

Worcester Redevelopment Authority

Vincent A. Pedone
Chairman

Peter Dunn
Chief Executive Officer



WORCESTER REDEVELOPMENT AUTHORITY

Friday, March 19, 2021

10:30 A.M.

City Hall, Levi Lincoln Chamber (Webex)

Worcester, MA 01608

Present:

Worcester Redevelopment Authority Board

Vincent Pedone, Chair
David Minasian, Vice Chair
Jennifer Gaskin
Michael Angelini
Sumner Tilton

Staff

Peter Dunn, Chief Development Officer
Jennifer Beaton, Deputy City Solicitor
Alexis Delgado, WRA Finance Manager
John Odell, Energy & Asset Management
Jane Bresnahan, Office of Economic Development
Amanda Cornwall, Office of Economic Development
Paul Morano, Office of Economic Development

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 10:30 A.M. on Friday, March 19, 2021

Chair Pedone announced that all votes will be roll call.

1. **Call to Order**

Mr. Dunn called the meeting to order at 10:43 A.M.

2. **Roll Call**

Mr. Dunn called the roll – Mr. Pedone, Mr. Minasian, Mr. Angelini, and Mr. Tilton

Ms. Gaskin joined the meeting after roll call.

3. **Approval of Minutes:** February 12, 2021

Chair Pedone noted that Mr. Angelini and Mr. Tilton were not at the last meeting and we have two members to vote. Mr. Angelini we can approve the minutes even though we

were not in attendance. Mr. Minasian made a motion to approve the minutes, Mr. Tilton seconded the motion.

The minutes were approved 4-0 on a roll call.

New Business –

Chair Pedone requested that the Canal District Ballpark Project workforce diversity and inclusion report as Mr. Skilling needs to attend another meeting.

6. Canal District Ballpark Project workforce diversity and inclusion report.

Mr. Dunn stated that the report is informational and Mr. Angelini and Mr. Tilton do not need to recuse themselves from the meeting.

Ms. Skilling as we are approaching the finish line we are holding steady with the numbers we've had. Our female numbers and people of color have gone up. The Worcester resident numbers are at 21% and working with subcontractors to raise the number higher. The positive side is when you look at the numbers for the beginning of March, project to date numbers and the shorter term snapshot. For the beginning of March: 24% residents, 33% people of color, female 6%. As our contractors are changing their crews and reducing crew size, while some were increasing their size, they are reducing them appropriately to maintain the diversity, which is sometimes at the end of a project, you will see the numbers take a dip because of newer workers a lot of these companies have lower numbers in women, people of color and often times city residents. That is not happening here which is a positive and keeping us in the right direction. There's always room for improvement and I think we've had a great repore with subcontractors and Team and hoping to finish strong.

1. Urban Revitalization Plan – targeted properties update

Chair Pedone advised Mr. Angelini and Mr. Tilton at our last meeting and in the minutes, we asked the Administration to come back give a report on the Downtown Urban Revitalization Plan and speak on some of the other properties. The last two years have been spent on Ballpark issues, but at the same time I know that the Administration and the WRA has been looking at other properties identified in the Urban Revitalization Plan and requested an update.

Mr. Dunn before starting the update I wanted to giving a staffing update, Paul Morano has joined the City, he was previously with the City for over twenty years, went to the private sector for a couple of years, and is now Assistant Chief Development Officer for Special Projects. As we move forward and continue the implementation of this plan, he will be working closely with me and recognize his presence at the meeting. In giving the update, I plan to go through some of the groupings of targeted parcels, in certain areas of City, pause for comments and questions from the Board. There were nearly thirty properties that were targeted in the Urban Revitalization Plan for rehabilitation, acquisition, demolition, and a number of revitalization activities.

POLAR PARK PARCELS

The easy one is that four of those properties are part of the Ballpark footprint. Former Wyman Gordon Properties that are now part of the Polar Park Project and I believe we can move on as everyone is aware of that part of the project. Mr. Dunn mentioned before

moving on, wanted to note that Polar Park has sparked revitalization beyond those four properties. In particular, ones that haven't been targeted previously was the State investment with the layout of and much improved Kelley Square, a project that was certainly accelerated because of the Polar Park Project. Also, the Table Talk Project. As the Canal District has grown and become more of a destination for entertainment, housing, retail, other small businesses, and gone away from manufacturing – but obviously realizing as a City, the manufacturing sector is critical as well as the jobs at Table Talk, a long standing company was really important to keep in the City. We worked with Table Talk to find a new home that would be more conducive to their operations. Mr. Dunn noted that we were nervous with disruptions that could happen with their 24/7 operations, getting trucks in and out of that site next to the entrance of Polar Park. We've successfully done that, their new facility is under construction in the Main South section of the City near the Boys & Girls Club. That construction should be done by this August and we've been working with the new buyer/developer of their site, Boston Capital. Where really existed to see that project take shape in the coming years, into a more complementary use of the Canal District overall.

Mr. Tilton asked what the use of the Table Talk building with Boston Capital will be? Mr. Dunn explained the site itself is about four acres and they have planned to approach the redevelopment into four quadrants. They do plan on saving the front section on 153 Green Street, which is the historic building and most likely commercial use, retail, restaurant. The first phase they will undertake is the quadrant at the corner of Washington Street and Madison Street and proposed to be approximately eighty units of affordable housing with retail on the first floor. That would be new construction on what is currently a parking lot. Mr. Tilton inquired regarding the rest of the development. Mr. Dunn explained the other quadrants would be mixed use with likely retail on the first floor and housing on the upper floors and look at a mix of income levels for housing in future phases, including workforce and market rate and all income levels in future phases. Mr. Tilton asked if there will be some market rate housing in the building. Mr. Dunn advised not the first building, but in terms of the overall redevelopment of the site that is the plan as of today. Mr. Tilton asked who made that decision. Mr. Dunn replied that Boston Capital is the private developer so they would determine that and the City is supportive mixed income housing. Also, the other projects in the Canal District including Madison Properties and Church Hill James are 100% market rate, and we heard a lot of feedback from the community that some element of affordable housing and creating the overall mixed income in the District would be critically important. Mr. Tilton said many people think it is going to be all public housing and not market rate at all, is there truth in that? Mr. Dunn it's certainly not public housing. The first building as I mentioned, would be affordable housing, but the overall redevelopment of the site would include a mix of housing income levels. Mr. Tilton asked who makes that decision as to what is going to be in that building, what use it will be, who the developer will be. Who owns the building, Table Talk? Mr. Dunn said it's a private transaction. Mr. Tilton replied, so Table Talk makes that decision? Mr. Dunn said yes, Table Talk can decide who they're selling their property to. Mr. Tilton then asked, once they sell the site, the use of the site is decided by whom? Mr. Dunn advised it's certainly regulated by the Zoning Ordinance and it's a flexible zoning district which would allow for a variety of uses by-right. I would say that in terms of the vision that Boston Capital has for the site, overall the City Administration is supportive of that vision. Mr. Tilton said this is a like a deposition, does the WRA have some oar in the water? Mr. Dunn explained the site itself is within of the boundary of the Urban Revitalization Plan, but the site was not targeted by the WRA, so if we were to play a role with that project we would have to amend the Urban Revitalization Plan and target that site specifically. Mr. Tilton what you are

explaining is that the WRA has nothing to say about the use of that site. Mr. Dunn confirmed not without further action on the Urban Revitalization Plan and targeting that site. Mr. Tilton and that's not planned, correct? Mr. Dunn correct. Mr. Tilton wondered what the WRA has to do with this. Mr. Dunn I believe we will go over a number of properties the WRA still has its sights on and speak about those and I think it's going to be quite a level of involvement on those sites. Certainly the Board can discuss whether they want to consider looking at the site and look more specifically, but it was not included in the initial Plan. As it stands now there wouldn't be significant WRA involvement. Mr. Tilton I was not aware, maybe being recused from the Ballpark discussions or maybe because the WRA Board has not heard about this yet. Mr. Dunn advised we haven't discussed it because it hasn't been a targeted property in the Urban Revitalization Plan so it would have been out of scope in terms of our discussion. Mr. Tilton said I understand that but its right beside the Ballpark and between the Ballpark and Kelley Square. Mr. Dunn replied that it is. Mr. Tilton said it did bother me that we didn't have input.

MADISON PROPERTIES

115 Washington Street

149 Washington Street

Another two properties that were targeted were 115 Washington Street and 149 Washington Street. Those two parcels are part of the Madison Development and plans are underway. Madison Properties plans on breaking ground for their first project, residential building this spring likely taking place late April or early May. These are two of the targeted properties that have been put into play. Chair Pedone as you review this list one of the things that was helpful to me when we were reviewing over the last couple of weeks is the list itself and how it then overlays on the map of the Urban Revitalization Plan. Chair Pedone asked as part of the notes when we finish up your office can send the list of the properties as well as the rendering of the map and how these properties overlay on that map. Mr. Dunn advised we can include in the minutes.

GREEN ISLAND / WYMAN GORDON LOTS

9 Langdon Street

55 Lamartine Street

65 Lamartine Street

30 Lodi Street

103 Lamartine Street

Mr. Dunn explained there were a number of vacant parcels and surface parking lots on the south side of Madison Street in the Green Island neighborhood and we can discuss those collectively. Since the Urban Revitalization Plan was first passed, the City Manager also announced the Green Island Initiative. That is an initiative where he has dedicated \$3 Million Dollars of Community Development Block Grant funds that we receive from the Federal Government to that neighborhood. Over the course of launching that initiative we had a community meeting where over seventy people participated in from the Green Island neighborhood to discuss their priorities for their district and how those relate to the eligible uses of those funds. Those include public infrastructure, small business development, housing rehabilitation, affordable housing creation and preservation. The outcome of that meeting the top two priorities were certainly infrastructure. There were concerns from the neighbors about ongoing flooding issues as the majority of the district is in a flood plain. Improving the drainage and infrastructure as well as the conditions of their streets and sidewalks. Secondly would be housing. In terms of investment of the

infrastructure some of the streets and sidewalks have been improvements, our first housing rehab project with more outreach to the owners of that housing stock through the spring as we continue. I mentioned that because those Federal resources could be a logical form of assistance as we think about these surface lots both vacant land and parking lots in that area. There is a total of five blocks that were targeted. At the time 9 Langdon Street was an accessory parking lot for Wyman Gordon. Since the adoption of the plan that parcel has been purchased by a number of Canal District leaders – Ed Murphy, Allen Fletcher and Dino Lorusso purchased that lot and we are having discussions with them about that they might want to do with that lot. It's good to see the parcel in the hands of people that have had a role in seeing the growth of the Canal District and can expect that they will put that to good use as they move forward with the plans of that lot.

Mr. Angelini asked, do you know what they might be considering for that lot? Mr. Dunn replied, certainly with the three parties and the number of buildings they have in the Canal District and expressed a concern about available parking. They do have another lot on that south side of Madison Street that they've been using as an overflow lot. That seems to be working out right now. They have a continued interest to make sure there is enough parking for the visitors and the residents in the district. I do think they are considering development of that lot as long as they see the parking concerns being alleviated, but right now I think they are waiting to see what happens when the Ballpark opens along with additional development and congestion and the need for parking addressed holistically.

Mr. Minasian is this lot big enough to redevelop into anything significant in terms of vertical construction? Mr. Dunn a good question it is a developable lot about 1.1 acres and between Langdon Street and Lunelle Street. One thing that's interesting about is that the city is in the process of widening Lamartine Street, there is a section of Lamartine Street that will be sort of a gateway from Quinsigamond Avenue and Route 146 to the newly constructed Green Island Boulevard which will be a logical traffic pattern for people will be exiting Route 146. In the process of widening Lamartine Street we had to do a City taking not WRA taking for public street purposes. There is a lot that's adjacent and we think about what to do with that lot, it could be combined, it could be or contiguous, combined to combine frontage on Lamartine Street as well. This particular lot that is owned privately is a little interesting configuration and shaped like an S there are a couple three decker's in the vicinity that are separate parcels a decent size just over one acre would be developable. Mr. Minasian that's all one parcel surrounding the triple deckers. Mr. Dunn yes one parcel.

Chair Pedone inquired about the plans for Union Station Parking Garage as it relates to the Ballpark and I assume it will be open for the public to use during that time it is available. Mr. Dunn replied yes. Chair Pedone asked if there will be signs directing people to park there, what is the parking plan leading up to April and May when games begin and not any surface lots. Mr. Dunn said we could spend a lot of time talking about parking. We've had a parking consultant along with Jake Sanders from the City Manager's Office, and the Parking Administrator Mark Kostovski who are working on a dynamic parking plan for the entire district to include different pricing options and ways that meters would function, the City's own parking assets including Union Station Garage and downtown parking assets, including signage and wayfinding to direct people to the parking assets – to answer your question specifically Union Station Garage is identified as a premium parking location so that would be Fifteen Dollars on game day for ballpark visitors and we believe that it would be a heavily used option by game day

visitors. Chair Pedone wayfinding and directions it's about a half a mile walk from the park will they be able to walk from the garage to the facility. Mr. Dunn both from Union Station Parking Garage and the downtown parking assets it relates to another item on our agenda, in terms of awarding a contract for Pickett Plaza. Pickett Plaza is located where the current Pickett Municipal Parking Lot is and will be a pedestrian gateway from both the Union Station parking asset as well as the Downtown parking assets to the ballpark entrance.

Mr. Dunn continued, in terms of moving along with the surface lots as I mentioned that were targeted along the south side of Madison Street there are four surface lots that are owned by Wyman Gordon Company. The Board may discuss with Wyman Gordon about their plans for those lots moving forward as we shift away from the focus on Polar Park being completed. I would say that we have been talking with Wyman Gordon about particularly some of the configuration, access, transportation, coordination that's needed next to the Madison Properties. As you are aware Madison Properties purchased land from Wyman Gordon. Wyman Gordon still has an operation running on the south side of Madison Street. They are actually in the midst of an expansion to that operation. They seem to have sufficient parking in the area. We will then continue our conversations with Wyman Gordon about all the properties in the area and how to best work together. There are four lots that were targeted in the Urban Revitalization Plan that are still owned by Wyman Gordon Company.

Chair Pedone said you mentioned that there has already been some interest and, not breaking any confidentiality issues, what are you seeing on Green Street, Millbury Street and in the Plan itself and outside the Plan, what are you seeing for spinoff? Mr. Dunn we do not have a shortage of interested parties looking for opportunity for different projects in the Canal District. That's a huge testament to the Polar Park Project doing what we hoped it would do in terms of creating that return on investment. There are number of people looking to take an opportunity that would arise in the Canal District.

Mr. Minasian asked if you are moving from Quinsgamond Avenue down to Lamartine Street and we discussed 9 Langdon Street, have we targeted some of the parking lots, as to the contiguous parcels if we're actually looking at the kind of development and envisioning in the scope, right behind the Corner Lunch in the area, if they are not targeted I'd like to consider us targeting those parcels. As opportunities arise I think we should get ahead of and as we move further down Lamartine Street the City's Inspectional Services and possibly have other City departments move into the area and I believe it is outside the boundaries of the Plan. Is there a way we can include this area in our Plan? Mr. Dunn responded, the lots that you refer to remained owned by Wyman Gordon Company and as we move into the next phase of the plan and our ongoing conversation with Wyman Gordon Company and opportunities of infill development. Regarding Inspectional Services it's an old building and could you see investment and think about the City's operations and a new opportunity with our departments. I believe their site could be a great for housing, historic opportunity with surface parking as well. As you mentioned that has not been targeted in the Urban Revitalization Plan to date. As we move forward the Board could work with the City and look to the future of that site. Mr. Minasian suggested I would be willing to move farther on the terms of the targeting and preparing and if Wyman Gordon Company doesn't sell that could kill a potential project moving forward.

Mr. Angelini interjected that as we move forward with the City's planning effort I personally do not believe that all of our urban redevelopment planning needs to take

place between the WRA. The WRA has certain rights and other authorities it can do things the City might not have power to do. I do not think we need to think expansively of controlling the City's urban planning development. The City has, as we know, excellent staff, a great division, I do not feel that we need to enlarge the redevelopment plan and therefore take it under the WRA.

DOWNTOWN
MIDTOWN MALL
22 Front Street

Mr. Dunn advised regarding Midtown Mall, last month we said that if Mr. Lana's plan to work on the façade didn't commence by early March as he predicted, we would invite him to come back to the Board and understand where things stand and why the project was delayed from that schedule. If you've been downtown, you can see that work has commenced, the staging is now up and getting started in the façade work as expressed at our meetings.

PAWN SHOP
526 Main Street

Mr. Dunn said regarding 526 Main Street, the former Money Stop, we've had good progress. At the time it was individually owned, but since the Urban Revitalization Plan was adopted, Mass Development through their TDI initiative Transformative Development Initiative they had a number of involvements in downtown and they acquired that building from the owner. They did an RFP and selected the Menkiti Group as preferred redeveloper of that property. There is currently a purchase and sale agreement on the property and they are awaiting for the terms of the transfer of that property – Mass Development has been doing environmental work in the basement area and has been progressing. The last piece of Menkiti Group's plan for the financing of the property is to assemble new market tax credits and over the last couple of years, Massachusetts as a State has not been very successful in receiving some of the Federal tax credits allocations the last couple of years. We're optimistic to receive some of the Federal tax credit allocations this coming year. Once those two pieces are in place, the transfer from Mass Development to the Menkiti Group would occur.

MG2
517 Main Street
518 Main Street – Surface Parking Lot – Infill Development

Mr. Dunn advised there were two parcels targeted that MG2 own, 517 Main Street and 518 Main Street. Before we established the Urban Revitalization Plan, 517 Main Street was owned by Mr. Isperduli and MG2 acquired the property. A building permit was just pulled last week on the property and they will be constructing eight units of residential on the upper floors as it is a narrow and small building, to revive that property and first floor retail estimate and hope to have that complete this calendar year, hopefully by the Fall of 2021, and the estimated investment is \$3.5 Million Dollars. One of the properties that was also targeted they have owned for a while is 518 Main Street across the street. It's a surface parking lot next to the Denholm Building. There are immediate plans for that address, it is very well used and they have a number of their residents that live across the street at 507 Main Street using that as their parking option. As we move forward with the parking needs of the City holistically it's possible that would be a great infill development opportunity but right now it's pretty well needed for their residential

parking. Mr. Minasian the eight residential units \$3.5 Million investment where is located. Mr. Dunn replied it is 517 Main Street next to the Great Wall.

GREAT WALL

521 Main Street

Mr. Dunn this is status report on our monthly agenda. They have received their permanent certificate of occupancy and operating the restaurant. I mentioned at a previous meeting that I've been trying to initiate conversations with the owner to really think strategically about the financing strategy for the upper floors. In their past updates they mentioned using the cash flow from the restaurant in order to support the costs of rehabilitating the upper floors. We know in dealing with restaurants the margin tends to be pretty thin and I'm hesitant that's the best financing strategy to get the capital necessary to renovate the upper floors. I've been trying to initiate some meetings with the owner to talk about other financing strategies that they may want to consider. Mr. Dunn stated that it's clear they do not want to sell the building at this time so I think working with the current owners to assist in coming up with a successful financing strategy.

BEER GARDEN

66 Franklin Street

Mr. Dunn said one success was 66 Franklin Street formally known as the Paris Cinema. At the time the plan was established it was a vacant and deteriorating cinema. MG2 acquired the property, it was targeted in the plan for demolition. MG2 demolished the building and created the Beer Garden, which has been very successful downtown in terms of adding to the vibrancy, entertainment option, and food and beverage option. First outdoor venue as well. MG2 used quite an expansive outdoor area for the Beer Garden operation. That property is what the WRA intended to see.

SURFACE PARKING

35 Portland Street

Mr. Dunn continued, the next property in relation to MG2 is surface parking behind near Federal Street. The vision of the plan was looking at three surface parking lots that are contiguous. One of them is this one owned by MG2 and the other two that straddle either side of this lot but are contiguous and are owned by WBDC as parking for their 20 Franklin Street project and Quinsigamond Community College. The idea was could the WBDC and MG2 work collaboratively with the contiguous parcels and is there an opportunity for infill development or as the district grows further is there a need for another structured parking facility in the District. Conversations are still happening as to what is the best vision for that. All of the three lots are heavily utilized for their parking needs. As we think about the growth of the District could be an opportunity for a structured parking facility or other infill development.

OLYMPIA THEATRE

17 Pleasant Street

Mr. Dunn suggested one that will be challenged with the pandemic is the Olympia Theatre. Our office was communicating with a group that was pursuing acquisition of the property for live performances music hall. The plan was stopped in its tracks due to the challenges that COVID has created. It is currently listed with a broker for sale again,

it is owned by the same person that used to own The Pawn Shop at 526 Main Street and he is looking to sell it. It's not an easy thing to convert to some other use. It's a very challenging thing to try to put commercial office or housing because the building is very deep and does not have windows. Logically, it makes sense for some kind of venue. We've observed some of the challenges. The City is also dealing with the same issues with the Memorial Auditorium. Some of these historic gathering places are tough to think about alternative uses. I think that one will be a little challenging as well but we are in conversations with the broker in terms of looking at some ideas about different tools in the toolbox that might be able to assist with someone trying to redevelop that property.

WPL LIBRARY PARKING LOT

6 Library Lane

Mr. Dunn advised the lot was targeted in the plan and the vision was established to improve the parking layout between the Library and the YWCA and potentially redevelop a portion of that lot. Some progress was made in an ancillary way to that. The YWCA underwent a massive multimillion dollar renovation of that facility and was just completed. A very successful project and the City is currently wrapping up our investments in the Worcester Public Library itself. The renovations now include an entrance on Franklin Street which results in good urban design, having a front door to the Library on Franklin Street. The WPL receives approximately seven hundred thousand visitors a year and have the activity spill out to the downtown and visit small businesses is critical, and the front door will be helpful. The City and the YWCA are talking collaboratively about how these two properties are adjacent to one another and one of the things we are working on is the Tot Lot or children's playground which would support not only the childcare services that are provided at the YWCA but also the families that utilize the Library, a collaborative partnership and a result of some improvements as well and ongoing traffic improvements with the Library and YWCA parking facility. We've made progress on what was envision in the Urban Revitalization Plan and the next step will be is there an opportunity for a next step potential for the Library lot while still keep in mind the parking needs of the Library and the YWCA.

DENHOLM

7 Condo units on the first floor

Mr. Dunn the next item is actually seven condos. The condos because of the nature of the building would be the first floor of the Denholm Building. In regards to the Denholm Building our office has been having a number of conversations with the Condo Trust as well as the owners about what could we think about the Denholm Building, what assistance might we be able to provide, and what role the WRA might have with that property, it's a very challenging building as well. It's not quite a theatre like the Olympia Theatre, but it is a very deep property and the same concept - how do you turn this into other uses. There is a lot of dead space in the inside of the building as it was a department store with varying dead space and a challenging property. There are a number of scenarios that we can look at and are working collaboratively with the ownership group and the Trust. What I would suggest if the WRA would want have a meaningful conversation on ways we can work together - I would suggest next month we think about amending the plan to include the whole building because when the plan was established it was just the first floor and if we are to help the owners within the building to control all over the units consider amending the plan to have a comprehensive plan for the building. Mr. Angelini I would certainly recommend the amendment I think we are all aware of the plight of the various owners in the Denholm Building and cries out with the

comprehensive approach to be undertaken by the WRA. I endorse the recommendation and ask that it be placed as agenda item at the next meeting. Mr. Minasian a great report and fantastic to see all the movement and progress that is happening. I know we haven't targeted a lot but this plan is instrumental in laying out a plan for the City. Mr. Angelini well done.

2. Authorization of RFP for Cleaning Services at Union Station Transportation Center

Mr. Odell informed the Board that we put together a scope for the cleaning of Union Station and is pretty standard of what we've been doing in the past and looking for approval to move forward. It includes two changes from the previous scope. One is to formally include the Cannabis Control Commission into the cleaning program, it was included before through a change order in the official part of the scope of work on a regular basis. We will also be adding the WPD Substation and keeping it as we've always had in the past in the terms of general maintenance and cleaning of the building. Mr. Angelini there is a reference in the bid package to passing CORI and that's a concern of mine. I do not know what that means. I'm aware of the fact that an increasing number of people appear on CORI and I'm a firm believer that if it's something from a long time ago, it shouldn't prevent you from being employed. I'm not sure if this is standard on a City contracts but I have a concern and see too often employers use this as a reason not to hire anybody and want to express that concern. I'm not sure what are intention was, I certainly don't believe the fact that someone has committed a crime or in prison in the past that should keep someone from not having an opportunity in the future. The second question is that we are talking about subcontracting for two or three people and I wonder whether it makes sense for us to do that using city employees who would be hired. Mr. Angelini we should also all welcome back Paul Morano.

Chair Pedone the first point that Mr. Angelini made on CORI is that a requirement of the City's RFP hiring process? Mr. Odell it is a standard practice for most contracts that we have for the City, and we've carried it over from the City but we can certainly take a look at that and see if it applies. Mr. Odell I agree with Mr. Angelini comments and certainly take a look at, but something that isn't needed to move forward with this contract. Ms. Gaskin also concurred with Mr. Angelini and conclude with Mr. Odell if it is something that can be addressed and would like to see if we could. Mr. Minasian I thought the City's policy was changed a number of years back around CORI and it wasn't as strict and a lot of leeway in determining in what CORI checks came back would determine employability and sometimes that gets lost in translation. I would like to know what flexibility we have and we have that CORI Policy what the policy is and entails. Chair Pedone said, I know the Legislature did a reform a couple of years back and come into play as well. Mr. Odell we will certainly review that based on your comments. From what I'm understanding pending the review of that and your approval to move forward take this a go-ahead just from a timing perspective we do need to get this done relatively quickly if that's agreeable with the Board I will move accordingly.

Mr. Angelini why are we subcontracting and not essentially hiring fulltime employees? Mr. Odell we find we have better control over running those contracts we hire them out and are some cost implications as well in terms of the long-term liabilities, pensions etc. and always concerned about the pricing picture. Sometimes it's less expensive to contract out. Lastly, I would say that the WRA as an authority I'm not sure about the mechanics of how that would work for a City employee to work in a non-city owned building and I'd have to review that to see and even something we would be able to entertain and the logistic that we could do that. Mr. Angelini this is a policy question. Mr. Angelini it

would be my recommendation to proceed, a two year contract, I would like us to evaluate as a policy and economic point of view and if you think it is cheaper over the long term for the City. Mr. Angelini referred to other departments within the City that uses city employees and would like reexamination of the policy. Mr. Tilton may speak to Mr. Angelini concerns, I and another person owned the Guaranty Building for twenty-five years, we subcontracted the cleaning service to that building which is 192,000 square feet to an outside vendor, every two or three years we would look at whether we should hire our own people to run the cleaning of that building. Every time it was discussed heavily in favor of hiring subcontractor mainly because the work that has to be done on a daily basis. People don't show up you need someone there to supervise and have workers not show up. We found it much cheaper and easier to subcontract the work out. Ms. Beaton adding to this discussion that the City has a CORI Ordinance and it is typical when the contracts are bid through the Purchasing Department those requirements are included, we can certainly look at. On the hiring issues, all of us are City employees on loan to the WRA. To Mr. Odell, I think it would be okay to hire staff to work in Union Station. Mr. Minasian does the Responsible Employer Policy apply to this contract where wage theft has been an issue. Ms. Beaton I will have to refer to the Policy it has different requirements for dollar value and triggering the Policy. I will review and get back during the meeting. Mr. Minasian if it meets the threshold make sure it's in the RFP. Mr. Odell understood and agreed.

Mr. Angelini offered the following motion:

Voted, that the Worcester Redevelopment Authority hereby approves the issuance of the Request for Proposals for Cleaning Services for Union Station upon the terms and conditions presented to the Worcester Redevelopment Authority on March 19, 2021.

And Be It Further Voted, that the Worcester Redevelopment Authority hereby authorizes its chief executive officer to make clerical or editorial changes of form only to the Request for Proposals through the issuance of appropriate addenda.

Ms. Gaskin seconded the motion.

The item was approved 5-0 on a roll call.

3. Authorization of Change Order for APC Development Group, Inc. in the amount of \$5,000.00

Mr. Odell advised this item refers to the closeout of the Cannabis Control Commission project. We had one last item to negotiate, this is the conclusion a Change Order for \$5,000.00, to cover some extenuating conditions and agree that this is a reasonable sum to cover those costs. Candidly, the original request was significantly more than to what we negotiated it down to, most of those costs, we believe were captured in previous change orders and believe this amount covers the extending general conditions that is a fair price to close the contract out.

Mr. Angelini offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute a Change Order to the Owner Contractor Agreement between the Worcester Redevelopment Authority and APC Development Group Inc.,

relative to the Cannabis Control Commission project at Union Station in the not to exceed amount of Five Thousand Dollars and No Cents (\$5,000.00).

Ms. Gaskin seconded the motion

The item was approved 5-0 on a roll call.

4. Authorize Execution of an Access Agreement with Worcester Area Business Education Foundation, Inc. /Worcester Regional Food Hub

Mr. Dunn explained, as the Board is aware we have continued to look at opportunities find leasable space at Union Station including the parking garage. The Worcester Regional Food Hub has been speaking with us for some time now about their interest in the ground level space. For Board members who were not serving at the time, it's the area where Wormtown Brewery looked at awhile back before deciding to move to Shrewsbury Street. The space has a loading dock which is a key feature and necessary for the Food Hub, their aggregation and distribution of food products. They are interested in taking the next step exploring feasibility further. They will bring in consultants, architects and engineers to evaluate the conditions of the space, figure out what it would cost to build the space out with equipment and space needs that they have as they consider it further. This is an Access Agreement that would allow them to have their consultants go into the space and form the assessment. Chair Pedone the ability to build out is contingent upon State and Federal funding? Mr. Dunn it's a good question they have a number of different avenues they are looking at to fund it and their funding in general comes from a number of different grant sources. One of their key supporters has been the Health Foundation of Central MA, they are looking at other resources both State and Federal as well as private dollars for their overall financing strategy. I wanted to mention to as they continue to do this and conduct the assessment, come up with a budget and want to move forward we obviously would come back to the Board to discuss potential lease terms. This is a step for them to figure out if this is feasible.

Mr. Angelini offered the following motion:

Voted, that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute a site access license agreement with Worcester Area Business Education Foundation, Inc./Worcester Regional Food Hub for space on the lower level of Union Station.

Mr. Minasian seconded the motion.

The item was approved 5-0 on a roll call.

5. Authorize Execution of a contract with UEL Contractors, Inc. in the amount of \$2,048,000

Mr. Angelini asked the low bidder was not on this list and how does that disentitle us from considering the low bidder? Does the absence of a low bidder indicate that is not qualified and would like an explanation? Mr. Dunn, Amanda Cornwell can speak to that item she is our Project Manager for the Pickett Plaza project. Ms. Cornwall they were not qualified under the MA/DOT requirement that's why were unable to consider them. UEL Contractors, Inc. came in lower than the estimate and we're very pleased about that. Ms. Angelini what does it mean when they're not qualified under MA/DOT, what I saw

was they were not on a list? Is it possible for them to or simply a matter of them applying for the list and indicate that they are capable of doing the work? Is it a technical issue there several hundreds of thousands of dollars between their bid and what the other bid was. That's the reason I'm asking the question. If you are telling me it's just impossible under the law to accept the bid, I'll accept that, is that the case? Mr. Dunn stated Mr. Morano is looking to comment on that, he was on mute. Mr. Morano explained we did look into that with our Purchasing Department. Because the funding we received was from a Mass Works Grant, any project funded through that program requires the contractors to be on that MA/DOT prequalification list. Upon further investigation the low bidders cost of proposal was just under the amount that they were qualified to do projects under MA/DOT which actually raised a concern. Our consultants estimated costs as \$2.3 Million Dollars and we received twelve proposals. UEL Contractors was at \$2,050,000 and the others over \$2.2 Million Dollars. So the fact that they were so low at \$1.6 Million Dollars just under their cap, it's concerning that there would have been a lot of change orders as they move forward and for an extremely expensive project to be that much lower than other contractors, it raised a red flag so we feel more comfortable going with the second bidder and there was nothing we could do about the prequalification, we had to go with the second bidder we could not accept the first one.

Mr. Angelini offered the following motion:

Whereas, the Worcester Redevelopment Authority solicited bids pursuant to M.G.L. c.30, Section 39M, through the city of Worcester purchasing division, for the procurement of construction services for Pickett Plaza.

Whereas, UEL Contractors, Inc. was determined to be the lowest responsible and responsive bidder.

Voted, that the Worcester Redevelopment Authority hereby authorizes its chairman or vice-chairman to execute a contract with in amount of Two Million, Forty Eight Thousand Dollars and No Cents (\$2,048,000.00) with UEL Contractors, Inc.

Mr. Minasian seconded the motion.

The item was approved 5-0 on a roll call.

7. **Financial Update Report**
 - a. **Report on Prior Month's Executed Contracts and Payments**
 - b. **Report on Downtown Urban Revitalization Plan Expenditures**

Mr. Dunn said, I feel like a broken record because month over month over ninety percent of expenses were Ballpark related. The totals expenditures from the last report from February 9, 2021 through March 15, 2021 were \$7.47 Million Dollars. Over ninety percent were Ballpark related.

Report was filed.

Mr. Angelini left the meeting 11:50 A.M.

8. **Status Reports:**
 - Union Station – Vendor & Maintenance Performance**
 - Union Station – Miscellaneous Renovation Projects**

**Urban Revitalization Plan
Midtown Mall
Great Wall**

Mr. Dunn said, we discussed the Urban Revitalization Plan at length I do not believe there are any other updates. We discussed the RFP for the cleaning services. We are still working with the MBTA on documents moving forward for the center platform project so hopefully will bring that back to the Board for the next meeting as well. Chair Pedone requested for the next meeting an update on the Denholm Building, status update on the Urban Revitalization Plan. Secondly, we request that you include in these minutes and updated version of our map with an overlay of the projects as you described them.

9. Adjournment

There being no further business, Mr. Dunn called the roll to adjourn the meeting, the meeting adjourned at 11:53 A.M.

Respectfully submitted,

Peter Dunn
Chief Executive Officer

Figure G-1: Parcels to be Acquired or Transferred

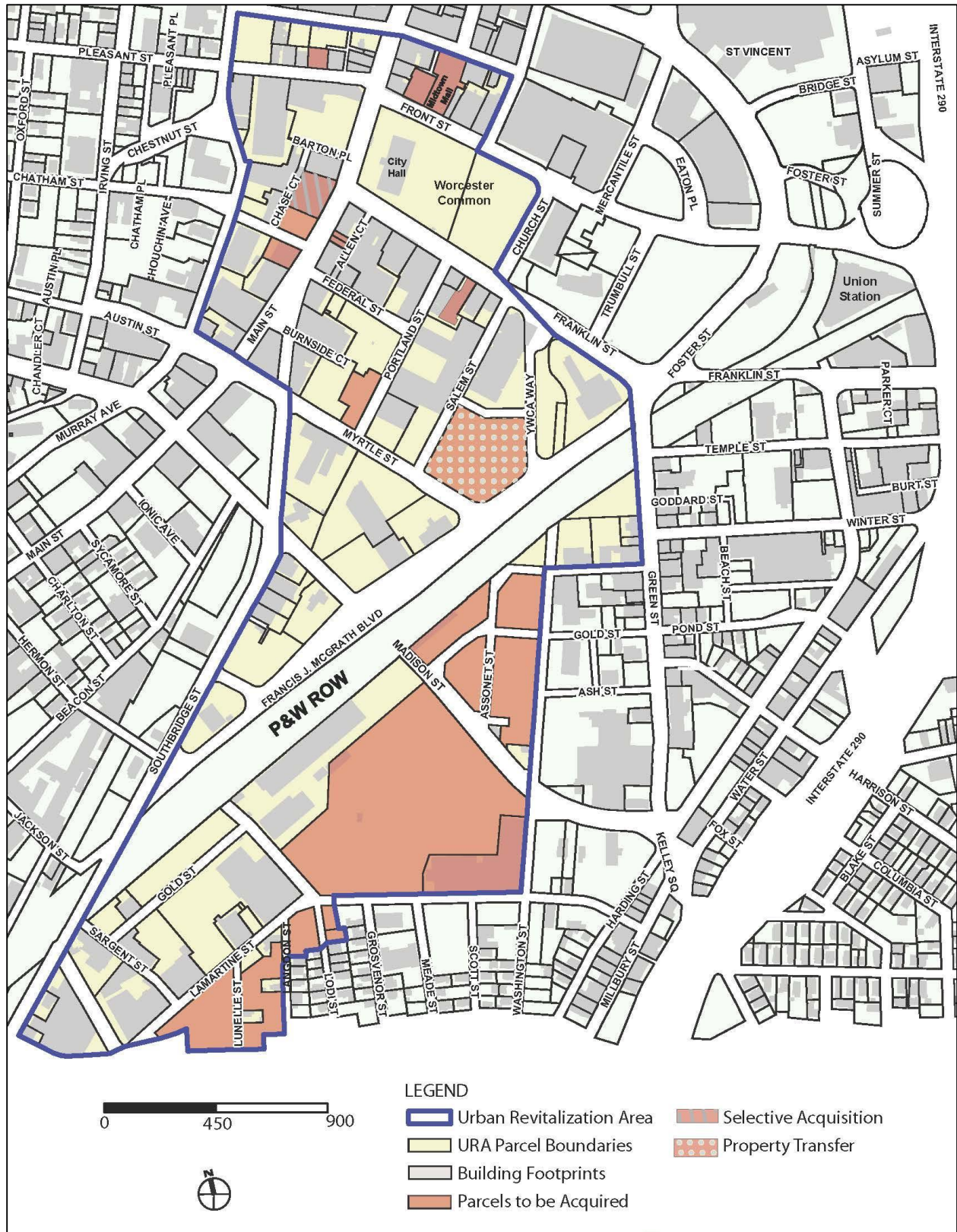


Figure H-1: Lots to be Created for Disposition

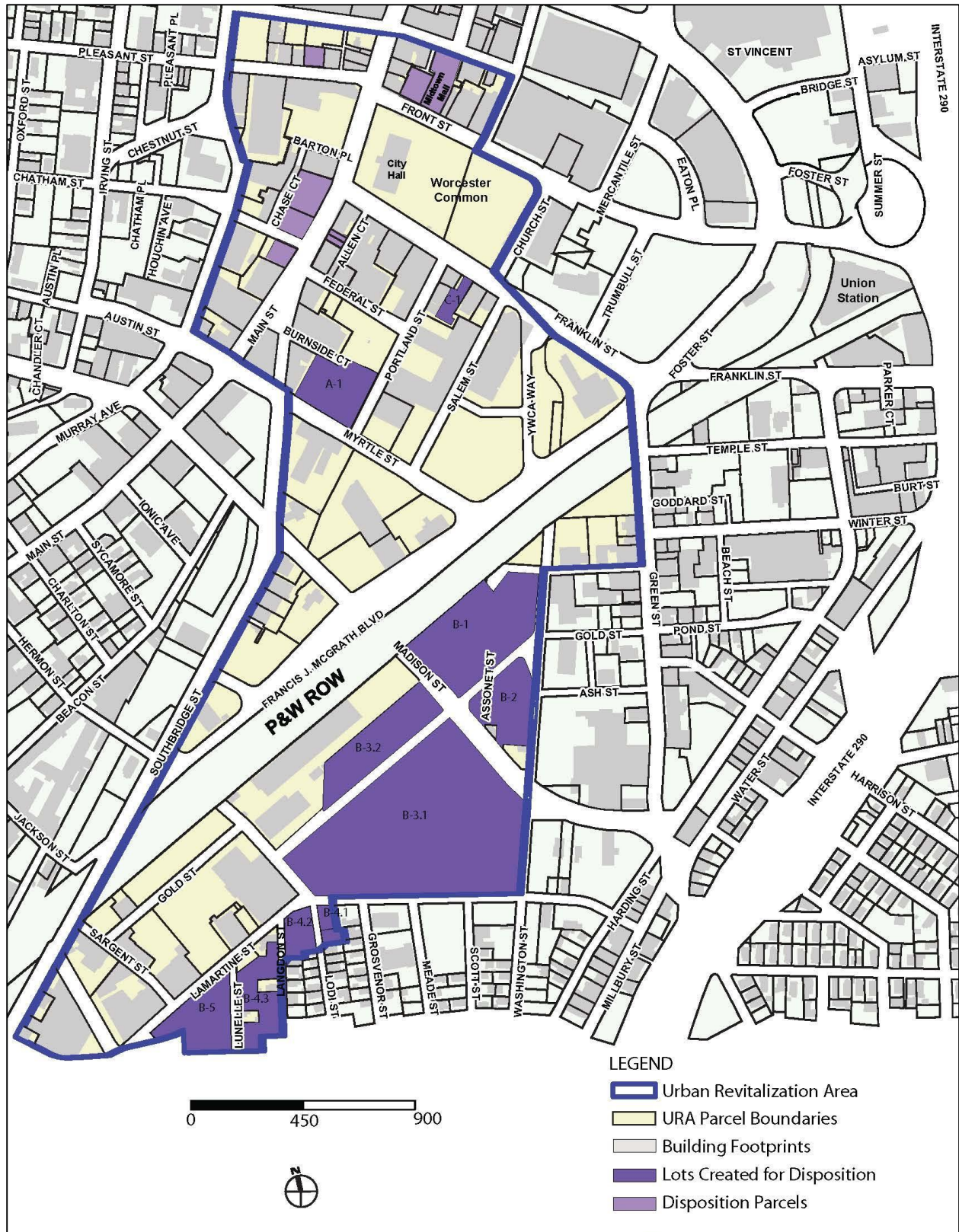


Figure I-1: Buildings to be Demolished

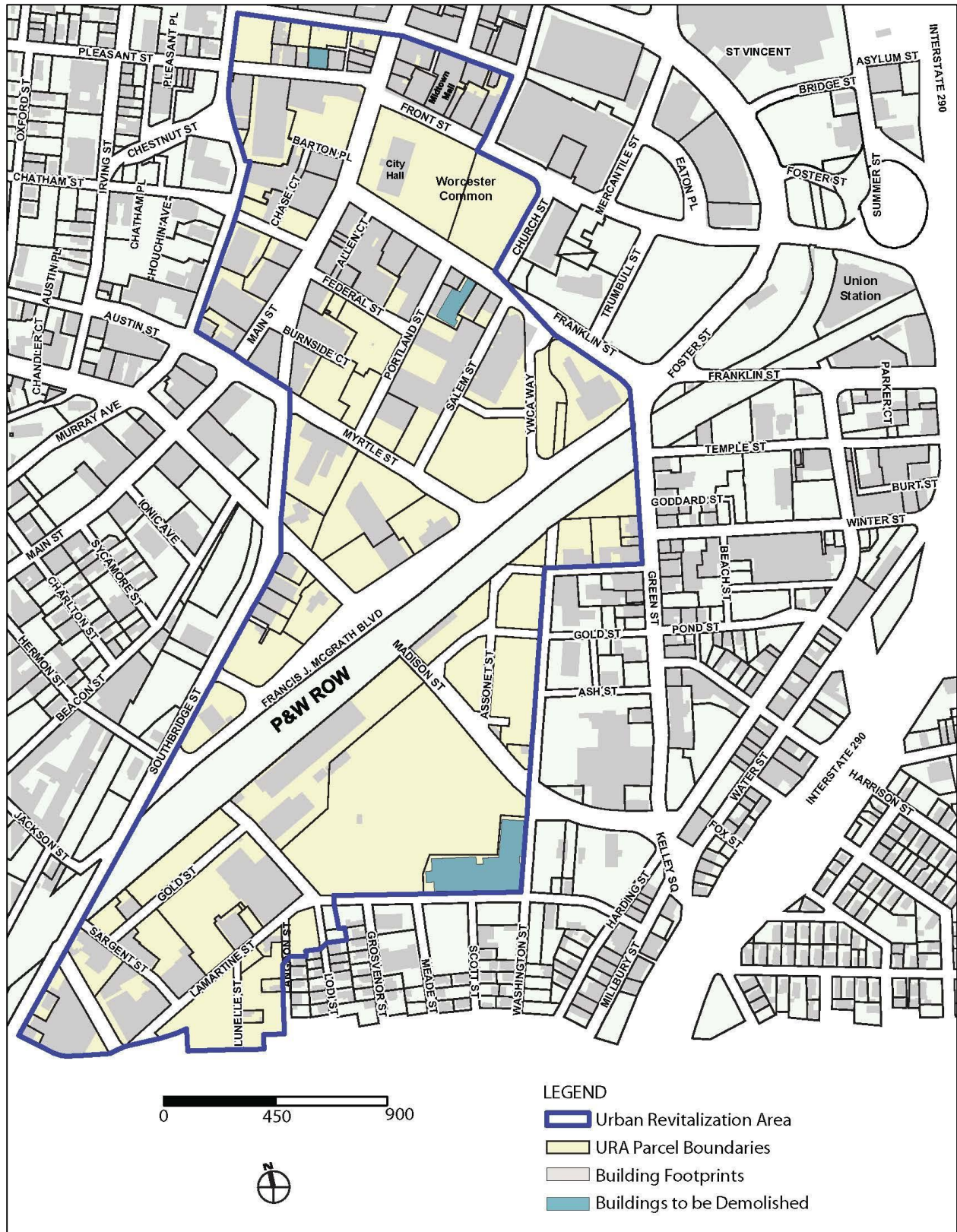


Figure J-1: Buildings to be Rehabilitated

