

# City of Worcester, Massachusetts

Edward M. Augustus, Jr.  
City Manager

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



## WORCESTER REDEVELOPMENT AUTHORITY

Friday, May 13, 2016

8:00 A.M.

Levi Lincoln Chamber, City Hall, 3<sup>rd</sup> Floor  
Worcester, MA 01608

### Present:

#### *Worcester Redevelopment Authority Board*

Vincent Pedone, Chair  
Steven Rothschild, Vice Chair  
David Minasian

#### *Staff*

Michael Traynor, Chief Development Officer  
Jennifer H. Beaton, Deputy City Solicitor  
Erin Cahill, WRA Financial Manager  
Jeanette Roach, Office of Economic Development  
Jane Bresnahan, Office of Economic Development  
Judith Warren, Cable Services

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 8:00 A.M. on May 13, 2016.

### 1. Call to Order

Chief Executive Officer Michael Traynor called the meeting to order at 8:09 A.M.

### 2. Roll Call

Mr. Traynor called the roll.

### 3. Minutes of the April 8, 2016, April 15, 2016, May 5, 2016

Mr. Pedone asked the Board to review the minutes of the April 8, 2016 and April 15, 2016 and asked that we hold the minutes of the May 5, 2016 meeting. Mr. Rothschild offered approval of the minutes and Mr. Minasian seconded approval.

## **New Business**

Chair Pedone asked the Board if they would take items out of order and discuss Item 1 at the end of the meeting.

### **3. Discussion regarding the commencement of taping of WRA meetings by the Cable Services Division**

Mr. Traynor introduced Judy Warren, Director of Cable Services, who will begin taping the WRA meetings at the end of the summer. Ms. Warren advised the Board that the City Manager has requested that all public meetings be taped and reviewed the changes that will occur while the meetings are being taped and the use of microphones. Ms. Warren will set up the June 17, 2016 meeting for a trial run.

### **2. Authorize an Amendment to the Union Station Cooperation Agreement to increase the FY16 Operating Funds loan by \$100,000.00 (reversing a January 8, 2016 Amendment decreasing the loan), and Authorize a Gift of the Proceeds of the Sale of land in Washington Square in the amount of \$100,000.00 to the City of Worcester.**

Mr. Minasian 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 increasing the FY16 Operating Funds loan by \$100,000.00 from \$347,484.00 to \$447,484.00.**

**And Be it Further Voted, that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to make a gift of the proceeds of the sale of the land at Washington Square in the amount of \$100,000.00 to the City of Worcester.**

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

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

Ms. Cahill reported that between April 1, 2016 and May 10, 2016 expenses were \$220,205.64. Urban renewal expenses in the amount of \$13,042.50 and operating expenses in the amount of \$67,000.00. FTA submittals in the amount of \$140,000.00 for the bathroom renovations and Harding Street projects have been submitted to FTA for reimbursement.

### **5. Status Reports – Miscellaneous/Improvement Projects**

- a) Union Station Harding Street Improvements Project Wall**
- b) Union Station Restrooms Project**
- c) Union Station – Vendor & Maintenance Performance**

**d) Tenants Updates**  
**e) Security System Update**  
**f) Union Station Interior and Exterior Signage**

Ms. Roach informed the Board that the Harding Street lighting project has been completed and work continues on the retaining wall. Bids on the Harding Street Banners - Union Station / WRA will close on May 13, 2016 and Bids on the Harding Street Taxi Loading / Crosswalks - Union Station / WRA will close on May 25, 2016.

Chair Pedone asked to discuss several incidents that occurred during recent weeks that have brought to light ongoing security issues despite additional security operations for Union Station, the parking garage, and the stairwells in the garage. The Board has also requested that incident reports be submitted to the Board or that the Board be notified when incidents take place. Mr. Traynor and Ms. Beaton informed the Board that they will look at the Right of Entry that is being used at the Worcester Public Library and will also work with the Worcester Police Department.

Chair Pedone informed the Board that the MA Department of Transportation is rehabilitating the parking lot and bridges across from Union Station, and that there may be a possibility of working with the MA DOT for future use. The Board was also given an update on the Providence & Worcester Railroad cleaning and painting project on their properties.

Chair Pedone informed the Board that he has a conflict with the July meeting, and the Board moved the June 10<sup>th</sup> meeting to June 17<sup>th</sup>.

**1. Downtown Urban Revitalization Plan – Review & Consideration of May 5, 2016 Public Hearing Comments**

Board members discussed the Downtown Urban Revitalization Plan and the May 5<sup>th</sup> public hearing. It was agreed that the public hearing went well, with many positive comments about the plan received as well as requests to expand the scope of the plan while containing the size of the project and the costs. Board members considered requests to include properties outside the plan's boundary, and Chair Pedone suggested that Mr. Robert Thomas' request to include the area around 701 Main Street be considered for future amendments to the plan. Board members agreed that there is no present desire to expand the plan area because it will undermine the effectiveness of the plan at this time.

Board members discussed the draft plan narrative, and agreed that the following should be added: a description of the public process; text about the vision of the plan in the introduction; details regarding the proposed public realm improvements including pedestrian connectivity; MassDOT's planned street and sidewalk improvements; and the desire to embrace walkability and bike paths. It was also suggested that the discussion regarding 22 Front Street should be continued and that certain parcels not included in the plan be identified as development sites, including the vacant garage on Pleasant Street and the Filene's building.

The timeline for approval of the plan was discussed. Staff and the Department of Housing and Community Development will review the narrative of the plan and address any issues and revise before submitting the plan to the City Council. The City Council will conduct a public hearing on June 14, 2016, and any changes will be discussed at the WRA meeting on June 17, 2016. A presentation of the plan to the Worcester Public Library Board was also requested.

**6. Adjournment**

There being no further business, the Board motioned to adjourn the meeting at 9:35 A.M.

Respectfully submitted,

Michael E. Traynor, Esq.  
Chief Executive Officer