

# Worcester Redevelopment Authority

Vincent A. Pedone  
Chairman

Peter Dunn  
Chief Executive Officer



## WORCESTER REDEVELOPMENT AUTHORITY

Friday, August 13, 2021

9:00 A.M.

City Hall, Levi Lincoln Chamber  
Worcester, MA 01608

### CALL IN INFORMATION:

+1-415-655-0001 US Toll  
Access Code: 1720330 3268

### Present:

#### *Worcester Redevelopment Authority Board*

Vincent Pedone, Chair  
David Minasian, Vice Chair  
Jennifer Gaskin  
Sumner Tilton  
Michael Angelini (10:02)

#### *Staff*

Peter Dunn, Chief Executive Officer  
Michael Traynor, City Solicitor  
Alexis Delgado, WRA Finance Manager  
Paul Morano, Office of Economic Development  
Amanda Cornwall, Office of Economic Development  
Jane Bresnahan, Office of Economic Development  
Robert Stearns, City Auditor

Pursuant to a notice given (attached), a meeting of the Worcester Redevelopment Authority was held at 9:00 A.M. on Friday, August 13, 2021

Chair Pedone announced that all votes would be roll call.

### 1. Call to Order

Mr. Dunn called the meeting to order at 9:03 A.M.

### 2. Roll Call

Mr. Dunn called the roll – Ms. Gaskin, Mr. Minasian, Mr. Tilton, and Chair Pedone. Chair Pedone advised as we are operating remotely, all votes will be taken by roll call.

Chair Pedone inquired of the Board if there would be any objection to rearranging the agenda and request take Item 1 – Request Executive Session to Consider the Acquisition of Real Property- 484-500 Main Street and move to the end of the meeting. Take Items 5, 6 and 7, which has to do with Polar Park and bring to the front of the agenda.

**3. Approval of Minutes: July 16, 2021**

Mr. Minasian made a motion to approve the minutes,

Mr. Tilton seconded the motion.

The minutes were approved 4-0 on a roll call.

**New Business –**

Mr. Dunn explained Change Order #7 is related to Polar Park itself. It is the last remaining work relative to Container Park also known as the Summit Street Terraces in the amount of \$229,546.00. Change Order #8 is also with the Polar Park project and is the garage specifically, which is a no cost amendment, a scope change because they've been going through the process of subcontractor bids in giving authorization to proceed. The estimates in the budget are now becoming more specific relative to the pricing they have received from the subs. Based on our budget, it is still in line, so there is no cost for Change Order #8 on the garage. Change Order #7 as I mentioned is relative to Container Park. We had to prep the area for Container Park; those are the WRA surplus properties along Plymouth Street and Gold Street. This item is a combination of those two activities. In terms of funding sources for that Change Order #7, it is a combination including some remaining amounts of the recent Team contributions of a few months ago, as well as existing loan authorizations. Progress is going well. I believe Monday is the day that the Worcester Red Sox will be delivering the Sherwood Diner that we have discussed in the past. We are in good shape right now and happy to answer any questions relative to the two items. Chair Pedone asked if Item #5, Change Order 7, wraps up the project. Mr. Dunn said he will need to knock on wood, but this captures all of the known costs anticipated, and hopefully the last piece of the Polar Park project. There should be changes orders relative to the Garage Project, but those should be no cost as well because we have some contingency and allowances left on the Garage Project. Knock on wood I think we are getting done here.

Mr. Minasian requested an update on Pickett Plaza. I was driving by and I thought the work would be further along and where that stands. I remember the low bidder on the project did not have a license to do the work and heard that the contractor there also did not have a different license? 'm not sure what the issue is, it seemed like a rumor, not a reality and would like to clarify. Mr. Dunn replied that the contract for Pickett Plaza, is not Gilbane. We have a direct contract with a company called UEL, and they were the second lowest bidder. The first lowest bidder did not have a DCAMM / MassDOT certification. The lowest bid was cause for concern by not having certification and not being in line with our estimate from our consultant specifications. With UEL, we are on pace for a 2021 completion on Pickett Plaza. There have been a few unknowns as you start tearing up the ground seeing what's under there. They have had to deal with the utilities like National Grid and working around some of their infrastructure and we also add to relocate a fire hydrant, which has inhibited UEL going as quickly as they would like, not a cause of major concern of overall project scheduling. It was anticipated to be completed in the November timeframe and still looking good on 2021. Mr. Minasian

responded glad to hear that it was not caused by UEL's part. Mr. Dunn said we have enjoyed our experience with UEL so far.

**5. Authorize Execution of Change Order #7 to the Owner-CM Agreement with Gilbane-Hunt Joint Venture relative to Polar Park in the amount of \$229,546.00**

Mr. Minasian 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 Construction Manager Agreement between the Worcester Redevelopment Authority and Gilbane/Hunt, a joint venture, in the not to exceed amount of Two Hundred Twenty-Nine Thousand, Five Hundred Forty-Six Dollars and no cents (\$229,546.00) relative to the Canal District Ballpark Project.**

Ms. Gaskin seconded the motion.

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

**6. Authorize Execution of Change Order #8 to the Owner-CM Agreement with Gilbane-Hunt Joint Venture relative to Polar Park in the amount of \$0.00**

Mr. Minasian offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Change Order No. 8 to the Owner Construction Manager Agreement between the Worcester Redevelopment Authority and Gilbane/Hunt, a joint venture, authorizing a change in scope with no increase in cost or time, relative to the Canal District Ballpark Project.**

Ms. Gaskin seconded the motion.

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

**7. Canal District Ballpark Project workforce diversity and inclusion report**

Ms. Skilling reported that the workforce for the Ballpark Project Worcester residents – 21%, People of Color – 25%, Female – 6%. Obviously where we are at the Ballpark, I do not anticipate seeing any changes in those numbers going forward, we will continue to update the report as it becomes necessary. The Garage Project workforce is Worcester Residents – 16%, People of Color – 17%, Female – 5%. We are continuing to improve particularly on Worcester resident percentage, a good news bad news situation. There are so many people employed now and at times challenging to choose as to where some of the workers are coming from. While we have contractors that are requesting City of Worcester residents, they are not necessarily available right now, but again once this situation happens and employment is high it is a great opportunity to encourage our partners in the union and other arenas to continue to bring in the appropriate workforce to their apprentice program. The MWBE for the Ballpark Project is at 13%. What has changed slightly is the percentage that has been paid out to MWBEs, which is now catching up to the awarded percentage at 12%. The contracts are winding down and we are getting further along in payments. The MWBE report for the Garage Project is currently at 16.1% for our contract awarded to MWBEs and paid is 6.6%. As the project

progresses the payments will catch up to the awarded values. Ms. Skilling I was not hear for the last meeting but I believe the 16.1% on the Garage Project represents an increase from the prior month.

Chair Pedone returning to the Agenda Items 2, 3 and 4. Mr. Dunn advised Item 2 is the operating funding which is included in the City of Worcester Fiscal Year Budget and included in the packet. Estimated costs for operating Union Station is \$403,305.00. Item 3 is the cooperation agreement relative to capital funding for Union Station for this fiscal year and included in the City of Worcester's Capital Budget in the amount of \$820,000.00. From a previous meeting as we enter this fiscal year Mr. Odell described Phase V Capital Improvements for this year and our share of the cost leveraging the FTA funds. Leveraging significant federal dollars.

Item 4 is unrelated to Union Station it is an Amendment to the Intergovernmental Agreement between the City of Worcester and the Worcester Redevelopment Authority regarding 36 Washington Square and referred to as the Vacuum Cleaner Building. The Board previously approved the RFP and the contract for that work. The demolition had begun by F&D Contracting Trucking. When they did the initial demolition of removing the structure, more engineering was required because more of the structure was nestled into the Railroad bridge than was expected and that engineering has been going on over the Spring and Summer. That plan was shared with the Railroad for signoff and approval. We are all set in that regard, have sent to F&D, received the pricing back in the Amendment for the added cost of \$141,832.00, and is through Federal funding the City of Worcester receives to deal with problem properties. It is not a WRA expense nor a City of Worcester tax levy expense. There are Federal resources specifically for this purpose of dealing with problem properties. This is authorizing the transfer of funds from the City of Worcester to the WRA. Chair Pedone replied the Washington Square project will be covered from Federal funds, the Cooperation Agreement Operating Funds is a transfer from the City and the Cooperation Agreement Capital Funds is covered by Federal reimbursement? Mr. Dunn the total for the capital improvements of \$820,000.00 is the local match requirement and from the City of Worcester's Capital Budget Tax Levy, but it's leveraging significant Federal resources as the total cost of the improvements is much more than \$820,000.00. The operating funding of \$403,000.00 is less than normal because we have the Cannabis Control Commission as a tenant the backup to the packet states an offset of tenant revenue and the figure is higher with the Cannabis Control Commissioner paying rent. Mr. Dunn also leasing up the available space at Union Station we are hoping to chip away at the annual operating expense and we are moving in the right direction. Mr. Minasian asked for Item 2 Operating funds how much has it gone in the right direction over the past couple of fiscal years and the Cannabis Control Commission impacting that? Mr. Dunn revealed a previous fiscal year budget 2018 for example was \$650,000.00. Mr. Minasian that is great. Mr. Minasian asked on Item 4 the whole purpose of knocking down the Vacuum Cleaner Building is there an agreement still in place with First Bristol Corporation to construct a hotel at this site I know the hospital industry has been hit. Mr. Dunn advised that still is the plan. My last conversation with them was a few months ago and they were still interested and committed to the project. Obviously the stabilization of occupancies at hotels was important to make sure financial partners, banks would be willing to support the project. The goal is still hopefully see if we can get moving next fiscal year in 2022. We will probably be doing an amendment to their Terms of Conveyance, which is also known as a purchase and sale agreement. We will need an amendment to extend the dates of due diligence, but conversations remain positive.

2. **Authorize Execution of a Cooperation Agreement Amendment with the City of Worcester for FY2022 Operating funding in the amount of \$403,305.00**

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 FY22 Operating Funds in the amount of Four Hundred Three Thousand, Three Hundred Five Dollars and No Cents (\$403,305.00).**

Ms. Gaskin seconded the motion.

The item was approved 4-0 on a roll call.

Chair Pedone expressed that his ride for the beach left without him.

3. **Authorize Execution of a Cooperation Agreement Amendment with the City of Worcester for FY2022 Capital funding in the amount of \$820,000.00**

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 FY22 Capital Funds in the amount of Eight Hundred Twenty Thousand Dollars and No Cents (\$820,000.00).**

Ms. Gaskin seconded the motion.

The item was approved 4-0 on a roll call.

4. **Authorize Execution of an Amendment to the Intergovernmental Agreement with the City of Worcester relative to the demolition of 36 Washington Square in the amount of \$141,832.00**

Mr. Minasian offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice chair to execute Amendment 2 to the intergovernmental agreement with the city of Worcester for the receipt of Community Block Grant Funds in the not to exceed amount of One Hundred Forty-One Thousand, Eight Hundred Thirty-Two Dollars and No Cents (\$141,832.00) for the demolition of the structure at 36 Washington Square.**

Mr. Tilton seconded the motion.

The item was approved 4-0 on a roll call.

8. **Financial Update Report**
  - a. **Report on Prior Month's Executed Contracts and Payments**
  - b. **Report on Downtown Urban Revitalization Plan Expenditures**

Mr. Dunn explained we did have a monthly requisition from Gilbane-Hunt, smaller amount as the project is winding down, in the amount of \$4.7 Million Dollars of the \$5.67 Million Dollars and Skanska \$321,000.00 and our first payment to UEL Contractors. Mr. Minasian we have spent \$216,000.00 so far about ten percent of the total contract value and was requisition for this month.

**1. Request Executive Session to Consider the Acquisition of Real Property – 484-500 Main Street**

Chair Pedone, Mr. Traynor may we ask you about moving to Executive Session, would we be permitted to adjourn the public meeting at this time given we have gone through the agenda with the exception of the executive session that is on the agenda, would we be able to adjourn this meeting enter into executive session and finalize our executive session work and adjourn that or do we have to come back to this public meeting to adjourn after the executive session. Mr. Traynor you need a vote to go into executive session and state the reason and then state that the Board will or will not reconvene in open session. Chair Pedone when we do state the reason we are entering executive session, unless there are objections with the members, to state that we will not be returning to this public meeting.

Chair Pedone offered the following motion:

The Board will go into Executive Session, to Consider the Acquisition of Real Property – 484-500 Main Street that to meet in open session would have a detrimental negotiating and not reconvene in open session. On a roll call vote, the Board voted 4-0 to convene in executive session and not reconvene the regular board meeting at the end of the executive session.

Mr. Tilton seconded the motion.

The item was approved 4-0 on a roll call.

**9. Adjournment**

There being no further business, Mr. Dunn called the roll to adjourn the meeting, the meeting adjourned at 9:38 A.M.

Respectfully submitted,

Peter Dunn  
Chief Executive Officer