

City of Worcester, Massachusetts

Edward M. Augustus, Jr.
City Manager

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Chief Executive Officer
Worcester Redevelopment Authority



WORCESTER REDEVELOPMENT AUTHORITY

Friday, April 8, 2016

8:00 A.M.

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

Present:

Worcester Redevelopment Authority Board

Vincent Pedone, Chair
Steven Rothschild, Vice Chair
David Minasian

Staff

Heather Gould, Assistant Chief Development Officer
Jennifer H. Beaton, Deputy City Solicitor
John Odell, Energy and Asset Management
Jeanette Roach, 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 April 8, 2016.

1. Call to Order

Assistant Chief Development Officer Heather Gould called the meeting to order at 8:22 A.M.

2. Roll Call

Ms. Gould called the roll.

3. Minutes of the February 12, 2016 Meeting

Mr. Pedone asked the Board to hold the meeting minutes until the next meeting.

Worcester Redevelopment Authority
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New Business

1. Byblos Lounge – New Investor

The new manager of the lounge was not present at the meeting. Mr. Odell informed the Board there was a soft opening with about one hundred fifty patrons. Chair Pedone stated that the item will be held.

2. AllOver Media Contract

Mr. Odell reported to the Board that the existing AllOver Media advertising signage in the first floor restrooms has been removed for renovations. The current contract with AllOver Media has expired. Mr. Odell will inform the Board if and when AllOver Media requests to reinstall signage in the renovated restrooms.

3. RIBI – Security Company

Mr. Odell introduced Michael Brugnoli and Carl Santilli from RIBI Security Company. Both reviewed current security operations for Union Station, the parking garage, and stairwells in the garage. Mr. Brugnoli and Mr. Santilli discussed the possibility of providing expanded and continuous coverage when the Station closes and is secured at 1:30 a.m., as well as adding another security guard during peak times. The Board requested that incident reports be submitted by RIBI on a monthly basis to include removal of persons from the premises. The Board also requested that the administration provide a cost estimate and recommendation for the addition of one security guard between the hours of 1:30 a.m. and 4:00 a.m., Sunday through Thursday, at the current contract pricing of \$14.94 an hour.

4. Urban Revitalization Plan Update

Ms. Gould informed the Board that a Public Hearing on the Urban Revitalization Plan has been scheduled for May 5, 2016 at 5:30 p.m. in the DCU Center Showcase Corner. This public hearing will also be a WRA Board meeting wherein the Board will vote on the plan. Ms. Gould reviewed with the Board members the timeline for the completion and approval of the plan including submission to the City Council and the Planning Board for review. At this time Mr. Pedone, Mr. Rothschild, and Mr. Minasian requested that a WRA Board meeting be scheduled on April 15, 2016 to continue discussion of the item as well as the public hearing process for the benefit of members not present.

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

Chair Pedone asked that Item 5. Finances be held until the next meeting.

6. Authorize Amendment No. 1 to Nault Architects Design Services Agreement to develop the initial Probable Cost Estimate for Phase 2 Capital Improvement Projects at Union Station

Ms. Beaton informed the Board that after discussions with Nault the vote will be changed to “in the amount not to exceed \$30,000.00.”

Mr. Minasian offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 1, in the amount not to exceed \$30,000.00, to the Design Services Agreement between the Authority and Nault Architects, Inc. for design services related to certain capital improvement projects at Union Station.

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

7. 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**

Mr. Odell updated the Board on the progress of the ongoing capital projects. The new restrooms have been completed and opened to the public, and work continues on the existing restrooms.

8. Adjournment

There being no further business, the Board motioned to adjourn the meeting at 9:20 A.M.

Respectfully submitted,

Heather Gould,
Assistant Chief Development Officer