

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 11, 2015

8:00 A.M.

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

Present:

Worcester Redevelopment Authority Board

Steven Rothschild, Vice Chair
David Minasian
Sumner Tilton

Staff

Michael E. Traynor, Chief Executive Officer
Heather Gould, Assistant Chief Development Officer
Jennifer H. Beaton, Deputy City Solicitor
John Odell, Energy and Asset Management
Erin Cahill, WRA Financial Manager
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 11, 2015.

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.

3. Minutes of the November 13, 2015 Meeting

Mr. Rothschild asked the Board to review the minutes of the November 13, 2015 meeting. Mr. Tilton offered approval of the minutes and Mr. Minasian seconded the approval.

The minutes were approved by the Board on a 3-0 voice vote.

New Business

1. Fire Museum Update

Mr. Traynor provided the Board with a letter from the Worcester Historical Fire Society, Inc., (WFHS) related to the status of their efforts to create the proposed Fire Museum. The WFHS has been organized as a 501(c)(3) non-profit corporation. The WFHS has acquired warehouse space where it will refurbish equipment and house artifacts that it intends to display in the museum. The WFHS was formed solely with the intention to create a fire museum and education center. The letter conveyed the organization's vision for operating the museum as well as providing conference space. Additionally, the Worcester Fire Department is considering moving the Public Education and Community Risk Reduction Division to the space. Mr. Traynor will follow up with members of WFHS and the WFD to discuss next steps.

2. Downtown/Theatre District Urban Revitalization Plan Update

The Board was updated on the actions of the Urban Revitalization Plan. The Citizens Advisory Committee met on November 19, 2015 and the BSC Group presented an updated plan. A subcommittee of the CAC scheduled a meeting to review the specific sites outlined in the plan. The Board was notified that appraisals will be started on the sites and a financial plan drafted. The next steps in the process will have the CAC review the financial plan and provide their overall comments and suggestions to the Board which will follow with a public hearing.

3. Amtrak Change in Services

Mr. Traynor notified the Board that he was contacted by Amtrak and as of November 24, 2015, Amtrak no longer had a staff person(s) located in Union Station. Ticketing service, special services, meet/assist, baggage and express service will no longer be available either. All current train schedules will remain in effect, and Amtrak passengers will continue to have access to the station per the lease agreement. Amtrak management will continue to access the station on an "as-needed" basis per lease agreement. Mr. Traynor discussed with the Board the possible use of the inside location for Vincent Bono of Boston Surface Railroad Company. Mr. Rothschild asked Mr. Traynor to contact Amtrak to inquire whether they would consider giving up the space entirely.

4. Feasibility of Installing a Combined Heat & Power Unit for Union Station – NGrid kWh usage data

As requested by the Board, Mr. Odell forwarded the data from all the electrical meters currently in Union Station. Mr. Odell stated that he will look at ongoing performance and work with Honeywell to take a second look and will update the Board at a future meeting.

5. Use of Union Station for City Council/School Committee Inaugural

Mr. Traynor informed the Board that the request to use Union Station for the January 4th Inauguration is no longer being considered.

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

Ms. Cahill reported that between November 6, 2015 and December 4, 2015 there were expenses of \$115, 078.81. FTA is on track for reimbursements.

7. 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. Odell stated that phase one of the wall project is complete with phase two to include bird netting and over light screen protection, crosswalks, curb work, bicycle storage and banners to be completed in the spring. The new light part was received and work will begin next week. The new restroom project is beginning next week and the existing restrooms will be renovated once the new restrooms are on line. The Shoe Shine Agreement has been signed with the proprietor. The chair that will be used is being refinished. There has been another request for a bike locker. At this time, the bike lockers are being used, and the availability of the lockers currently meets the demand for them. Mr. Odell informed the Board that the request for outside light would be in the range of \$40,000.00.

Items Not Reasonably Anticipated

Mr. Traynor informed the Board that he was notified the day before the meeting that the sale of the lot for the Washington Square Hotel would be closing on Monday, December 14, 2015. Once the deed is recorded, he expects the owner will begin demolition and remediation work on the site.

8. 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