

**TOWN OF HULL
HULL REDEVELOPMENT AUTHORITY MINUTES**

Date of Meeting: 11/6/23 Meeting Start: 6:30 p.m. Meeting Adjourned: 8:53 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

Note: *Paquin due to poor internet access was in and out and eventually had to drop the meeting.

- 1) Applications (Gazebo/Hull Shore Common), Licenses, RFPs for services
 - a) NEEPA - Anne Finley (Hull Municipal Light Plant), Mike Schmitt, Wendy Esche
 - i) Annual Northeast Convention with competitions - May 2024 - Ten telephone poles for challenges.
 - (1) Plan includes area for tents/portapotties/parking, etc.
 - (2) Add poles/remove poles and regrade post-event.
 - (3) Event would only be one day.
 - (a) Week before to set up.
 - (i) Including digging holes for ten poles.
 - (b) Week after to strike.
 - (i) Holes would be refilled and area regraded (no trip hazards).
 - (4) Partnership with the Nantasket Beach Resort - filling the entire hotel and using the event space.
 - (5) Vendors (maybe 8-10) with 10x10 tents/trailers - won't be using the gazebo/hotel parking space.
 - (6) Free to the public.
 - ii) Authority members offered some suggestions on best layout of the property due to land knowledge (especially portapotties) and general aesthetics..NEPPA will return with an edited layout.
- 2) Minutes - None
- 3) Warrant - None
- 4) Scheduled appointments/guests

- a) Paula Devereaux (Pierce Atwood) - legal counsel
 - i) Powers of the HRA are found in Chapter 121B, section 46.
 - ii) Demonstration Projects: tool for any urban renewal authority to test the market/proof of concept (which has been challenged and held up in court).
 - (1) Supports the Hideaway Circus idea.

Vote: Motion for the HRA 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 \$39k. [Roll call vote]

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

Comments: Unanimous.

- iii) Chapter 30B
 - (1) Typically need three quotes from vendors who customarily provide the service.
 - (2) Exception for “sole source procurement” - only one entity for the service and then don’t have to go out to bid.
 - (3) Email an identical description to all potential vendors.
 - (4) Required to have written contract.
 - (5) Responsible and responsive person offering the best price.
- 5) Old Business
 - a) Bank - The needed parties will get all the signatures/access sorted.
- 6) Reports from Committees/Consultants - None
 - a) Consultants
 - b) Communication/Public Relations
 - c) HRA Website management
 - d) Projects/research
 - e) Vendors
- 7) New Business
 - a) Review of Submissions (in order of the original submission) - in order to get a sense of 1) what resonated and 2) who will come back to answer questions etc.
 - i) These submissions will be invited back to discuss further with the authority: Pat Finn, Markowitz, SOS Hull, Jodi Lewis, Pam Wolfe.
 - ii) Will review the remaining nine on 12/11/23.
- 8) Correspondence

- a) HRA Website messages
 - b) Chat comments
 - c) Comments from citizens attending meeting
- 9) Setting dates for upcoming meetings.
- a) 12/4: In-person meeting at HHS, going into executive session to discuss Keller Williams, Hull TV will broadcast.
 - b) 12/11: Continue with submissions and review leases.
 - c) 1/8: Citizen submissions return.
 - d) 1/22: Board presents their vision.
 - e) 2/12: Emily Ennis consultant gives feedback on draft URP.

Motion to adjourn

Vote: Motion to adjourn at 8:53 p.m. [Roll call vote]

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

Comments: Unanimous

Respectfully recorded and submitted by Clerk, Adrienne Paquin.