

# Worcester Redevelopment Authority

Michael P. Angelini  
Chair

Peter Dunn  
Chief Executive Officer



## WORCESTER REDEVELOPMENT AUTHORITY

Thursday, February 8, 2024

9:00 A.M.

City Hall, Levi Lincoln Chamber

Worcester, MA 01608

Join on your computer, mobile app or room device

### Microsoft Teams Virtual Meeting:

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Meeting ID: 283 335 997 265

Passcode: WENKSJ

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[+1 469-998-7682](#)

Phone Conference ID: 401 941 382#

### Present:

#### *Worcester Redevelopment Authority Board*

Michael Angelini, Chair  
Richard Burke  
Walter Weekes

#### *Staff*

Peter Dunn, Chief Executive Officer  
Michael Traynor, City Solicitor  
Julie Lynch, Director of Facilities  
Paul Morano, Office of Economic Development  
Greg Ormsby, Office of Economic Development  
Victoria Porteiro-Cejas, 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 9:00 A.M. on Thursday, February 8, 2024

### 1. Call to Order

Mr. Dunn called the meeting to order at 9:03 A.M.

### 2. Roll Call

Mr. Dunn called the roll – Mr. Burke, Mr. Weekes and Vice Chair Minasian.

**3. Approval of Minutes: January 11, 2024**

Mr. Burke made a motion to approve the minutes of January 11, 2024.

Mr. Weekes seconded the motion.

The minutes were approved on a 3-0 roll call.

**New Business**

**1. Authorize Amendment to the Operating Cooperation Agreement with the City of Worcester in the amount of \$275,000.**

Mr. Dunn provided background on the Cooperation Agreement and rationale for additional funding from the City in the amount of \$275,000.

Mr. Burke offered the following motion:

**Be It Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute an amendment to the Union Station Cooperation Agreement for FY24 Operating Funds in the amount of Two Hundred Seventy-Five Thousand Dollars and No Cents (\$275,000.00).**

Mr. Weekes seconded the motion.

The motion was approved on a 3-0 roll call.

**2. Financial Update Report**

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

Mr. Dunn advised for the period of January 9, 2024, to February 5, 2024, total expenditures were \$258,673.09.

**3. Status Reports**

- a. Union Station**
- b. Downtown Urban Revitalization Plan**
- c. The Cove**

**a. Union Station**

Mr. Dunn advised that staff have received feedback relative to the scope of work for the Union Station cleaning contract. Has not been reviewed yet. Mr. Angelini provided background summary. Mr. Weekes asked if the board members could receive a copy of the scope before discussing or authorizing the next bid. Chair Angelini confirmed.

**b. Downtown Urban Revitalization Plan**

No questions from the board.

**c. The Cove**

Ms. Porteiro-Cejas provided an overview of the latest REIPP reports from the Cove project. Chair Angelini asked for clarification on the goal for women participation and people of color. Mr. Weekes asked about the status of the combined M/WBE goal. Mr. Dunn interjected that the current 21% M/WBE status could go down if all the subcontractors do not achieve the official certification with the state. Mr. Burke inquired if staff had a sense why they project is falling short on the number of contractors within a thirty-mile radius. Ms. Porteiro-Cejas advised she would explore that further. Mr. Dunn mentioned a trend that most jobs tend to see an increase in local companies when the interior work happens. For sitework, steel, foundations, there are not as many companies locally.

**4. Adjournment**

There being no further business, Mr. Dunn called the roll to adjourn the meeting at 9:19 A.M.

Respectfully submitted,

Peter Dunn  
Chief Executive Officer