

# City of Worcester, Massachusetts

Edward M. Augustus, Jr.  
City Manager

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



## WORCESTER REDEVELOPMENT AUTHORITY

Friday, June 17, 2016

8:00 A.M.

Levi Lincoln Chamber, City Hall, 3<sup>rd</sup> Floor  
Worcester, MA 01608

### Present:

#### *Worcester Redevelopment Authority Board*

Vincent Pedone, Chair  
Steven Rothschild, Vice Chair  
Jennifer Gaskin, Secretary  
David Minasian

#### *Staff*

Michael Traynor, Chief Development Officer  
Heather Gould, Assistant Chief Development Officer  
Jennifer H. Beaton, Deputy City Solicitor  
Erin Cahill, WRA Financial Manager  
John Odell, Energy & Asset Management  
Jeanette Roach, Office of Economic Development  
Jane Bresnahan, Office of Economic Development  
Jessica Jacques, Cable Services

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 8:00 A.M. on June 17, 2016.

### 1. Call to Order

Chief Executive Officer Michael Traynor called the meeting to order at 8:12 A.M.

### 2. Roll Call

Mr. Traynor called the roll.

### **3. Minutes of the May 5, 2016 and May 13, 2016**

Mr. Pedone asked the Board to review the minutes of the May 5, 2016 and May 13, 2016 meeting. Chair Pedone and Mr. Minasian requested a change to the last line before the vote on page six. Mr. Rothschild offered approval of the May 5, 2016 minutes and Mr. Minasian seconded approval. Mr. Rothschild offered approval of the May 13, 2016 minutes and Mr. Minasian seconded approval.

#### **New Business**

##### **1. Downtown Revitalization Plan – Authorize Submission to State Department of Housing and Community Development.**

Mr. Traynor informed the Board that the Urban Revitalization Plan was approved unanimously by City Council 11-0 vote at their June 14, 2016 hearing. Chair Pedone and Mr. Traynor reviewed the plan with the Council and emphasized that eminent domain is the last resort. Mr. Traynor also stated that the draft plan was submitted to DHCD for review, and their response encouraged a smaller plan area rather than a larger plan area, as the focus of the current plan can be expanded in the future. Mr. Traynor noted that the Med City Plan is an example of an amended plan, as it was originally the East Central Urban Renewal Plan. Due to concerns related to specific properties included in the draft plan, three properties were removed from the acquisition list and included as priority parcels for private development. Additional requests to change the plan revolved around the inclusion of additional properties. Board members expressed appreciation for the open process that went into creating the plan, but noted that they would have preferred to receive direct notice of the change in the plan after it was made at the Council level. Chair Pedone requested that thank you letters be sent to the Citizens Advisory Committee members.

Mr. Minasian offered the following motion:

**Voted, that Worcester Redevelopment Authority, having approved the Urban Renewal Plan entitled “Downtown Urban Revitalization Plan, Worcester, Massachusetts,” dated April 2016, prepared by BSC Group (the “Plan”) at its meeting on May 5, 2016, being the same Plan approved by the City Council on June 14, 2016, hereby authorizes its chair or vice chair to file a certified copy of said Plan with the Department of Housing and Community Development for final approval as amended.**

**And Be it Voted Further, that the Worcester Redevelopment Authority authorizes its chair or vice chair to make minor, non-substantive language changes to the Downtown Urban Revitalization Plan if such changes are recommended by the Department of Housing and Community Development.**

Mr. Rothschild seconded the motion and it was voted 4-0 on a voice vote.

##### **2. Letter of Intent between the WRA and VHS Acquisitions Subsidiary Number 7, Inc., d/b/a Saint Vincent’s Hospital relative to swap of land at Washington Square, 12 Winthrop Street and 1 Spurr Street.**

Deputy City Solicitor Beaton reviewed with the Board the agreement reached between the WRA, the City and Saint Vincent Hospital relative to the swap of land at Washington Square,

12 Winthrop Street, and 1 Spurr Street, and the authorization of the execution of a Purchase and Sale Agreement and quitclaim deed to convey the Washington Square parcels. Attorney Robert Longdon of Bowditch & Dewey, representing Saint Vincent Hospital, noted that he met with the City during the negotiations to work out an agreement and will undertake due diligence once the documents are executed. Board members discussed utilities on the Washington Square parcel, both public and private, the viaducts, public and private street layouts, and eminent domain related to the Providence and Worcester Railroad lines. Mr. Fasser of the BSC Group stated that he will share with Mr. Longdon and the Board the 2006 Washington Square Redevelopment Strategy report prepared by the BSC Group that outlines of all the existing utilities in the area. Ms. Beaton has also been in contact with the Department of Public Works & Parks regarding the locations of capped and discontinued utilities. Mr. Longdon on behalf of Saint Vincent Hospital, thanked the City Manager, Economic Development Office and Attorney Beaton for the collaborative process and stated that he is looking forward to proceeding with the transaction.

Mr. Minasian offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chairman to execute the attached Letter of Intent between the Worcester Redevelopment Authority, city of Worcester and VHS Acquisition Subsidiary Number 7, Inc. d/b/a Saint Vincent Hospital relative to the swap of land at Washington Square, 12 Winthrop Street and 1 Spurr Street;**

**Voted, that the Worcester Redevelopment hereby authorizes its chairman to execute a Purchase and Sale Agreement between the Worcester Redevelopment Authority and VHS Acquisition Subsidiary Number 7, Inc. d/b/a Saint Vincent Hospital in accordance with the Letter of Intent;**

**Voted, that the Worcester Redevelopment Authority hereby authorizes its chairman to execute a quitclaim deed to convey the Washington Square parcels in accordance with the Purchase and Sale Agreement;**

**Voted, that the Worcester Redevelopment Authority hereby authorizes its chairman to accept a quitclaim deed from VHS Acquisition Subsidiary Number 7, Inc. d/b/a Saint Vincent Hospital for the parcels of land located at 12 Winthrop Street and 1 Spurr Street in accordance with the Purchase and Sale Agreement;**

**And Be it Further Voted, that the Worcester Redevelopment Authority hereby authorizes its chairman to execute a quitclaim deed to convey the parcels at 12 Winthrop Street and 1 Spurr Street to the city of Worcester.**

Ms. Gaskins seconded the motion and it was voted 4-0 on a voice vote.

**3. Amendment No. 1 to MOU between the WRA and WRTA relative to the receipt of Federal Transportation Authority Section 5337 State of Good Repair Apportionment Funds.**

Mr. Traynor informed the Board that Amendment No. 1 to the MOU between the City, the WRA and the WRTA allows receipt of State of Good Repair Apportionment Funds in the amount \$1,880,189.74 for the financing of certain Phase II capital improvement projects at Union Station.

Mr. Rothschild offered the following motion:

**Voted, that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 1 to the Memorandum of Understanding by and between the City of Worcester, the Worcester Redevelopment Authority and the Worcester Regional Transit Authority attached hereto relative to the Authority's receipt of Federal Transportation Authority Section 5337 State of Good Repair Apportionment Funds in the amount of \$1,880,189.74 towards the financing of certain Phase II capital improvement projects at Union Station.**

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

**4. Amendment to the Union Station Cooperation Agreement between the WRA and City of Worcester relative to an increase in operating funds for FY2016.**

Mr. Traynor informed the Board that an increase in the amount of \$80,000.00 is needed to increase the operating funds for the remainder of FY2016.

Mr. Rothschild 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 the purposes of increasing the FY16 Operating Funds loan by \$80,000.00 from \$447,484.00 to \$527,484.00.**

Ms. Gaskins seconded the motion and it was voted 4-0 on a voice vote.

**5. Amendment No. 2 to the Design Services Agreement between the WRA and Nault Architects, Inc. for design services related to the Exterior Stucco and Exterior Lighting improvement projects at Union Station.**

Mr. Odell informed the Board that additional funding is needed to support the design of the exterior stucco and exterior lighting improvement projects at Union Station.

Ms. Gaskins offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 2, in the not to exceed amount of \$71,300.00, to the Design Services Agreement between the Authority and Nault Architects, Inc. for design services related to exterior stucco and exterior lighting improvements at Union Station.**

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

**6. RIBI Security – Performance Issues**

Mr. Odell discussed with Board members the recent performance issues of the security company, the meetings held with the City and the Worcester Police Department, and the progress that is being made as indicated by a reduction in significant incidents. Security personnel have received additional training. The Chair and Board members requested that when trains arrive, security personnel walk through the platform and the stairs before patrons disembark. The Board

again requested that when major issues arise they are notified immediately rather than waiting until the next board meeting.

## **7. Conduct Policy**

Deputy City Solicitor Beaton reviewed with the Board the current conduct policy in place at the Worcester Public Library and the Senior Center. Ms. Beaton also noted that a no trespass order is written by the City's Law department with delivery of the no trespass order by the Worcester Police Department.

## **8. Financial Update Report**

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

Ms. Cahill reported that between May 11, 2016 and June 13, 2016 expenses were \$117,761.09, with urban renewal expenses in the amount of \$44,505.00, operating expenses in the amount of \$60,000.00 and capital expenses in the amount of \$14,000.00.

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

- a) Union Station Harding Street Improvements Project Wall**
- b) Union Station Restrooms Project**
- c) Union Station – Vendor & Maintenance Performance**
- d) Tenants Updates**
- e) Security System Update**
- f) Union Station Interior and Exterior Signage**

Mr. Odell informed the Board that two items remain for the Harding Street Improvements, the installation of banners and the curb cut and striping, which did not receive any bids. The restrooms are complete and the project is in the process of being closed out. Phase II capital improvement projects are several months away. Work continues with Lamoureux Pagano & Associates for the leak repair project. Northern Contracting will not complete work on the corridor near GD Lounge, and in-house work is currently being priced out with an update anticipated at the next Board meeting.

Board items requested for the next agenda: Providence & Worcester Railroad to attend and update the Board regarding the requests made earlier in the year; Fire Department – new administration to update the Board on their request to house a Fire Museum in Union Station; and marketing the space in the garage. The Board has cancelled the July 8, 2016 meeting and will meet again on August 12, 2016.

## **10. Adjournment**

There being no further business, the Board motioned to adjourn the meeting at 9:25 A.M.

Respectfully submitted,

Michael E. Traynor, Esq.  
Chief Executive Officer