

City of Worcester, Massachusetts

Edward M. Augustus, Jr.
City Manager

Michael E. Traynor
Acting Chief Executive Officer
Worcester Redevelopment Authority



WORCESTER REDEVELOPMENT AUTHORITY

Friday, March 14, 2014

8:00 A.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.

Staff

Michael E. Traynor, Acting Chief Executive Officer
Erin Cahill, Financial Manager, WRA
John Odell, Director, City Energy and Asset Management Division
Jackson Restrepo, Executive Office of Economic Development
Jane Bresnahan, Executive 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 March 14, 2014.

1. Call to Order

Acting Chief Executive Officer Michael Traynor called the meeting to order at 8:05 A.M.

2. Roll Call

Mr. Traynor called the roll.

3. Minutes of the February 11, 2014 Meeting

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

New Business

1. Union Station Security Cameras – Video Surveillance System

- a) Approval of contract with Siemens Industry, Inc. for purchase of equipment and software, software installation and integration, software maintenance and physical maintenance and warranty**
- b) Approval of contract with Coughlin Electrical Contractors, Inc. for electrical, including installation of conduits and raceway systems to all security cameras and equipment**

Mr. Traynor informed the Board that these contracts relate to the video surveillance previously discussed and approved in concept by the Board. Since that time, the staff defined the scope of work and the price proposals before the Board for approval.

Mr. Donahue offered the following motion:

- a) Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute a contract with Siemens Industry Inc. in the not-to-exceed amount of Eighty-Three Thousand Dollars (\$83,000.00) for the purchase and installation of a video surveillance system at Union Station to be tied into the city of Worcester's real time crime center.**

Mr. Rothschild seconded the motion, and it was voted 3-0 on a voice vote.

Mr. Donahue offered the following motion:

- b) Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute a contract with Coughlin Electrical Contractors, Inc. in the not-to-exceed amount of One Hundred Fifty-One Thousand Dollars (\$151,000.00) for electrical work in connection with the installation of a video surveillance system at Union Station.**

Mr. Rothschild seconded the motion, and it was voted 3-0 on a voice vote.

2. Urban Renewal Consultant – Revised RFP for re-issuance

At the February meeting, the Board rescinded its prior award of the contract and authorized advertisement of a revised RFP. Mr. Traynor and Mr. Restrepo reviewed the revised RFP which provides an extensive scope of services, defines the geographical area as the Theatre District Master Plan area, for bidding purposes only, directs, also for bidding purposes only, that respondents calculate their price on the assumption of eight properties being acquired. The RFP further requires a per-unit price for adding or subtracting properties. It also calls for professional services fees (overhead and fee) for prime consultant and any participating sub consultants and

hourly billing rates for employees expected to participate in the project. The Board discussed the proposal to include timeline schedule and scope of services with answers provided by Mr. Restrepo

Old Business

3. Cell Phone Lot – report on discussion with Worcester DPWP

Mr. Traynor advised the Board of his discussions with the Worcester DPWP making available the Lot across from Union Station on Franklin Street as a cell phone lot and possible valet parking spaces. Mr. Traynor reported that the WRA would need to pay Five to Six Thousand Dollars to maintain the lot. The Board requested Mr. Traynor negotiate an agreement with the DPWP for use of the lot.

4. Donation Agreement – Gift of Four Outdoor Lights – (Accepted 2/11/14)

The agreement was not finalized in time for this meeting and will be brought to the Board at a subsequent meeting.

Other Business

5. Monthly Expenditure Report

Erin Cahill, WRA Financial Officer, reviewed with the Board the check detail and monthly comparison summary between February 8, 2014 and March 4, 2104. Expenses were \$112,263.57. Ms. Cahill noted snow removal increased expenses for the month of March.

6. Copies of letters to Taxi cab owners and Worcester License Commission regarding the prohibition of “live standing” in front of Union Station

Mr. Traynor provided the Board with a copy of a letter from Mr. Robert “Gus” Giordano praising the work of the WRA to keep taxis from impeding access through the driveway in front of Union Station for event held on February 14, 2014, for the cleanliness of the building and for designating an event bathroom area. Mr. Traynor also provided copies of letters he sent on behalf of the Board to the city’s License Commission and taxi company owners concerning the unauthorized standing of taxi cabs in the front driveway of Union Station, the WRA’s plans to enforce the no parking area, as well as informing them of the work being done to construct and designate a taxi stand area on the Harding Street side of Union Station. Mr. Traynor also provided a copy of a letter sent to the tenants notifying them of the change of meeting location for the Board meetings. Mr. Traynor thanked Lawrence Adams, CMRPC, Executive Director for previously allowing the meetings to be held in their conference room.

7. Union Station Garage Retail Space Lease (Approved 1/24/14) – for signature

Lease has been signed by all parties.

8. Amendment No. 1 to Lamoureux Pagano Associates Services Contract – status

The Board Chair signed the agreement the remaining signatures will be obtained.

New Business

The Chairman proposed that he meet regularly with the City Council Standing Committee on Economic Development to provide periodic updates on the proposed urban renewal initiative as that process moves forward.

The Chairman recognized Craig Blais of Worcester Business Development Corporation. Mr. Blais updated the Board on the WBDC's efforts relative to the Theatre District Master Plan. Mr. Blais further explained issues with buildings and blight within the Master Plan area, how the WBDC was addressing certain areas and how it would relate to the WRA. Mr. Blais also reported on the progress of the construction at the former Telegram & Gazette Building.

There being no further business the meeting adjourned at 8:50 AM

Respectfully submitted,

Michael E. Traynor,
Acting Chief Executive Officer