

City of Worcester, Massachusetts

Edward M. Augustus, Jr.
City Manager

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



WORCESTER REDEVELOPMENT AUTHORITY

June 18, 2018

8:00 A.M.

City Hall, Levi Lincoln Chamber
Worcester, MA 01608

Present:

Worcester Redevelopment Authority Board

Vincent Pedone, Chair
David Minasian, Vice Chair
Michael Angelini
Jennifer Gaskin - Remotely

Staff

Michael Traynor, Chief Development Officer
Jennifer Beaton, Deputy City Solicitor
Thomas Zidelis, Chief Financial Officer
John Odell, Energy & Asset Management
Jeanette Tozer, Office of Economic Development
Erin Cahill, WRA Financial Manager
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 Monday, June 18, 2018.

1. Call to Order

Chair Pedone called the meeting to order at 8:06 A.M.

2. Roll Call

Mr. Traynor called the roll.

Chair Pedone read the following statement:

Ms. Gaskin has requested to participate in today's meeting remotely because she is out of town. Since her physical presence at today's meeting is not feasible, I have agreed to her request. Please let the meeting minutes reflect that Ms. Gaskin's request has been approved and that she will be participating remotely by telephone today. All votes at today's meeting will be taken by roll call.

3. Approval of Minutes: May 11, 2018

Chair Pedone asked the Board to review the minutes of the May 11, 2018 meeting. The approval of the May 11, 2018 meeting minutes was moved by Mr. Angelini and seconded by Mr. Minasian. Mr. Traynor called the roll; the minutes were unanimously accepted 4-0.

New Business

1. Authorize Amendment No. 11 to Design Services Agreement with Nault Architects, Inc. – Cost Estimating Services for Cannabis Control Commission Lease Proposal

Mr. Angelini offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 11, in the not to exceed amount of \$1,900.00, to the Design Services Agreement between the Authority and Nault Architects, Inc. for cost estimating services relative to the Cannabis Control Commission lease proposal.

Mr. Minasian seconded the motion:

Mr. Traynor called the roll; it was voted 4-0 on a voice vote.

2. Authorize Amendment No. 3 to the MOU between the WRA and the WRTA to increase FTA funding by \$1,196,901.

Mr. Angelini offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 3 to the Memorandum of Understanding by and between the Worcester Redevelopment Authority and the Worcester Regional Transit Authority relative to the Authority's receipt of additional Federal Transportation Authority Section 5337 State of Good Repair Apportionment Funds in the amount of One Million One Hundred Seventy Six Thousand Nine Hundred One Dollars and No Cents (\$1,196,901.00) towards the financing of certain capital improvement projects at Union Station.

Mr. Minasian seconded the motion;

Mr. Traynor called the roll; it was voted 4-0 on a voice vote.

3. Authorize Change Order No. 1 to the Owner-Contractor Agreement between the Worcester Redevelopment Authority and O'Byrne Painting & Contracting, Inc.

relative to the Union Station Interior Repainting project to provide a credit to the Authority in the amount of \$4,630.00

Mr. Angelini offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Change Order No.1 to the Owner Contractor Agreement between the Worcester Redevelopment Authority and O’Byrne Painting & Contracting, Inc. relative to the interior repainting project at Union Station to provide a credit to the Authority in the amount of Four Thousand Six Hundred Thirty Dollars and No Cents (\$4,630.00).

Mr. Minasian seconded the motion;

Mr. Traynor called the roll; it was voted 4-0 on a voice vote.

- 4. Authorize FY18 Cooperation Agreement Amendment to increase FY18 operating funds by \$201,541.50.**

Mr. Angelini offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute an amendment to the Union Station Cooperation Agreement for FY18 Operating Funds for the purpose of increasing the FY18 Operating Funds loan by \$201,541.50 from \$444,276.00 to \$645,817.50.

Mr. Minasian seconded the motion;

Mr. Traynor called the roll; it was voted 4-0 on a voice vote.

- 5. Authorize intergovernmental agreement with Worcester Police Department relative to security services at Union Station.**

Mr. Angelini offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute an intergovernmental agreement between the Worcester Redevelopment Authority and the city of Worcester Police Department, outlining the terms for the provision of security services at Union Station.

Mr. Minasian seconded the motion;

Mr. Traynor called the roll; it was voted 4-0 on a voice vote.

- 6. Financial Update Report
Report on Prior Month’s Executed Contracts and Payments**

Ms. Cahill stated that for the period May 5, 2018, through June 13, 2018, there were expenses incurred totaling \$295,435.05. Approximately \$182,000.00 was for operating expenses and approximately \$113,000.00 was for capital/FTA expenses.

7. **Status Reports:**
- a) **Union Station Exterior Stucco Project**
 - b) **Union Station Interior Repainting Project**
 - c) **Union Station – Vendor & Maintenance Performance**
 - d) **Union Station – Leak Remediation Project**
 - e) **Tenant Updates – Former Tenant**
 - f) **Security Update**
 - g) **Urban Revitalization Plan**

Mr. Odell informed the Board that abatement work related to the Exterior Stucco Project has begun, and that the Interior Repainting Project is complete.

8. **Request Executive Session to Authorize submission of a lease proposal to DCAMM for Cannabis Control Commission**

Chair Pedone offered the following motion:

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 considering the lease of real property located at Union Station to the Cannabis Control Commission. The Authority will not reconvene in open session.

Mr. Traynor called the roll: Mr. Angelini – yes
Mr. Minasian – yes
Ms. Gaskin – yes
Chair Pedone – yes

The Board voted 4-0 on a voice vote.

There being no further business, the meeting adjourned at 8:45 A.M.

Respectfully submitted,

Michael E. Traynor, Esq.
Chief Executive Officer