

City of Worcester, Massachusetts

Edward M. Augustus, Jr.
City Manager

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



WORCESTER REDEVELOPMENT AUTHORITY

Friday, September 18, 2015

8:00 A.M.

CMRPC Conference Room

Union Station

Worcester, MA 01604

Present:

Worcester Redevelopment Authority Board

Vincent A. Pedone, Chair
David Minasian, Secretary
Jennifer Gaskin
Summer Tilton

Staff

Michael E. Traynor, Chief Executive Officer
John Odell, Energy and Asset Management
Erin Cahill, WRA Financial Manager
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 September 18, 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.



3. Minutes of the August 17, 2015 Meeting

Mr. Pedone asked the Board to review the minutes of the August 17, 2015 meeting. Mr. Tilton offered approval of the minutes with Mr. Minasian seconding the approval.

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

Mr. Traynor advised the Board that Vincent Bono was tied up in traffic and we would take his item up when he arrives.

New Business

2. Authorize Issuance of a Request for Proposals for Security Services at Union Station

Mr. Traynor reviewed with the Board the issuance of a Request for Proposals for security services at Union Station. Mr. Traynor advised the Board that the current contract with Lusignan Security expires in mid-October. Mr. Odell informed the Board that he'd been advised Lusignan does not intend to submit a bid for a new contract. The Board expressed its desire to know why Lusignan would not seek a renewal, and questioned whether any changes need to be made to the scope of services. It was therefore decided to hold the item until the next meeting. Prior to the next meeting Mr. Traynor will arrange for Mr. Pedone and Ms. Gaskins to meet with Mr. Lusignan to discuss any concerns/complaints that might influence the final scope of services. Because the timeframe for bidding and the award of a new contract will extend into November, Mr. Traynor will seek a two month extension of the current Lusignan contract.

1. Presentation from Vincent Bono, Boston Surface Railway Company, Regarding Proposed Private Commuter Rail Service between Worcester and Providence, RI

Mr. Traynor introduced Vincent Bono, CEO of Boston Surface Railway Company who is looking into launching a private commuter train service from Worcester to Providence, Rhode Island. Mr. Bono expressed that the Worcester to Providence service is a good match due to the fact that the necessary infrastructure is already in place. Mr. Bono said his company is also working on an agreement with Providence & Worcester Railroad, which would operate Boston Surface trains on its existing track. Mr. Bono stated that Boston Surface Railway will have full office space in Woonsocket and an automated ticket kiosk in Union Station. Mr. Bono stated that there are a few improvements that are needed on the track and spoke of different options where the trains will be stored overnight. Mr. Bono said his company wants to run a pilot train with a 70-minute ride between the cities and needs about 650 riders per day to make it work within a three-year ramp-up period. Mr. Bono stated that he would like to install some type of overhead coverage extending from the building out to and along the platform where customers will wait for trains. At the appropriate time he will work with the Authority and Massachusetts Historical Commission. The Board thanked Mr. Bono for the great presentation and looks forward to working with him in the future.

3. Authorize Amendment No. 4 to Lamoureux Pagano Architectural Services Contract to Extend the Term through December 31, 2015

Mr. Traynor advised the Board that the Designer Selection Board is being reconstructed and in the interim the City and the WRA will extend its design service agreements to carry-out all work performed under the existing contracts.

Ms. Gaskins offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 4 to the Design Services Agreement between the Authority and Lamoureux Pagano Associates to extend the term of the contract through December 31, 2015.

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

4. Report on September 16, 2015 Public Forum on Redevelopment Possibilities for the Wyman Gordon Properties

Mr. Traynor reported on the Office of Economic Development Meeting that was held at the Crompton Collective, 138 Green Street. The meeting was originally to be scheduled as a WRA Citizens Advisory Committee meeting, but due to a lack of a quorum it was hosted by the Executive Office of Economic Development. The meeting was well attended and included a presentation by the Urban Renewal consultant BSC Group. At the end of the presentation those in attendance were broken down into discussion groups to further discuss the strategies that were mentioned in the presentation and their ideas for the parcels. The findings will now be presented to the CAC and submitted for approval. Mr. Pedone stressed the need to reach out to Chair John Brissette and Vice Chair Jill Dagilis to ascertain the process they are in and to finalize the timelines and findings to keep on track with the filings to DHCD.

5. Financial Update Report

Update FTA Reimbursement

Ms. Cahill advised that submittals and reimbursements are ongoing.

Monthly Expenditure Report

Ms. Cahill, WRA Financial Manager, reviewed with the Board the check detail and monthly comparison summary between August 6, 2015 and September 14, 2015. Expenses were \$111,037.83, noting a \$14,785.50 payment to the BSC Group.

Updated Executed Contracts and Payments

6. Status Reports – Miscellaneous/Improvement Projects

a) **Union Station Signage Project** -- Progressing – should be completed by the end of October

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

Mr. Odell stated that the electrical phase is under contract and the contractor will be onsite within two weeks; the wall repair work will start in an estimated two weeks with a 30-45

day completion window and the design of the remaining work include curb work and banner installation is in the process of being completed. Mr. Odell noted that separately the bid package allowed a twenty (20%) percent savings with the project.

c) Union Station Restrooms Project

Mr. Odell informed the Board that a pre-construction meeting is forthcoming and materials will be ordered soon after.

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

Other Business

Mr. Traynor informed the Board that a letter will be sent to taxi cab medallion owners regarding the stacking in front of the Station and along the railroad bridge.

Mr. Pedone requested that Mr. Traynor work with the City to update the Council and perhaps news article on the ongoing accomplishments and projects of the Worcester Redevelopment Authority.

Mr. Pedone and Ms. Gaskins could not stay for the scheduled tour of Union Station, so that item was not taken up (Messrs. Tilton and Minasian took an informal tour with staff after the meeting.)

There being no further business, the Board motioned to adjourn the meeting at 9:20 A.M.

Respectfully submitted,

Michael E. Traynor, Esq.
Chief Executive Officer