

City of Worcester, Massachusetts

Edward M. Augustus, Jr.
City Manager

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



WORCESTER REDEVELOPMENT AUTHORITY

Friday, January 8, 2016

8:00 A.M.

Levi Lincoln Chamber, City Hall, 3rd Floor
Worcester, MA 01608

Present:

Worcester Redevelopment Authority Board

Vincent Pedone, Chair
Steven Rothschild, Vice Chair
Jennifer Gaskin
Sumner Tilton

Staff

Michael E. Traynor, Chief Executive Officer
Heather Gould, Assistant Chief Development Officer
Paul Morano, Assistant Chief Development Officer
Jennifer H. Beaton, Deputy City Solicitor
John Odell, Energy and Asset Management
Erin Cahill, WRA Financial Manager
Amanda Gregoire, Office of Economic Development
Jeanette Roach, 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 January 8, 2016.

1. Call to Order

Chief Executive Officer Michael Traynor called the meeting to order at 8:00 A.M.

2. Roll Call

Mr. Traynor called the roll.

Worcester Redevelopment Authority
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3. Minutes of the December 11, 2015 Meeting

Mr. Pedone asked the Board to review the minutes of the December 11, 2015 meeting. Mr. Rothschild offered approval of the minutes and Mr. Tilton seconded the approval.

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

New Business

1. Election of Officers: Vice Chair, Secretary

After discussion by the Board, Mr. Rothschild offered the following motion:

Voted that the Worcester Redevelopment Authority hereby elects the following slate of officers for the 2016 fiscal year:

Steven Rothschild, Vice-chair

Jennifer Gaskin, Secretary

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

2. By-Laws Amendment –Deleting Election of Chair by the Governing Body

Mr. Traynor reviewed with the Board the change to the bylaws to include the special legislation authorizing the City Manager to appoint the chair of the Worcester Redevelopment Authority and to replace wording in the administrative structure of the bylaws.

Mr. Tilton offered the following motion:

WHEREAS, Chapter 36 of the Acts of 2015 as enacted by the Senate and House of Representatives and as adopted by the city council through the authorization of special legislation, authorizes the city manager of the city of Worcester to annually appoint the chair of the Worcester Redevelopment Authority and that appointment shall be subject to confirmation by a majority vote of the city council; and

WHEREAS, the city of Worcester has requested the Worcester Redevelopment Authority to make corresponding changes to its by-laws to reflect that the Worcester Redevelopment Authority shall elect the vice-chair and secretary;

WHEREAS, the city of Worcester has requested previously the Worcester Redevelopment Authority to make changes to its by-laws to reflect the re-establishment of the position title of chief development officer.

NOW, THEREFORE, the Worcester Redevelopment Authority hereby reaffirms and readopts its resolution of December 14, 2000, as mostly recently amended on January 14, 2014, and resolves as follows:

I. By-Law Amendment

Voted that, the second sentence of Article II, Section 1 (“*Governing Body*”), of its by-laws is hereby amended by replacing the words “At the first meeting of each fiscal

year the members of the governing body shall select from among their number a chair, a vice-chair, and a secretary” with the following:

“At the first meeting of each fiscal year the members of the governing body shall select from among their number a vice-chair and a secretary.”

Voted that, the third sentence of Article II, Section 2 (“*Administrating Structure*”), of its by-laws is hereby amended by replacing the words “assistant city manager for economic, neighborhood and workforce development” with “chief development officer” so that the third sentences reads as follows:

“The city manager of Worcester shall have the authority to assign additional city personnel to administer the programs and operations of the agency in such capacities subordinate to the chief development officer, city solicitor or chief financial officer as he or she deems necessary and proper.”

II. Effective Date

Voted that this amendment shall take effect immediately upon adoption.

III. Notifications

Voted that, the Worcester Redevelopment Authority hereby instructs its secretary to cause certified copies of this resolution to be filed with the city manager of the city of Worcester, the city clerk of the city of Worcester, the secretary of the commonwealth and the department of housing and community development of the commonwealth.

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

3. Union Station Cooperation Agreement Amendment – Payment of \$100,000 from the Proceeds of the Washington Square Parcel Sale to the City

Mr. Traynor informed the Board that the sale of the land has been completed and the receipt of payment of \$100,000.00 from the City to the WRA. As per the agreement in negotiations the money will go to the Worcester Jobs Fund.

Mr. Tilton 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 reducing the FY16 Operating Funds loan by \$100,000.00 from \$447,484.00 to \$347,484.00.

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

4. Award of Contract for 3-Year, On-Call, Architectural Services for Miscellaneous Projects to Nault Architects, Inc. per the Recommendation of the City’s Designer Selection Board

5. Award of Contract for 3-Year, On-Call, Mechanical, Electrical, Plumbing and related Engineering Services for Miscellaneous Projects to Tighe & Bond, Inc. per the Recommendation of the City’s Designer Selection Board

Items #4 and #5 are being held until the February 12, 2016 meeting for additional information.

6. Request to Approve BSC Group Amendment No. 2 – Additional Appraisals Relative to Urban Revitalization Plan

Mr. Traynor advised the board that there is an increase in the number of appraisals being done due to the expansion of the proposed urban renewal area.

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 reducing the FY16 Operating Funds loan by \$100,000.00 from \$447,484.00 to \$347,484.00.

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

Ms. Gaskin made the following motion: To convene in executive session to discuss the purpose of discussing the Union Station – Retail space under garage and the stand alone area near the parking garage because to meet in open session would have a detrimental impact on the Authority's negotiating position with the potential purchaser of the property, and to reconvene in open session.

On a roll call vote the Board unanimously (4-0) adopted the motion.

The Authority reconvened in open session at 8:36 a.m.

8. Presentation of the List of Union Station Phase 2 Capital Projects

Ms. Gregoire reviewed with the Board the Union Station Priority Capital List – FTA Round 2. An updated list will be provided to the Board at the February 12, 2016 meeting for further review before submitting to the FTA.

**9. Financial Update Report
Update FTA Reimbursement
Monthly Expenditure Report
Updated Executed Contracts and Payments**

Ms. Cahill reported that between December 5, 2015 and January 4, 2016 there were expenses of \$60,375.34. There were no reimbursements to FTA.

10. Status Reports – Miscellaneous/Improvement Projects
a) Union Station Harding Street Improvements Project
b) Union Station Restrooms Project
c) Union Station – Vendor & Maintenance Performance
d) Tenants Updates
e) Security System Update

Mr. Traynor informed the Board that he received a Notice of Lien from the IRS in the amount of \$299,008.76 regarding Lusignan Security Agency. The Lien requires the Authority to remit any payments otherwise owing to Lusignan directly to the U.S. Treasury.

The Board voiced concern over the ability, or desire, of Lusignan to continue providing its security services once it no longer receives payment from the Authority. Mr. Traynor informed the Board that Lusignan received a payment for services a week ago. The Board decided to terminate Lusignan's contract concurrent with the next scheduled payment. The Board discussed a backup plan and Mr. Odell informed the Board that the security company that services the Library would be able to assist so no gap in security at Union Station would take place. Mr. Traynor stated that he would pursue termination of the contract once he confers with the Law Department. Mr. Traynor informed the Board that he will be able to sign a contract with the substitute security company pending award of a new multi-year contract pursuant to the pending request for proposals because the interim contract will be less than \$25,000.00.

Mr. Traynor informed the Board that he contacted Alan Warner, Project Manager for Amtrak regarding Amtrak's notice that it would cease operations within Union Station (but not train service) to ask what Amtrak's plans were for the space, along with some questions regarding de-signing, security and notification to others that Amtrak employees were no longer on premises. Mr. Warner responded that he needed to pass the questions along to other internal personnel and would report back

All tenants are current; the restroom project is in progress; the Harding Street project is on hold at the moment waiting for lighting to arrive and be installed, with other work to commence in the spring.

7. Presentation Relative to Byblos Lounge - Change of Business Plan/Management, and Alteration of Premises

Attorney Todd Brodeur appeared on behalf of Byblos Lounge to inform the Board that the owner has hired a consultant to change the concept of the business plan, the name of the establishment, and its management, as well as seeking permission from the Worcester License Commission for an alteration of premises. Mr. Brodeur stated that they seek to relocate the bar. The Board asked for information on the new manager; staff to provide information submitted to the License Commission.

11. Adjournment

There being no further business, the Board motioned to adjourn the meeting at 8:50 A.M.

Respectfully submitted,

Michael E. Traynor, Esq.
Chief Executive Officer