

City of Worcester, Massachusetts

Edward M. Augustus, Jr.
City Manager

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



WORCESTER REDEVELOPMENT AUTHORITY

Friday, February 12, 2016

8:00 A.M.

Levi Lincoln Chamber, City Hall, 3rd Floor
Worcester, MA 01608

Present:

Worcester Redevelopment Authority Board

Vincent Pedone, Chair
Steven Rothschild, Vice Chair
Jennifer Gaskin

Staff

Michael E. Traynor, Chief Executive Officer
Heather Gould, Assistant Chief Development Officer
Paul Morano, Assistant Chief Development Officer
Jennifer H. Beaton, Deputy City Solicitor
John Odell, Energy and Asset Management
Thomas Zidelis, Chief Financial Officer
Erin Cahill, WRA Financial Manager
Christopher Gagliastro, Purchasing Director
Jeanette Roach, Office of Economic Development
Jane Bresnahan, Office of Economic Development

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 8:00 A.M. on February 12, 2016.

1. Call to Order

Chief Executive Officer Michael Traynor called the meeting to order at 8:00 A.M.

2. Roll Call

Mr. Traynor called the roll.

Worcester Redevelopment Authority
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3. Minutes of the February 12, 2016 Meeting

Mr. Pedone asked the Board to review the January 8, 2016 Executive Session Minutes and Regular Meeting Minutes. Mr. Rothschild offered approval of both set of minutes and Ms. Gaskin seconded approval.

The minutes were approved by the Board on a 3-0 voice vote.

New Business

1. Discussion with the Developer of the Edge at Union Station/Overview of Project

Mr. Rick Shaffer of Vison Development and Architect Dan Benoit presented an overview of the Edge at Union Station. The newly renovated apartments were designed using quality and sustainable construction materials, and the complex will consist of 83 units and a total of 251 beds with an average of 33 beds per floor. The substantial completion and move-in dates are expected to take place in June 2016. The Edge will have detailed building and grounds maintenance, state-of-the-art security systems, personalized roommate matching, and social activities that promote community spirit. Mr. Shaffer expressed that the City of Worcester, including the Executive Office of Economic Development and the Department of Inspectional Services, has been the best City to deal with in his forty year career. Mr. Shaffer has been embraced and welcomed into the community by both local and non-local labor. He stated that he will work tirelessly to make the City proud that it supported the project. Mr. Shaffer is looking into opening a Worcester office and would like to continue to work with developers and the community in forming the Urban Revitalization Plan.

Items 2 & 3

Mr. Christopher Gagliastro, Purchasing Director, reviewed with the Board the Designer Selection Board process for the award to Nault Architects and Tighe & Bond, Inc.

2. Award of Contract for 3-Year, On-Call, Architectural Services for Miscellaneous Projects to Nault Architects, Inc. per the Recommendation of the City's Designer Selection Board

Mr. Rothschild offered the following motion:

Voted that the Worcester Redevelopment Authority accepts the recommendation of the City of Worcester Designer Selection Board to award a contract with a term through December 31, 2018, for non-exclusive, on-call architectural design services for miscellaneous projects at the Union Station Intermodal Transportation facility to Nault Architects, Inc. of Worcester, Massachusetts;

And Be It Further Resolved that the Authority hereby authorizes its chair or vice-chair to execute a Design Services Agreement with Nault Architects, Inc., which shall be based on the hourly rates attached hereto as Exhibit A.

Ms. Gaskins seconded the motion and it was voted 3-0 on a voice vote.

3. Award of Contract for 3-Year, On-Call, Mechanical, Electrical, Plumbing and related Engineering Services for Miscellaneous Projects to Tighe & Bond, Inc. per the Recommendation of the City's Designer Selection Board

Mr. Rothschild offered the following motion:

Voted that the Worcester Redevelopment Authority accepts the recommendation of the City of Worcester Designer Selection Board to award a contract with a term through December 31, 2018, for non-exclusive, on-call design services (MEP engineering services) for miscellaneous projects at the Union Station Intermodal Transportation facility to Tighe & Bond, Inc. of Westfield, Massachusetts;

And Be It Further Resolved that the Authority hereby authorizes its chair or vice-chair to execute a Design Services Agreement with Tighe & Bond, Inc., which shall be based on the hourly rates attached hereto as Exhibit A.

Ms. Gaskins seconded the motion and it was voted 3-0 on a voice vote.

4. Award of Contract for Union Station Security Services – RIBI Security

Mr. Traynor reviewed with the Board the termination of the security agreement with Lusignan Security Agency, Inc., and the RFP process and awarding of the contract for Union Station Security Services to RIBI, Ltd.

Ms. Gaskin offered the following motion:

WHEREAS, the Worcester Redevelopment Authority authorized its chief executive officer to solicit bids pursuant to M.G.L. c.30B, through the city of Worcester purchasing division, for the procurement of security services at Union Station.

WHEREAS, the Rhode Island Bureau of Investigation and Protection, Ltd. was determined to be the lowest responsible and responsive bidder.

Voted, that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute a contract with the Rhode Island Bureau of Investigation and Protection, Ltd. for security services at Union Station for a two year period beginning on February 17, 2016 through February 16, 2018 with an option to renew for a third year at the current contract pricing of \$14.94 per hour.

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

5. Urban Revitalization Plan Update – Report on 2/11/16 CAC Meeting

Mr. Fasser of the BSC Group gave the Board an overview of the Citizen's Advisory Committee meeting held on February 11, 2016. The meeting involved reviewing updated recommended actions, the boundaries of the Urban Revitalization Plan area, the initial financial plan, the next public meeting, and the City's review schedule and next steps. Mr. Fasser reviewed with the Board the entire study area including the potential public realm improvements; acquisition for demolition and assemblage; acquisition for partnership and rehabilitation; and façade improvements (with the possibility of expanding the City's existing façade improvement program through additional monies). Mr. Fasser reviewed the preliminary budget, including the

estimated total cost of \$65,550,873.00, the funding that is already in place, and potential funding sources. Mr. Fasser advised the Board of the next steps: completion of the draft plan and financial plan in February 2016; scheduling of a public hearing in March 2016; scheduling of an initial meeting with DHCD that may result in revisions to the Urban Revitalization Plan; submission of the plan to the WRA Board for review and vote; submission of the plan to the Planning Board for review and vote; and submission of the plan to the City Council for the April 26, 2016 meeting. Mr. Fasser also explained the Urban Revitalization Plan to Mr. Shaffer, owner of the Edge at Union Station project in the former Osgood Bradley building.

6. Discussion with P & W Railroad – Request that P & W Clean the Underside of Their RR Bridges

Mr. Odell reached out to the Providence & Worcester Railroad Company to discuss coordinating with the WRA for the Harding Street Bridge Project and improvements to the walkway to Major Taylor Blvd. Chad Boutet, Bridge Engineer for the Providence & Worcester Railroad Company, discussed with the Board that Providence & Worcester Railroad (P&W) prioritizes safety and does not have funds available to cover the cost of the necessary cleanup. Mr. Boutet offered to work with the WRA to identify State rail assistance grants for cleaning and repainting the underside of the railroad bridge. Mr. Boutet will work with the WRA to assist in coordinating the cleanup if grant funding is secured.

7. List of Proposed Capital Projects

The list provided at the January 8, 2016 meeting will be submitted to the FTA for review.

8. Notice of Greyhound’s Exercise of Its Option to Extend Lease

Mr. Traynor provided the Board with the request from Greyhound to extend their lease and the WRA Board’s extension of the lease.

**9. Financial Update Report
Update FTA Reimbursement
Monthly Expenditure Report
Updated Executed Contracts and Payments**

Ms. Cahill reported that between January 5, 2016 and February 8, 2016 there were expenses of \$124,345.23 and a tax liability was incurred during the first quarter. There were no reimbursements to FTA.

10. Status Reports – Miscellaneous/Improvement Projects
a) Union Station Harding Street Improvements Project
b) Union Station Restrooms Project
c) Union Station – Vendor & Maintenance Performance
d) Tenants Updates
e) Security System Update
f) Wayfinding Map

Mr. Odell updated the Board on the progress of the Harding Street wall project and restroom project as well as the wayfinding map that will be incorporated with the Union Station signage project. The Board expressed displeasure with the new name of the Byblos Restaurant

and has requested the Manager's attendance at the March 11, 2016 Board meeting and to hold the meeting at Union Station in order to view the new configuration of the restaurant and identify the location of the new corridor wall.

Mr. Zidelis informed the Board that the Assessing Office is reviewing all properties that are tax exempt, and the Assessor has determined that tax exempt properties are allowed to be taxed on space that is leased to a taxable entity.

11. Adjournment

There being no further business, the Board motioned to adjourn the meeting at 9:35 A.M.

Respectfully submitted,

Michael E. Traynor, Esq.
Chief Executive Officer