

Worcester Redevelopment Authority

Vincent A. Pedone
Chairman

Michael E. Traynor
Chief Executive Officer



WORCESTER REDEVELOPMENT AUTHORITY
Thursday, September 19, 2019
8:00 A.M.
City Hall, Levi Lincoln Chamber
Worcester, MA 01608

Present:

Worcester Redevelopment Authority Board

Vincent Pedone, Chair
Michael Angelini
David Minasian
Sumner Tilton

Staff

Michael Traynor, Chief Development Officer
Erin Cahill, WRA Financial Manager
John Odell, Energy & Asset Management
Peter Dunn, Office of Economic Development
Greg Ormsby, 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 Thursday, September 19, 2019.

1. Call to Order

Chair Pedone called the meeting to order at 8:06 A.M.

Chair Pedone read the following statement:

2. Roll Call

Mr. Traynor called the roll.

3. Approval of Minutes: September 19, 2019

Chair Pedone asked for a motion to approve the minutes.

New Business

1. Status Update – 521 Main Street

Chair Pedone noted that the owner of the Great Wall and her representatives were not present, and that he would hold the item in case they arrived late.

[Post-meeting, Mr. Traynor discovered that he had sent the owner’s representative the wrong meeting date and that was the reason they did not attend the meeting. Upon contacting Mr. Zou, through whom Mr. Traynor communicates with the owner, Mr. Zou acknowledged that they were confirmed for attending the October 11, 2019 meeting.]

Chair Pedone also noted that the Board expected to receive a status update on the Midtown Mall, which was not received. Mr. Tilton suggested that the owners of both properties be contacted and asked why they did not show up. Mr. Traynor informed the Board that he had contacted Mr. Lana (Midtown Mall) via email a week prior and asked him to submit his status report but told him that he did not have to attend the meeting. Mr. Lana called Mr. Traynor’s office the day prior to the meeting and said he would be sending an update but it was not received. Mr. Angelini asked that Mr. Lana attend the next meeting.

Mr. Tilton said the time has come to do something more than just ask the property owners to attend meetings. He proposed that the Board should consider going forward with eminent domain proceedings unless the Board is taken seriously. Mr. Tilton said they need to come in and talk to the Board and tell the Board what kind of development they foresee and what they can afford. He further stated that if they do not attend and do not provide the information that the Board is asking for, then the Board would have no choice but to proceed to take the property by eminent domain.

2. Authorize execution of an amendment to the Union Station Cooperation Agreement for FY07 Capital Funds in the amount of \$30,000.00, for design services relative to the build out of a portion of the Union Station Garage retail space on Franklin Street.

Mr. Angelini 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 FY07 Capital Funds in the amount of Thirty Thousand Dollars and No Cents (\$30,000.00) for design services relative to the build out of a portion of the Union Station Garage retail space on Franklin Street.

Mr. Tilton seconded the motion.

3. Authorize Change Order No. 7 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 \$354.75.

Mr. Angelini offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Change Order No. 7 to the Owner Contractor Agreement

between the Worcester Redevelopment Authority and Kronenberger & Sons Restoration, Inc. relative to the exterior stucco project at Union Station in the not to exceed amount of Three Hundred Fifty Four Dollars and Seventy Five Cents (\$354.75).

Mr. Minasian seconded the motion.

- 4. Authorize execution of an Engineering Services Agreement with LiRo Engineers, Inc. for materials testing and inspection services in the amount of \$139,938.00.**

Mr. Angelini offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute a contract with LiRo Engineers, Inc. in the not-to-exceed amount of One Hundred Thirty Nine Thousand, Nine Hundred Thirty Eight Dollars and No Cents (\$139,938.00) for professional engineering services relative to materials testing and inspection services for the Canal District Ballpark Project.

Mr. Minasian seconded the motion.

- 5. Authorize execution of an Intergovernmental Agreement with the City of Worcester for the receipt of Community Block Grant Funds in the not-to-exceed amount of \$200,000.00 for the demolition of the structure at 36 Washington Square.**

Mr. Angelini offered the following motion:

Voted that the Authority hereby re- authorizes its chair or vice-chair to execute Amendment No. 6 to the Design Services Agreement with D'Agostino Izzo Quirk Architects, Inc. to include an additional Thirty Thousand, One Hundred Sixty Dollars and No Cents (\$30,160.00), making the total value of Amendment No. 6 the not to exceed amount of Four Hundred Twenty Two Thousand, Seven Hundred Nine Dollars and No Cents (\$422,709.00).

Mr. Minasian seconded the motion.

- 6. Authorize execution of an Intergovernmental Agreement with the City of Worcester for the receipt of Community Block Grant Funds in the not-to-exceed amount of \$200,000.00 for the demolition of the structure at 36 Washington Square.**

Mr. Angelini offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute an intergovernmental agreement with the city of Worcester for the receipt of Community Block Grant Funds in the not to exceed amount of Two Hundred Thousand Dollars and No Cents (\$200,000.00) for the demolition of the structure at 36 Washington Square.

Mr. Tilton seconded the motion.

7. **Authorize the issuance of an Invitation to Bid for the demolition of the structure at 36 Washington Square, and upon the determination of the lowest responsible and eligible bidder, authorize the chair or vice chair to execute a contract for the demolition services.**

Mr. Angelini offered the following motion:

Voted, that the Worcester Redevelopment Authority hereby authorizes its chief executive officer to solicit bids pursuant to M.G.L. c. 149, §44A through the city of Worcester purchasing division, for the demolition of the building situated at 36 Washington Square.

Be it further voted, that upon the determination of the lowest responsible and eligible bidder, the Worcester Redevelopment Authority hereby authorizes its chair or vice chair to execute a contract for the demolition services.

Mr. Tilton seconded the motion.

8. **Authorize the filing of applications for grants and gifts relative to the Canal District Ballpark Project.**

Mr. Angelini offered the following motion:

Voted, the authorization to accept on behalf of the Worcester Redevelopment Authority, the filing of applications for grants and gifts relative to the Canal District Ballpark Project.

Mr. Minasian seconded the motion.

9. **Authorize the chair, vice chair or chief executive officer to accept any and all grants, gifts and in-kind contributions relative to the Canal District Ballpark Project.**

Mr. Angelini offered the following motion:

Voted, the authorization to accept on behalf of the Worcester Redevelopment Authority, any and all grants, gifts and in-kind contributions relative to the Canal District Ballpark Project.

Mr. Minasian seconded the motion.

10. **Financial Update Report
Report on Prior Month's Executed Contracts and Payments
Report on Downtown Urban Revitalization Plan Expenditure**

Ms. Cahill presented the financial report. She informed the Board that the expenses for the period of August 7, 2019 through September 16, 2019 the WRA incurred a total of \$1,562,793.90. Approximately \$445,000.00 was for the Cannabis Commission tenant fit out; approximately \$107,000.00 was for other capital improvements in Union Station; approximately \$800,000.00 was for Ballpark expenses and \$210,000.00 for operating costs at Union Station. Mr. Angelini said that he had the same question about these substantial amendments to original costs and he was primarily looking at the architectural firms proposals. He wanted to make sure that there is a process in place where an independent person with knowledge has looked at these

amendments. Mr. Traynor explained that the costs reflect bringing on additional sub-consultants as the Project moves into different areas of the work. All of the proposals are vetted through the City and the Owner's Project Manager, as well as the Worcester Red Sox Team.

11. Status Reports:

Union Station Exterior Stucco
Union Station – Vendor & Maintenance Performance
Union Station – Miscellaneous Renovation Projects
Urban Revitalization Plan
Midtown Mall

Chair Pedone inquired about the buildout and timelines for the Cannabis Control Commission space. Mr. Odell responded that the buildout continues on schedule, and the anticipated timeline for the completion of the WRA work will be the end of October. The CCC will then bring in the cubicles that they have purchased as well as the ones they are bringing from their offices in Boston; that takes about six weeks to set up. The anticipated move-in time would be about Thanksgiving, which is still on schedule, progress is as anticipated. As for miscellaneous renovations, Mr. Odell reported the corridor work is moving forward as well as the substation for the Police Department.

12. Adjournment

There being no further business, the meeting adjourned at 9:28 A.M.

Respectfully submitted,

Michael E. Traynor, Esq.
Chief Executive Officer