

**TOWN OF HULL
HULL REDEVELOPMENT AUTHORITY MINUTES**

Date of Meeting: 2/12/24 Meeting Start: 7:01 p.m. Meeting Adjourned: 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		
Joan Senatore	x		
			Chris DiIorio

- 1) Applications (Gazebo/Hull Shore Common), Licenses, RFPs for services.
 - a) Hull Carnival (Hull Boosters): Application is coming.
- 2) Minutes - None
- 3) Warrant
 - a) Richardson insurance has recommended we increase our insurance (\$1mil per incident, \$2mil aggregate).

Vote: Motion that we increase our coverage to \$1 million standard liability coverage for our liability coverage. [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		x		
Joan Senatore			x		

Comments: Unanimous.

- b) Senatore: Issue with Rockland Trust checking account
 - i) Fraudulent charges: Credit card payments and fake checks cashed.
 - ii) Bank will do an investigation and should be returning our funds.

Warrant:

Richardson Insurance	\$600
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Total	\$600
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Vote: Motion to accept the warrant for \$600. [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.

4) Scheduled appointments/guests

a) Chris DiIorio update

i) Triangle Lot bids:

- (1) One estimate in, waiting on two other estimates.
- (2) Giving the vendors a deadline to get us back the estimates.

ii) Preliminary Subdivision:

- (1) Going to give David Ray a deadline for an estimate.

5) Old Business

a) Requirements for the RFP for parking

i) Kelly recused himself from the parking discussion, based on conversation with legal counsel, but weighed in when the subject had to do with his fiduciary responsibility to the board.

ii) Based on research with various parking vendors, Kernan brought a list of requirements to the board:

- (1) 100% transparency regarding revenue tracking/cash management - YES
- (2) Verifiable way to track every cash dollar (if cash is allowed) - YES
- (3) No cash option - YES
- (4) All board members have firsthand access to all revenue information - YES
- (5) Traffic use patterns in the data - YES
- (6) The ability to control the parking management setups remotely - YES
- (7) The ability to control the hours by lot - YES
- (8) Enforcement (We do not have the authority to write tickets and to fine people - we do have the right to private property.) Issue warning, then tow the car - YES
- (9) Daily lot cleaning (either at EOD or throughout the day) - YES
- (10) Ability to remotely reserve parking and know when the lot is full - not a requirement, nice to have.
- (11) They must provide signage - YES
- (12) Ability to pay on arrival - YES
- (13) Ability to pay in advance - not a requirement, nice to have
- (14) Support town stickers - YES
- (15) Ability to get data about town sticker use - YES
- (16) Require parking lot attendants to manage access and traffic - YES

- (17) Some coordination with public safety - not a requirement, nice to have (board's responsibility, not vendor's)
- (18) Physical kiosks (as opposed to or in addition to an app)? - Not a requirement
- iii) Conversation followed about who owns the relationship with the app (app continuity through the years vs app's relationship with a parking management service).
- b) Requirements for land use application:
 - i) Kernan brought the following ideas:
 - (1) We should commit to marketing our property (parking, etc.).
 - (2) Seasonal deadline for applications
 - (3) Set pricing for seasonal use - consistent
 - (a) Fee structure with discounts/incentives for community/town members
 - (4) Land use - general policy on that use
 - (5) Operating hours, detailed site plans, lines of sight, shielding of structures, conditions on/off hours
 - (6) Checklist of things that are required to be had
 - (7) Specify impact on noise/light
 - ii) Kernan will make up a draft of these requirements to share with everyone
- 6) Reports from Committees/Consultants - None
- 7) New Business - None
- 8) Correspondence - None
 - a) HRA Website messages
 - b) Comments from citizens attending meeting

Motion to adjourn

Vote: Motion to adjourn at 10 p.m. [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	x		
Joan Senatore			x		

Comments: Unanimous

Respectfully recorded and submitted by Clerk, Adrienne Paquin.