

City of Worcester, Massachusetts

Edward M. Augustus, Jr.
City Manager

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



WORCESTER REDEVELOPMENT AUTHORITY

Friday, December 9, 2016

8:00 A.M.

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

Present:

Worcester Redevelopment Authority Board

Vincent Pedone, Chair
Sumner Tilton
David Minasian
Jennifer Gaskin
Michael Angelini

Staff

Michael Traynor, Chief Development Officer
Heather Gould, Assistant Chief Development Officer
Jennifer 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

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 8:00 A.M. on December 9, 2016.

1. Call to Order

Chief Executive Officer Michael Traynor called the meeting to order at 8:02 A.M.

2. Roll Call

Mr. Traynor called the roll. Chair Pedone welcomed new Board member Michael Angelini and recognized Steven Rothschild and thanked him for his dedication and service to the Board.

3. Minutes of the November 10, 2016 Meeting

Mr. Pedone asked the Board to review the minutes of the November 10, 2016 meeting. Mr. Tilton offered approval of the November 10, 2016 minutes and Mr. Minasian seconded approval.

New Business

1. Union Station Leak Remediation Project – Discussion and Selection of Scope of Project Option

Mr. Traynor had Mr. Odell review with the Board the options presented at the last meeting and the recommendation letter from the Architect, Lamoureux Pagano & Associates, summarizing their recommended option. Mr. Odell reviewed the canopy project with Mr. Angelini and reiterated with the Board that the design and costs of the canopy are not included with the remediation work. Mr. Odell noted that a solar canopy will ultimately cost less than a regular canopy and stated that he will provide the Board with the costs for both canopy options for a follow up vote to select the canopy type.

Ms. Cahill reviewed with the Board the Federal Transit Administration (FTA) State of Good Repair allocation balance and loan orders obligated to date. Mr. Traynor advised the Board that the City Manager and City Council are aware of the costs associated with the leak remediation project and are in favor of moving the project forward. Mr. Angelini reviewed the vote before the Board and asked that it be two separate votes.

Mr. Angelini offered the following motion:

Voted that the Worcester Redevelopment Authority, having reviewed the Union Station leak remediation options prepared by Lamoureux Pagano Associates, hereby selects option C in the not to exceed amount of \$6.25M.

Mr. Tilton seconded the motion and it was voted 5-0 on a voice vote.

Mr. Angelini offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 6, not to exceed \$675,000.00, to the Design Services Agreement between the Authority and Lamoureux Pagano Associates for design services related to the Union Station leak remediation project.

Mr. Minasian seconded the motion and it was voted 5-0 on a voice vote.

2. Fusion Entertainment, LLC – Review of Recent License Commission Issues/Lease Compliance

Mr. Tilton recused himself. Attorney Todd Brodeur and Selim Lahoud appeared on behalf of the item with regard to the operation of GD Lounge and violations that have taken place and brought before the city's License Commission. The Commission found that there were violations of Rule #1 – hours violation and Rule #14 (2 counts) - Manager responsible for all violations on the premises, and questioned the status of the ownership of the liquor license. Attorney Brodeur stated that he has before the License Commission a request for change of manager and change of doing business as /d/b/a. The name of the new manager is Zlifkar Ezzeddine. Attorney Brodeur stated that the name of the establishment will be changed to Lava Lounge. Mr. Lahoud provided the Board with an update regarding standing events and the hours of operation, and noted that he looks to continue the relationship that he has had for the past six years with the WRA. The Board requested a six-month check-in regarding the business, their plan for operating seven days a week, and an amendment to the current lease for the new operations. The Board also requested that they be notified immediately of any continued violations. Mr. Tilton returned to the meeting after discussion of this item closed.

3. Reorganization of Officers (vice-chair, secretary)

Mr. Angelini offered the following motion:

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

David Minasian, Vice-chair

Jennifer Gaskin, Secretary

Mr. Tilton seconded the motion and it was voted 5-0 on a voice vote.

4. TrueNorth Transit/MAX Regional Bus Service – Request for Gate Access

Mr. Brian Fox appeared before the Board on behalf of TrueNorth Transit/MAX Regional Bus Service seeking the Board's support for TrueNorth's request to Greyhound Lines, Inc. for use of one of its bus slips. TrueNorth operates a daily service from Northampton, MA to Boston, MA and currently has a curbside stop in Worcester alongside the WRTA Hub. TrueNorth's use of a bus slip at Union Station would be twice-a-day, during off-peak times and be a non-ticketing operation. The Board indicated its support for TrueNorth's request. Mr. Traynor will provide a letter to Greyhound indicating that support and asking them to permit TrueNorth the use of a bus slip.

5. Informational Report regarding Union Station – EMC lighting upgrade of all the office and common area lights to LED.

Mr. Odell updated the Board regarding the ongoing lighting upgrades to the interior common areas in City-owned buildings and the savings that will offset the costs, noting that Union Station will also receive these upgrades. Mr. Odell stated that lighting system controls are included in the next phase of capital improvement projects, which will begin after the initial lighting upgrades are made.

Mr. Odell briefed the Board on the Harding Street improvements project and the redesign of the attachment method that will be used to fasten banners and bird netting to the aged steel structures. The curb cuts that are part of the Harding Street road work will be completed in December 2016, and the pavement markings will be installed in the spring of 2017. Mr. Odell also informed the Board that an engineer from P&W has met with the City to discuss refinishing P&W bridges and structures, and the City is working to gain access to Mass Highway grant money for this purpose.

The Board requested that security issues be added to the monthly update. Mr. Odell stated that the security company is having issues maintaining a workforce but has had staff coverage for all shifts, though on separate occasions personnel were not in uniforms.

6. Discussion relative to the adoption of a remote participation policy under the Open Meeting Law

Mr. Traynor and Attorney Beaton discussed with the Board the Open Meeting Law's provisions for a remote participation policy, describing how a policy is adopted and the statutory requirements of such a policy. Attorney Beaton will review the Attorney General's regulations on remote participation as well as policies adopted by others, and draft a proposed policy for the Board's consideration at its next meeting. Mr. Traynor will provide the Board the proposed policy prior to the meeting.

7. Request from MagNet Kiosks to install automated kiosk for vending travel related to merchandise

Board members reviewed the proposal by MagNet Kiosks for automated retail vending at Union Station. Mr. Traynor stated that a license agreement similar to the ATM service with Spencer Savings Bank would be presented to the retailer.

8. Financial Update Report

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

Ms. Cahill stated that between November 5, 2016 and December, 2016 expenses totaled \$35, 960.63. \$34,000 was in operating expenses and \$1,500.00 in capital expenses.

9. Status Reports – Miscellaneous/Improvement Projects

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

Chair Pedone stated that he appeared before the City Council's Economic Development Committee to provide an update on the Downtown Urban Revitalization Plan. Chair Pedone informed the Board that the Economic Develop Committee is looking at neighborhoods around the urban revitalization plan area and would like the WRA to partner with the City to help revitalize these peripheral areas. Chair Pedone requested that the urban revitalization plan be a

standing WRA Board agenda item, and that someone from the Baker/Polito administration be invited to a future WRA Board meeting to discuss potential funding opportunities in the Economic Development Bond Bill.

10. Adjournment

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