

City of Worcester, Massachusetts

Edward M. Augustus, Jr.
City Manager

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



WORCESTER REDEVELOPMENT AUTHORITY

Monday, December 11, 2017

4:00 P.M.

City Hall, Levi Lincoln Chamber

Worcester, MA 01608

Present:

Worcester Redevelopment Authority Board

Vincent Pedone, Chair
David Minasian, Vice Chair
Michael Angelini
Sumner Tilton, Jr.

Staff

Michael E. Traynor, Esq., Chief Development Officer
Jennifer Beaton, Deputy City Solicitor
Heather Gould, Assistant Chief Development Officer
Thomas Zidelis, Chief Financial Officer
Erin Cahill, WRA Financial Manager
John Odell, Energy & Asset Management
Jeanette Tozer, 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 4:00 P.M. on Monday, December 11, 2017.

1. Call to Order

Mr. Pedone called the meeting to order at 4:05 P.M.

2. Roll Call

Mr. Traynor called the roll.

Worcester Redevelopment Authority
Worcester City Hall, 455 Main Street, Worcester, Massachusetts 01608
Telephone: (508) 799-1400 Ext. 31403 Fax: (508) 799-1406
Email: bresnahani@worcesterma.org
Website: www.worcestermass.org



3. Approval of Minutes: November 9, 2017

Chair Pedone asked the Board to review the minutes of the November 9, 2017 meeting. Mr. Angelini offered approval of the November 9, 2017 minutes and Mr. Tilton seconded approval. By a roll call vote the minutes were unanimously accepted.

New Business

1. Update on Worcester Police Department Substation at Union Station

Mr. Odell informed Board members that there are two plans for the police substation, a short-term and long-term plan. The short-term plan is to provide a temporary Worcester Police Department substation this January located in the security office, and the longer term plan is to design and construct a more permanent substation. A rendering of the long-term location depicts it in the former Amtrak space that is currently unoccupied and unused. The construction timetable has a start date in summer 2018. Mr. Angelini inquired about the cost of the construction; Mr. Odell stated that they do not yet have the dollar amount that will be provided by Nault Architects, and noted that the estimated cost of construction would come back before the Board for approval. Mr. Angelini referred back to comments made during previous meetings that Union Station is being handled on a piece by piece basis and that there is a need to be careful about making decisions that may detract from a larger plan for Union Station. Mr. Angelini stated his desire to make sure that the Board makes a conscious effort to not constrain themselves with a better plan on how to use the space. Chair Pedone stated that the WRA does not yet have all of the details of the substation from the Police Department including what personnel they would be bringing into Union Station. A request for these details has been made to the Administration. Chair Pedone inquired about what will be brought to the station, including communication equipment.

Mr. Zidelis explained to the Board what is being done as part of the efforts to construct the substation, efforts that are being led by Mr. Odell. The space depicted in the rendering is 840 square feet. Mr. Zidelis explained that they are looking at Union Station holistically for the location of the substation, including retail spaces, and that they are working to maximize the police resources downtown using the space in Union Station, similar to the former police substation located at CitySquare. The substation will not be a full service police station like the building at 9-11 Lincoln Square. Chair Pedone and Mr. Angelini inquired about the staffing levels and Mr. Minasian asked about parking requirements. It was noted that the parking requirements are being built into the overall cost structure, and the parking spaces may be located either outside or in the Union Station parking garage. Mr. Zidelis also informed the Board that parking may be provided for route cars and for motorcycle personnel assigned downtown. Mr. Zidelis stated that there will be a comprehensive report for the Board that will include all of the fixed costs as well as other assets to be brought to the substation.

Mr. Odell informed the Board that grant funding available through the Federal Transit Administration will cover eighty percent of the cost of the buildout as well as eighty percent of the cost for the WPD personnel that will be dedicated to patrolling Union Station; the grant funding does not cover personnel that are assigned to areas outside of Union Station. Chair Pedone asked if there is anything in the patrolmen's contract that would preclude them from fulfilling duties necessary for the Union Station facility. The current private security company

services include providing rounds of Union Station overall and for specific areas of the building. Mr. Zidelis stated that they are looking a multiple options for the substation, including having both police officers (sworn officers) as well as auxiliary officers.

2. Authorize Amendment No. 8 to the Design Services Agreement with Nault Architects for the following projects: Police Substation, Harding Street Cosmetic Improvements, and Replacement Generator

Chair Pedone offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 8, in the not to exceed amount of \$56,800.00, to the Design Services Agreement between the Authority and Nault Architects, Inc. for design services related to the generator replacement, police substation and Harding Street entrance improvements at Union Station.

The Board voted 4-0 on a voice vote.

3. Authorize Amendment No. 7 to the Design Services Agreement with Lamoureux Pagano & Associates (LPA) for the leak remediation project

Chair Pedone offered the following motion:

Voted, that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 7 to the Design Services Agreement between the Authority and Lamoureux Pagano Associates for design services related to the Union Station leak remediation project to reduce the scope of services and to provide a credit to the Authority in the amount of \$192,451.00.

The Board voted 4-0 on a voice vote.

4. Authorize Amendment No. 4 to the Consultant Services Agreement with BSC Group for services relative to amending the Downtown Urban Revitalization Plan and preparing a relocation plan

Chair Pedone informed the Board that the amendment would add Seventy-Five Thousand One Hundred Forty Dollars (\$75,140.00) to the Consultant Services Agreement for services related to amending the Urban Renewal Plan. Mr. Traynor explained to the Board that the boundary of the plan in the Lamartine Street area may expand, potentially up toward Kelley Square, in order to leverage recent investments in the Quinsigamond Avenue area. This will help set the stage for potential development in the area. The amendment will also bring on a relocation specialist because any acquisitions by the WRA require a relocation plan approved by DHCD. Per the Board's request at a previous meeting, the Board will go into Executive Session to talk further about the Great Wall building, and it was noted that a relocation specialist will be needed as part of that process as well. Mr. Traynor informed the Board that the revised boundary lines are not yet drawn but will be brought before the Board.

Chair Pedone asked what the State's requirements would be if the boundaries were expanded into the new area. Mr. Traynor stated that it is essentially the same process that was undertaken for the original plan, and that the WRA needs the support services from BSC to amend the full Urban Revitalization Plan to include properties that are not in the original plan.

Mr. Angelini offered the following motion:

Voted, that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 4, in the amount of Seventy Five Thousand, One Hundred Forty Dollars (\$75,140.00), to the Consultant Services Agreement dated August 15, 2014, with BSC Group, Inc., for the purposes of amending the Downtown Urban Revitalization Plan and preparing a relocation plan.

Mr. Minasian seconded the motion; it was voted 4-0 on a voice vote.

- 5. Authorize Amendment No. 1 to the Commercial Lease Agreement with CMRPC to extend the term to January 31, 2018**

Mr. Angelini offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 1 to the commercial lease agreement dated November 12, 2007 by and between the Worcester Redevelopment Authority and the Central Massachusetts Regional Planning Commission to extend the term to January 31, 2018.

Mr. Tilton seconded the motion; it was voted 3-0 on a voice vote.

- 8. Financial Update Report**

**Monthly Expenditure Report
Updated Executed Contracts and Payments**

Ms. Cahill stated that for the period November 7, 2017 through December 5, 2017 there were expenses incurred totaling \$107,995.77. Approximately \$82,000.00 was for operating expenses and approximately \$26,000.00 was for capital expenses.

- 9. Status Reports – Miscellaneous/Improvement Projects**

- a) **Union Station Exterior Stucco Project**
- b) **Union Station – Vendor & Maintenance Performance**
- c) **Union Station – Leak Remediation Project**
- d) **Tenant Updates – Former Tenant**
- e) **Security Update**
- f) **Urban Revitalization Plan**

- 6. Request Executive Session to Discuss the Value and Acquisition of Real Property**

Items 6 and 7 of the agenda were taken together.

- 7. Request Executive Session to Discuss the Lease of Space in Union Station**

Whereas, the chair has declared that an open meeting may have a detrimental effect on the negotiating position of the Authority;

Now Therefore, Be it Voted that the Worcester Redevelopment Authority hereby convene in executive session for the purposes of discussing the value and acquisition of real property and discussion of the lease space in Union Station and to adjourn the meeting at the end of executive session.

Chair Pedone moved to go into Executive Session. Mr. Traynor called the roll: Mr. Angelini, Mr. Tilton, Mr. Minasian and Chair Pedone voted 4-0 to convene in executive session at 4:35 P.M. and to adjourn the meeting at the end of the executive session.

10. Adjournment

There being no further business, the Board motioned to adjourn the meeting at the end of the Executive Session. The meeting adjourned at 4:50 P.M.

Respectfully submitted,

Michael E. Traynor, Esq.
Chief Executive Officer