

City of Worcester, Massachusetts

Edward M. Augustus, Jr.
City Manager

Michael E. Traynor, Esq.
Chief Executive Officer
Worcester Redevelopment Authority



WORCESTER REDEVELOPMENT AUTHORITY

Friday, March 6, 2015

8:00 A.M.

City Hall, 455 Main Street
Levi Lincoln Chamber
Worcester, MA 01608

Present:

Worcester Redevelopment Authority Board

Vincent A. Pedone, Chair
Steven Rothschild, Vice Chair
David Minasian, Secretary
Jennifer Gaskins

Staff

Michael E. Traynor, Chief Executive Officer
Heather Gould, Chief of Staff, Office of Economic Development
Paul Morano, Director, Business Assistance, Office of Economic Development
Amanda Gregoire, Project Manager, Executive Office of Economic Development
Janice Thompson, Assistant City Solicitor, Law Department

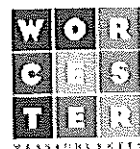
Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 8:00 A.M. on March 6, 2015.

1. Call to Order

Chief Executive Officer Michael Traynor called the meeting to order at 8:05 A.M.

2. Roll Call

Mr. Traynor called the roll.



3. Minutes of the February 13, 2015

Mr. Pedone asked the Board to review the minutes. Mr. Minasian offered approval of the minutes with Ms. Gaskin seconding the approval.

The minutes were approved by the Board on a 4-0 voice vote.

New Business

1. Request to Approve Terms of Conveyance Agreement – Sale of Washington Square Parcel to First Bristol Corporation

At 8:10 A.M. Ms. Gaskin made the following motion: To convene in executive session to discuss the value of real property because to meet in open session would have a detrimental impact on the Authority's negotiating position with the potential purchaser of the property and to reconvene in open session.

On a roll call vote the Board unanimously (4-0) adopted the motion.

At 9:00 A.M. the Board reconvened in open session.

Mr. Pedone left and Vice Chair Rothschild chaired the rest of the meeting.

2. Request to Approve Proposed Amendment No. 1 to BSC Group Urban Renewal Consultant Services Agreement

Mr. Traynor provided the Board with an overview of the proposed amendment to the BSC Group Urban Renewal consultant services agreement. Mr. Traynor stated that the project was bid using the Theatre District Master Plan boundaries and eight property acquisition studies in order to ensure a level playing field. In response to the City Council's stated desire to include the Wyman Gordon properties and a cursory review of other surrounding properties, the study area was expanded, thus requiring an additional level of effort. Jef Fasser of the BSC group provided an illustration of the new boundary lines and which additional properties are captured to the Board. Mr. Fasser noted that Worcester's Urban Renewal study area is geographic size is mid- to above- average compared to other Urban Renewal projects in the State.

Ms. Gaskin offered the following motion as written:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 1, in the amount of Fifty-five Thousand, Seven Hundred Seventy-five Dollars (\$55,725.00), to the Consultant Services Agreement dated August 15, 2014, with BSC Group, Inc., to reflect an increase in the scope of BSC's services due to the expansion of the proposed urban renewal area.

Mr. Minasian seconded the motion, and it was voted 3-0 on a voice vote.

3. Request Authorization to Solicit Bids and Award a Contract for Cleaning Services at Union Station

Mr. Traynor provided the Board with an overview of the current status of Union Station cleaning services. Mr. Traynor informed the Board that KeeClean announced its intention to terminate its contract on February 13, 2015 due to a dispute regarding unpaid invoices. KeeClean continuously provided subpar cleaning services for Union Station and left the facility

understocked. Further, KeeClean made an unauthorized assignment of its responsibilities to United Cleaning National Services Inc. This unauthorized assignment coincided with a marked improvement in the cleanliness of Union Station. Mr. Traynor informed the Board that the parties reached an accord on the outstanding invoices and KeeClean has agreed to assign the contract to United Cleaning. To finalize the agreement Mr. Traynor requested the Board's approval of the Mutual Release.

Ms. Gaskin offered the following motion as written:

Voted that the Worcester Redevelopment Authority hereby authorizes its chairman to execute the attached Mutual Release agreement between the Worcester Redevelopment Authority and KeeClean Management, Inc. relative to the settlement of any and all claims arising from the Services Agreement, Bid No. CR-6253, a cleaning services agreement to provide all the service, labor, material and parts necessary for the custodial services at Union Station, executed on or about October 17, 2014

Mr. Minasian seconded the motion, and it was voted 3-0 on a voice vote.

4. Request to Adopt Proposed Union Station Conduct Policy

Mr. Traynor provided the Board an overview of the proposed Union Station Conduct Policy. Mr. Traynor stated that the policy is similar to the one in place at the Worcester Public Library and will provide security personnel with the ability to better address issues at the facility and to pursue no trespass orders for multiple offenses. Ms. Thompson stated that the policy at the Library is subject to a higher level of scrutiny due to First Amendment concerns, thus the policy proposed for Union Station will pass legal muster. Ms. Thompson further stated that staff will be working to document disturbances at Union Station and the South Middlesex Opportunity Council will perform outreach to offer services to individuals in need.

Ms. Gaskin offered the following motion as written:

Voted that the Worcester Redevelopment Authority hereby approves and adopts the attached Appropriate Union Station Use policy governing patrons' conduct and use of the common areas of Union Station.

Mr. Minasian seconded the motion, and it was voted 3-0 on a voice vote.

5. Status Reports – Miscellaneous/Improvement Projects

Mr. Traynor provided updates on the Union Station improvement projects. Mr. Traynor advised the Board that the City Council approved the designation of a taxi stand area on Harding Street, as part of the Harding Street Improvements Project at their meeting on March 3, 2015. Mr. Traynor stated that both the Harding Street Project and Signage Project were both put out to bid. The Signage project bid is scheduled to close on March 25, 2015. The Harding Street project bid is scheduled to close on April 2, 2015.

Mr. Traynor advised the Board that a default letter was sent to Fusion Entertainment per their direction at the February 13, 2015 meeting.

Ms. Gaskin offered a motion to recess the meeting until 8:00 A.M. on Monday, March 9, 2015 for the purpose of resuming the Executive Session discussion relative to negotiations of the Washington Square Parcel Terms of Conveyance.

Mr. Minasian seconded the motion, and it was voted 3-0 on a voice vote.

Respectfully submitted,

Michael E. Traynor, Esq.
Chief Executive Officer