

City of Worcester, Massachusetts

Edward M. Augustus, Jr.
City Manager

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



WORCESTER REDEVELOPMENT AUTHORITY

July 13, 2018

8:00 A.M.

City Hall, Levi Lincoln Chamber
Worcester, MA 01608

Present:

Worcester Redevelopment Authority Board

David Minasian, Vice Chair
Jennifer Gaskin
Sumner Tilton, Jr.

Staff

Michael Traynor, Chief Development Officer
Jennifer Beaton, Deputy City Solicitor
John Odell, Energy & Asset Management
Jeanette Tozer, 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 Monday, July 13, 2018.

1. Call to Order

Vice-Chair Minasian called the meeting to order at 8:16 A.M.

2. Roll Call

Mr. Traynor called the roll.

3. Approval of Minutes: June 18, 2018 – Executive Session Minutes – June 18, 2018

Vice-Chair Minasian asked the Board to review the minutes of the June 18, 2018 meeting and Executive Session minutes of June 18, 2018. The meeting minutes were moved by Mr.

Tilton and seconded by Ms. Gaskin. Mr. Traynor called the roll; the minutes were unanimously accepted 3-0.

New Business

- 1. Authorize Change Order No. 1 to the Owner-Contractor Agreement between the Worcester Redevelopment Authority and Kronenberger & Sons Restoration, Inc. relative to the Union Station Exterior Stucco project in the amount of \$72,924.77.**

Mr. Odell explained that the change order is for the mock-up costs associated with determining the best process for removing the glazing currently on top of the terracotta at Union Station.

Vice-Chair Minasian offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Change Order No. 1 to the Owner Contractor Agreement between the Worcester Redevelopment Authority and Kronenberger & Sons Restoration, Inc. relative to the Union Station Exterior Stucco project in the amount of Seventy Two Thousand Nine Hundred Twenty Four Dollars and Seventy Seven Cents (\$72,924.77).

Mr. Tilton and Ms. Gaskin seconded the motion.

- 2. Authorizes its chair or vice-chair to execute an amendment to the Union Station Cooperation Agreement for FY19 Operating Funds in the amount of \$808,892.00.**

Mr. Tilton inquired about the Cooperation Agreement, and Mr. Traynor explained that it is amended each year to reflect the new allocation of operating funds. The Cooperation Agreement is the vehicle by which funding is transferred from the City to the WRA, and the annual appropriation for operating funds changes every year.

Mr. Tilton asked if the WRA has funding in place should they acquire property as part of the Urban Revitalization Plan. Mr. Traynor stated his belief that there is a balance on the original appropriation, and that \$4 million dollars is being allocated to the WRA as part of the current fiscal year's capital budget for the Urban Revitalization Plan. Mr. Tilton inquired about accessing the money, and Mr. Traynor stated that once the budget is finalized and the loan orders are in place, another amendment will be made to the Cooperation Agreement for the Downtown Urban Revitalization Plan, which will allow for the transfer of funding from the City Council to the WRA. Once the money is transferred, any takings will be made by a vote of the WRA Board. Mr. Tilton also inquired about whether or not any funding is forthcoming from the State. Mr. Traynor replied there is not and explained that the Urban Revitalization and Development Grant Program under Chapter 121B hasn't been funded in years. Mr. Minasian asked if the City is transferring the \$4 million dollars or if it is done on a project by project basis. Mr. Traynor explained that he would have to defer to Mr. Zidelis (who was not present at the meeting) but believes it is a lump sum transfer. Mr. Traynor explained that the authorization is for the current fiscal year, and that if projects go forward that require additional money, the WRA will look for supplementary authorization for those projects.

Vice-Chair 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 FY19 Operating Funds in the amount of \$808,892.00.

Mr. Tilton and Ms. Gaskin seconded the motion.

**3. Financial Update Report
Report on Prior Month's Executed Contracts and Payments**

Mr. Traynor provided the financial update and stated that for the period of June 14, 2018, through July 6, 2018, there were expenses incurred totaling \$164,180.79. Approximately \$33,000 was for operating expenses and approximately \$131,000 was for capital/FTA expenses.

4. Status Reports:

- a) **Union Station Exterior Stucco Project**
- b) **Union Station Interior Repainting Project**
- c) **Union Station – Vendor & Maintenance Performance**
- d) **Union Station – Leak Remediation Project**
- e) **Tenant Updates – Former Tenant**
- f) **Security Update**
- g) **Urban Revitalization Plan**

Mr. Odell that the WRA is continuing to review options for repairing the exterior stucco at Union Station, and the intent to have a definitive plan for moving forward at the next WRA Board meeting. Mr. Odell further informed the Board that the interior repainting project is complete and that the early bid for the leak remediation project opens July 20th and will include some of the drain work that needs to be completed first. In addition, the bid for the Harding Street Corridor Project, which includes replacing the wheelchair lift with an ADA-compliant ramp, is due in early August.

Mr. Minasian inquired about the submission for the Cannabis Control Commission (CCC) Lease RFP, and Mr. Traynor responded that Ms. Tozer dropped off the proposal in Boston and that DCAM is currently scheduling site visits. Mr. Traynor informed the Board that the CCC met the other day in Auburn.

There being no further business, the meeting adjourned at 8:31 A.M.

Respectfully submitted,

Michael E. Traynor, Esq.
Chief Executive Officer