

Worcester Redevelopment Authority

Vincent A. Pedone
Chairman

Peter Dunn
Chief Executive Officer



WORCESTER REDEVELOPMENT AUTHORITY

Friday, June 12, 2020

9:00 A.M.

City Hall, Levi Lincoln Chamber

Worcester, MA 01608

Present:

Worcester Redevelopment Authority Board

Vincent Pedone, Chair
David Minasian, Vice Chair
Jennifer Gaskin

Staff

Peter Dunn, Chief Development Officer
Michael Traynor, City Solicitor
Jennifer Beaton, Deputy City Solicitor
John Odell, Energy & Asset Management
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 9:00 A.M. on Friday, June 12, 2020.

1. **Call to Order**

Mr. Dunn called the meeting to order at 9:00 A.M.

2. **Roll Call**

Mr. Dunn called the roll.

3. **Approval of Minutes: April 27, 2020**

Mr. Dunn asked for a motion to approve the minutes.

Mr. Minasian made a motion to approve the minutes, Ms. Gaskin seconded the motion.

The minutes were approved 3-0 on a roll call.

New Business –

- 1. Authorize execution of Amendment No. 2 to the Design Services Agreement with Walker Parking Consultants/Engineers, Inc. relative to the Parking Garage on Madison Street south of the Canal District Ballpark Project in the amount of \$118,500.00**

Mr. Dunn informed the Board that this amendment is for their subcontractor Sanborn Head, Walker's geotechnical sub-consultant. During their site enabling work and initial activities on the site, conditions have been discovered and will include six tasks necessary for proper environmental management in accordance with the Massachusetts Contingency Plan under DEP.

Mr. Pedone offered the following motion:

Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 2 to the Design Services Agreement with Walker Parking Consultants/Engineers, Inc. in the not to exceed amount of One Hundred Eighteen Thousand, Five Hundred Dollars and No Cents (\$118,500.00) relative to the South Garage Project.

Ms. Gaskin seconded the motion.

The item was approved 3-0 on a roll call vote.

- 2. Canal District Ballpark Project workforce diversity and inclusion report**

Danielle Skilling, from Gilbane-Hunt, Joint Venture, provided the Board with an update since the last meeting. Ms. Skilling told the Board that she is receiving projections from subcontractors coming on site within the next month and the numbers will increase. Ms. Skilling noted that reports for April and May, showed a slight decline with female numbers, but the project-to-date numbers still are achieving the goal. Ms. Skilling noted that her experience suggests that some women had childcare issues when schools were closed and actually have a couple of women reporting back as they wait for schools to finish. The statistics for Worcester residents and people of color are strong and actually increased. Ms. Skilling has been meeting and speaking individually with all of the sub-contractors on site as well as projections from the sub-contractors not onsite and having conversations with them about if they are people that they know that they are bringing onsite as opposed to doing outreach to find workers. She reported receiving positive results from those conversations and projections are actually based on real workers that they will be able to bring on site. Mr. Minasian stated he was aware of the transition with the shutdown and a transition within the project from steel to concrete and series of different contractors, and was glad to see the continued conversations taking place. Mr. Minasian asked how many new sub-contractors would be coming in and when would that happen. Ms. Skilling stated in the next month she's anticipating that there will be four, possibly five, new sub-contractors within the next two weeks. She reported meeting and speaking with all of them and walking the job site. Overall she feels that we are in a positive place and trending in positive direction. Mr. Minasian stated that he wanted to highlight that these goals on the project and the composition of the workforce have an impact to the Worcester economy. Ms. Skilling said it is definitely positive to have the

goals in place and having sub-contractors coming to the table to create a much more diverse workforce. The M/WBE percentages, do not include RTAs, only fully executed contracts. This has been trending at 20% for several months, which is really positive to see as well. Mr. Minasian asked if the 20% is based on dollar volume or number of contractors. Ms. Skilling replied that it is based on dollars.

Mr. Minasian made a motion to accept the report.

Ms. Gaskin seconded the motion.

The report was accepted 3-0 on a roll call vote.

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

Mr. Dunn presented the financial report. He reviewed with the Board the attached updates and executed contracts since the last meeting April 27, 2020 and the update on the Downtown Urban Revitalization Plan expenses. Mr. Dunn reported for the period of April 24, 2020 through June 10, 2020 the WRA incurred a total of \$7,505,271.70.

4. Status Reports:

Union Station – Vendor & Maintenance Performance
Union Station – Miscellaneous Renovation Projects
Urban Revitalization Plan
Midtown Mall
Great Wall

Mr. Odell reported that Union Station projects are winding down and expect to have the outside seal work done next week, the corridor leading out to Harding Street and parking lot opened up next week. The Worcester Police Substation is already in service. The corridor leading to the proposed Fire Museum space will also be completed next week. Chair Pedone inquired as to Gus Giordano's space, is he up and operating now, given that we are in Phase 2 and asked if he is doing any outside seating. Mr. Odell advised he is not yet open, but he is anticipating in the near future and the WRA is helping to arrange the outdoor space to accomplish that. Mr. Minasian inquired about the potential tenant for the Byblos space and whether it's moving forward or paused. Mr. Odell advised that has been paused and does not have an update. Chair Pedone inquired about the Cannabis Control Commission since we are six months into their occupancy and whether there has been feedback from the Commission. Mr. Odell stated it's gone well even though they sent most of their staff home and are working remotely, but there are few people in the building. They are looking to rotate more staff into the building in the next several weeks, but a specific schedule has yet to be determined.

Chair Pedone asked if there is an update on the Midtown Mall. He stated he had not heard directly from the owner of the Midtown Mall, but suspected the Covid 19 situation may have caused a bit of a pause. Mr. Dunn advised he had not heard from him for a couple of months and asked if Mr. Traynor had heard from him. Mr. Traynor stated that he had not heard from the owner nor anyone from 521 Main Street. Chair Pedone stated at the next meeting he would like to have a full status update from the two properties and

the work being done, as to not lose focus. Chair Pedone would like to have a briefing at the next meeting on Midtown Mall, 521 Main Street and the Ballpark Project construction and the impact of Covid 19. Mr. Traynor advised there should be more information for the next meeting, we are still actively engaged in the Joint Venture and looking to crystalize the costs by the end of June. Mr. Minasian interjected that he would like a status update on the private developer with the Ballpark Project and the status of Covid 19 impacts and those effects. Mr. Dunn advised we will make the requests of the owners of Midtown Mall and 521 Main Street of full status updates. Chair Pedone asked if any other Board members have questions as to any other updates for the Downtown Urban Revitalization Plan. None stated. Chair Pedone congratulated Mr. Dunn on his new position and chairing of his first meeting and Board members looking forward to working with him. Mr. Dunn thanked Chair Pedone, Mr. Minasian and Ms. Gaskin.

5. Adjournment

There being no further business, Mr. Dunn called the roll to adjourn the meeting, the meeting adjourned at 9:24 A.M.

Respectfully submitted,

Peter Dunn
Chief Executive Officer