

**TOWN OF HULL
HULL REDEVELOPMENT AUTHORITY MINUTES**

Date of Meeting: 2/26/24 Meeting Start: 7 p.m. Meeting Adjourned: 10:02 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 - None
2. Minutes

Vote: Motion to approve the minutes for 12/11/24, 1/8/24, 1/22/24, 1/31/24 and 2/12/24.

[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.

3. Warrant

Pierce Atwood (legal counsel)	\$5,507.87
Hull Municipal Light	\$16.79
Total	\$5,524.66

Vote: Motion to approve the warrant for \$5,524.66. [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		
Joan Senatore	x		x		

Comments: Unanimous.

4) Scheduled appointments/guests

a) Chris DiIorio updates:

- i) Business Improvement District discussion with consultant not happening at this meeting, will be moved to a future meeting.
- ii) Nantasket Beach Trust Fund
 - (1) DiIorio will get information from town accountant.
- iii) MBTA Communities compliance proposed zoning amendment will not impact HRA land (excluded due to being in floodplain).
- iv) Richardson Insurance - there will be general coverage and coverage for the gazebo.
- v) Triangle Lot project
 - (1) Still working to get quotes from three vendors.
- vi) Preliminary Subdivision
 - (1) Received an estimate from David Ray and Dennis needs to sign it to move forward.
- vii) Circus demonstration project
 - (1) Circus will be taking place in Hull Shore Commons.

5) Old Business

a. Keller Williams:

- i. Zaia submitted our response to their report draft

b. Parking RFP

- i. Kelly recused himself at 7:24 pm from conversations regarding the parking bid and logged off of meeting.
- ii. Consulted with legal counsel
 - 1. If we put it out to bid to hire a company to run the parking, we would need to abide by 30B Laws for a contract over \$100k with a chief procurement officer.
 - 2. HRA will move forward with a new leasing RFP.
- iii. Review of RFP for new lease agreement which includes electronic (cash-less) parking, ability to gather data and possibility of bidding profit-sharing as part of the bid.
 - 1. Discussion followed and the following decisions were made:
 - a. How much to allow bid winner to charge for parking: \$20
 - b. Minimum bid amount: \$150k
 - c. How many cars are allowed: 900 max

- d. Adding a penalty for late lease payments.
 - e. Tenant responsible for engagement of the towing service.
 - f. HRA will continue to pay for the police detail.
 - g. All lots have same enforcement hours: 8 a.m. - 6 p.m.
 - h. Regarding data ownership/access: Counsel advised we get access to the data with unlimited rights to use the data.
- iv. Final draft will be ready for vote next Monday.
- 6) Reports from Committees/Consultants
- a. Consultants - None
 - b. Communication/Public Relations
 - i. Paquin: HRA is no longer accepting emails so please use the contact box on the website.
 - c. HRA Website management - None
 - d. Projects/research - None
 - e. Vendors - None
- 7) New Business - None
- 8) Correspondence
- a. HRA Website messages
 - b. Comments from citizens attending meeting
- 9) Setting dates for upcoming meetings.
- a. 3/4/24: Vote on RFP, land use agreements, tenant agreements

Motion to adjourn

Vote: Motion to adjourn at 10:02 p.m. [Roll call vote]

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

Comments: Unanimous

Respectfully recorded and submitted by Clerk, Adrienne Paquin.