

# City of Worcester, Massachusetts

Edward M. Augustus, Jr.  
City Manager

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



## **WORCESTER REDEVELOPMENT AUTHORITY**

**Tuesday, February 11, 2014**

**3:00 P.M.**

**City Hall, 455 Main Street**

**Levi Lincoln Chamber**

**Worcester, MA 01608**

### **Present:**

#### *Worcester Redevelopment Authority Board*

Vincent A. Pedone, Chair  
Steven Rothschild  
John F. Donahue, Jr.  
Robert Diaz

#### *City of Worcester*

Michael E. Traynor, Acting Chief Executive Officer  
Erin Cahill, Financial Manager, WRA  
John Odell, Director, City Energy and Asset Management Division  
Rick Trifero, WRA Facilities Manager  
George Saliba, Executive Office of Economic Development  
Jackson Restrepo, Executive Office of Economic Development  
Jane Bresnahan, Executive Office of Economic Development

#### *Other*

Gus Giordano, Maxell Silverman's Banquet & Conference Center Union Station  
Martin Odul, Maxwell Silverman's Banquet & Conference Center Union Station

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 3:00 P.M. on February 11, 2014.

**1. Call to Order**

Acting Chief Executive Officer Michael Traynor called the meeting to order at 3:10 P.M.

**2. Roll Call**

Mr. Traynor called the roll.

**3. Minutes of the January 24, 2014 Meeting**

Mr. Pedone asked the Board to review the minutes. Mr. Donahue offered approval of the minutes with Mr. Diaz seconding the approval. The minutes were unanimously adopted without amendment.

**New Business**

**1. Proposed Donation of two Outdoor Building Color Wash Lights and two Outdoor Three Head Search Lights from Robert J. Giordano, President, Maxwell Silverman's Banquet & Conference Center, Inc.**

At this time, the Board acknowledged Gus Giordano, owner of Maxwell Silverman's Banquet & Conference Center, Inc., and Martin Odul, Facility Manager, who had joined the meeting regarding his donation and his proposal for new outdoor accent lighting at Union Station. Mr. Giordano thanked the Board and stated that his plans for his business at Union Station have come to fruition and he believes the enhancement of the lights will make the building more impressive and enable him to work with his customers on events. Mr. Giordano stated that he has purchased the sign from the Old Paris Cinema and artifacts from the Worcester Common Outlets. He plans to use the Paris Cinema sign to enhance the new kitchen that was recently installed in the John Dillinger's Barbeque Grille area. Mr. Giordano thanked the Board members for allowing him to share with them the donation of lights and the updates that he has made to enhance his space at Union Station.

Mr. Pedone thanked Mr. Giordano for taking the time to address the Board. Mr. Pedone thanked him for his dedication to Union Station and his vision with his business.

Mr. Donahue offered the following motion:

**Voted, that the Worcester Redevelopment Authority hereby accepts the donation of two 2500 watt outdoor color wash lights and two 1,000 – 5,000 watt outdoor three head search lights from Robert J. Giordano, President, Maxwell Silverman's Banquet & Conference Center, Inc., upon the condition that Mr. Giordano shall have daily care, custody, management and control of the lights, including their normal maintenance; and**

**Provided further, that such donation shall be subject to the terms of a donation agreement to be executed between Mr. Giordano and the Authority, which shall set out the parties' respective obligations and responsibilities to implement this conditional donation, and the chief executive officer is authorized and requested to execute the agreement on behalf of the Authority.**

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

## **8. Tenant Update**

a) Robert J. Giordano – request to address the Board with issues of concern

Mr. Traynor suggested that the Board take up agenda item 8 a) to allow Mr. Giordano to address the Board with his issues of concern. Mr. Giordano stated that there continues to be a serious problem with taxi pick-up and drop-off directly in front of Union Station. Drivers have been photographed by Mr. Giordano sleeping, eating and drinking in their cabs; blocking limos from dropping off at proms, weddings and other events; and parking for an extensive time when trains are not scheduled to arrive. Mr. Traynor stated that we are in the process of posting signs that will prohibit idling of taxis in front of the station and will be using temporary signage. Mr. Traynor stated that he will be sending letters to both taxi companies and the City's License Commission, notifying them of the changes. The Board requested a copies of the letters in the next meeting package. Mr. Giordano and Board members discussed various parking scenarios, including a possible cellphone lot. Mr. Giordano said that he has kept the parking area across from the Station plowed and cleaned. Mr. Giordano thanked the Board for his opportunity to speak.

### **2. Proposed Amendment No. 1 to Lamoureux Pagano Associates design services agreement: Union Station Priority Capital Improvements Projects – (a) New Interior/Exterior Signage Project and (b) Preparation of Optional Concept Plans for Renovations of Existing First Floor Bathrooms/Construction of New Bathrooms**

Mr. Odell updated the Board on proposed Amendment No. 1 to include the interior/exterior signage project and the three concept plans for renovations/construction of bathrooms.

Mr. Diaz offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 1, in the amount of \$22,500.00, to the Design Services Agreement between the Authority and Lamoureux Pagano Associates for the necessary design services to undertake the following projects:**

- **Preparation of Three Optional Concept Plans for Renovations of Existing First Floor Bathrooms/Construction of New Bathrooms - \$15,000.00**
- **New Interior/Exterior Signage Project - \$7,500.00**

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

**3. Acceptance of Parcel of Land from the City of Worcester – former portion of Washington Square**

Mr. Traynor advised the Board that BSC Group has prepared plans to be presented to the Planning Board at their February 12, 2014 meeting for approval. Once approved the deed will be prepared conveying Parcel B-5.

Mr. Diaz offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chairman to accept delivery of a deed conveying, for nominal consideration, all right, title and interest of the city of Worcester in the real property depicted as Parcel B-5 on a plan entitled “Discontinuance Of A Portion Of Washington Square, Plan of Land in Worcester, Massachusetts,” dated June 6, 2013, prepared by Dana J. Standley, P.L.S., BSC Group, formerly comprising a portion of Washington Square, for redevelopment purposes**

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

**Old Business**

**4. Urban Renewal Consultant Contract – Recommendation to Re-bid**

Mr. Traynor requested the Board to rescind the vote that was taken at the last meeting. In reviewing the three bids the low bidder included a key management person who is no longer associated with the company. Mr. Traynor advised the Board that he would like to rebid the RFP. Mr. Traynor had Mr. Restrepo review with the Board the redefining of the RFP, the number of buildings that would be included with the plan and the targeted area. The Board requested that a draft RFP be prepared for the next meeting.

Mr. Pedone offered the following motion:

**Voted**, that the Worcester Redevelopment Authority hereby rescinds its vote of January 24, 2014 to negotiate a contract with Vanasse Hangen Brustlin for Design Services/Urban Renewal Plan Consultant, and directs the chief executive officer to revise the requests for proposals to clarify the geographical bounds of the proposed urban renewal area and any other revisions the chief executive officer believes are warranted; and

**It is further voted** that the Authority authorizes chief executive officer to solicit new proposals on behalf of the Authority in accordance with M.G.L. c. 30B.

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

**Other Business**

**5. Union Station Garage Retail Space Lease – Status Report on Lease Execution**

Mr. Traynor advised the Board that the Lease Agreement is with the Off Street Parking Board for execution.

**6. Union Station Priority Capital Improvement Project: Harding Street Entrance/Exit Improvements/Relocation of Taxi Queue – Status Report on Execution of Amendment No. 1 to Lamoureux Pagano Associates design services contract.**

Item 6 was taken up with Item 2, which will be included in Amendment No. 1.

**7. Monthly Expenditure Report**

Erin Cahill, WRA Financial Officer, reviewed with the Board the check detail and monthly comparison summary between January 9, 2014 and February 7, 2014. Expenses were \$86,867.34. Ms. Cahill noted snow removal increased expenses.

**8. Tenant Updates**

**a) Robert J. Giordano – request to address the Board with issues of concern**

Item 8.a) taken at beginning of meeting.

**b) Tenant Rent Payment Report**

All tenants are current.

There being no further business the meeting adjourned at 4:10 PM

Respectfully submitted,

Michael E. Traynor,  
Acting Chief Executive Officer