]

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

Comments: Motion not seconded or voted on.

Vote: Motion to authorize Chris DiIorio to use the map that was presented to submit for a preliminary subdivision plan after it's been cleaned up by our surveyor. [Roll call vote]

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

Comments: Motion passed.

6) Reports from Committees/Consultants

a) Consultants

- i) Keller Williams - Zaia making sure there are proper watermarks on the report.

b) Communication/Public Relations

- i) Hull Times Info box - introduction of Joan Senatore.

c) HRA Website management - none

d) Projects/research - none

e) Vendors - none

7) New Business

- a) Zaia: Hideaway Circus

Vote: Motion to secure a contract for 2 performances of the Hideaway Circus (Stars Above) Show with the total cost of the two events not to exceed \$30k with potential revenues to offset this cost of approximately \$39,000. [Roll call vote]

Member	Made by	Seconded by	In Favor	Opposed	Abstained
Bartley Kelly					

Adrienne Paquin					
Daniel Kernan					
Dennis Zaia	x				
Joan Senatore		x			

Comments: Motion not voted upon.

- Discussion included whether we are legally allowed to engage in a project/proof of concept like this and what the various options are for the circus

Vote: Motion to engage the Hideaway Circus for July 2nd and July 3rd for a full buy-out, not to exceed \$30k with potential revenues to offset this cost of approximately \$39k, contingent upon approval that this is a bonafide activity for the HRA to do in the quest of our economic improvement of our property for the community of Hull. [Roll call vote]

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

Comments: Unanimous.

- 8) Correspondence
 - a) HRA Website messages
 - b) Chat comments
 - c) Comments from citizens attending meeting
- 9) Setting dates for upcoming meetings
 - a) Dennis lays out the plan for the next 3 months -- “road map” for our meetings.

Motion to adjourn

Vote: Motion to adjourn at 9:49 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		
Joan Senatore			x		

Comments: Unanimous

Respectfully recorded and submitted by Clerk, Adrienne Paquin.

