

# City of Worcester, Massachusetts

Edward M. Augustus, Jr.  
City Manager

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



## WORCESTER REDEVELOPMENT AUTHORITY

Friday, August 17, 2015

8:00 A.M.

City Council Chambers, 455 Main Street

Levi Lincoln Chamber

Worcester, MA 01608

### Present:

#### *Worcester Redevelopment Authority Board*

Vincent A. Pedone, Chair  
Steven Rothschild, Vice Chair  
David Minasian, Secretary  
Sumner Tilton

#### *Staff*

Michael E. Traynor, Chief Executive Officer  
Heather Gould, Assistant Chief Development Officer  
Paul Morano, Assistant Chief Development Officer  
John Odell, Energy and Asset Management  
Amanda Gregoire, 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 8:00 A.M. on August 17, 2015.

### 1. Call to Order

Chief Executive Officer Michael Traynor called the meeting to order at 8:10 A.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. 249 Fax: (508) 799-1406  
Email: [bresnahani@worcesterma.gov](mailto:bresnahani@worcesterma.gov)  
Website: [www.worcestermass.org](http://www.worcestermass.org)



### **3. Minutes of the July 2, 2015 Meeting**

Mr. Pedone asked the Board to review the minutes of the July 2, 2015 meeting. Mr. Minasian offered approval of the minutes with Mr. Rothschild seconding the approval.

The minutes were approved by the Board on a 4-0 voice vote.

Mr. Traynor welcomed new Board member Sumner Tilton.

### **New Business**

#### **1. Authorize Amendment No. 3 to Lamoureux/Pagano Contract– Water Infiltration Project (Union Station)**

Mr. Traynor had Ms. Gregoire give an update on the scope of services that will be used to determine water issues concerning wall and drainage system in and around Union Station as well as incorporating the findings from the Nault report.

Mr. Traynor also advised the Board that the contract with Lamoureux/Pagano will be terminating in September, and the Purchasing Department will be working with the Designer Selection Board to advertise for architectural services for the Worcester Redevelopment Authority.

Mr. Pedone offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 3, in the amount of \$76,784.00, to the Design Services Agreement between the Authority and Lamoureux Pagano Associates for the necessary design services to undertake the initial work of identifying the causes and prepare design drawing and cost estimates for repairs of the water leakage along the west and south platforms of Union Station.**

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

#### **2. Authorize Renewal Lease for Healthy Line Foods, LLC**

Mr. Traynor informed the Board that the Healthy Line Foods (Café) has requested a one year extension through June 30, 2016. Mr. Traynor advised the Board that all rent has been paid.

Mr. Minasian offered the following vote:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 4 to the Commercial Lease Agreement dated August 13, 2008 with Healthy Line Foods, LLC to extend the term of the lease through June 30, 2016.**

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

**3. Annual Reorganization of Board – Election of Vice Chair & Clerk**

Mr. Pedone informed the Board that the Special Legislation allowing the City Manager to name the Chair of the Board has passed and will be brought back to City Council. Mr. Pedone asked that the item be held until the September meeting.

**4. Authorize Change Order No. 1 to Owner-Contractor Agreement with Sunshine Sign Company, Inc. – Union Station Signage**

Mr. Traynor advised the Board that a change order is needed for Sunshine Sign Company to allow for ten additional signs. Ms. Gregoire provided new Board member Mr. Tilton with the conceptual renderings of the signage throughout Union Station.

Mr. Rothschild offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute to execute Change Order No. 1, in the amount of \$3,154.90, to the Owner-Contractor Agreement between the Authority and Sunshine Sign Company, Inc., for the Union Station Interior Signage Project.**

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

Mr. Pedone stated that he would bring forward a proposal for discussion at the next meeting.

**5. Project Chairman’s Report Concerning a Potential Tenant for the Union Station Garage Retail/Office Space**

Mr. Morano informed the Board that there is a potential tenant for two of the leased areas of the garage retail space. Mr. Pedone informed the Board that there is still interest for a possible healthcare company to lease the entire area. Mr. Traynor advised the Board that the developer of the Osgood Bradley Building project is no longer interested in using the ground floor garage retail space for a construction project office.

**6. Update – Proposal for Shoeshine Services at Union Station**

Mr. Morano informed the Board that he is still working with Eugene P. Washington of Gino’s Old Time Shoeshine the vendor who is interested in operating a shoeshine service within the Station. He will provide the Board with an update at the September meeting.

**7. Update – Temporary Construction Office License – Union Station Parking Garage**

This item was taken up with Item No. 5.

**8. Update – Terms of Conveyance between WRA and First Bristol Corp. – Executed**

Mr. Traynor provided the Board with an executed copy of the Terms of Conveyance, and informed the Board that First Bristol is proceeding with obtaining the necessary zoning approvals to move the project forward. The item is on the Zoning Board of Appeals agenda for

tonight, August 17. The Board motioned in support of the item going before the ZBA and asked that Mr. Traynor provide the ZBA with a letter of support to be presented at the meeting.

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

**a) Union Station Signage Project** – Taken up under Item 4

**b) Union Station Harding Street Improvements Project**

Mr. Odell stated that the lighting phase is under contract; the wall repair packages are back from bid are being finalized and the curb work and banner installation will be finalized next week.

**c) Union Station Restrooms Project**

Mr. Traynor reviewed the project with Mr. Tilton and the issues regarding current restrooms with cleanliness and security.

**d) Union Station – Vendor & Maintenance Performance**

**e) Tenants Updates**

Mr. Traynor informed the Board that all tenants are current with payments.

**f) Security System Update**

Mr. Traynor informed the Board that they are looking into the possibility of linking some of the cameras with the security office. Mr. Traynor will keep the Board updated as to the status.

**Other Business**

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

Mr. Traynor informed the Board that Erin Cahill, WRA Financial Manager is on vacation and Thomas Zidelis was unable to attend the meeting. Ms. Cahill will provide an update of the Fiscal Year 2015 finances at the next meeting.

Mr. Traynor advised the Board that the next Citizens Advisory Committee meeting will be held August 27, 2015. Mr. Traynor suggested that a Charrette be coordinated to take place in the Canal District.

Mr. Traynor suggested that the next Board meeting be held at Union Station so that new member Mr. Tilton may tour the facility. The next scheduled meeting for the Board is September 11, 2015 at 8:00 AM

There being no further business, the Board motioned to adjourn the meeting at 9:13 A.M.

Respectfully submitted,

Michael E. Traynor, Esq.  
Chief Executive Officer