

# City of Worcester, Massachusetts

Edward M. Augustus, Jr.  
City Manager

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



## WORCESTER REDEVELOPMENT AUTHORITY

Friday, October 14, 2016

3:00 P.M.

Esther Howland Council Chambers  
City Hall, 3<sup>rd</sup> Floor  
Worcester, MA 01608

### Present:

#### *Worcester Redevelopment Authority Board*

Vincent Pedone, Chair  
Steven Rothschild, Vice Chair  
David Minasian

#### *Staff*

Michael Traynor, Chief Development Officer  
Heather Gould, Assistant Chief Development Officer  
Jennifer Beaton, Deputy City Solicitor  
John Odell, Energy & 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 3:00 P.M. on October 14, 2016.

### 1. Call to Order

Chief Executive Officer Michael Traynor called the meeting to order at 3:00 P.M.

### 2. Roll Call

Mr. Traynor called the roll.

### **3. Minutes of the September 9, 2016 Meeting**

Mr. Pedone asked the Board to review the minutes of the September 9, 2016 meeting. Mr. Pedone offered approval of the September 9, 2016 minutes and Mr. Minasian seconded approval.

#### **New Business**

#### **1. Authorize Amendment No. 4, in the amount of \$10,000, to the Design Services Agreement between the Authority and Nault Architects, Inc. for design services related to the Flag Pole Replacement Project at Union Station.**

Mr. Odell reviewed with the Board the condition of the existing flag poles and the need to be removed or replaced. He explained the complexity of the flag pole replacement project and the request to spend up to \$10,000 for design services, to include the development of a bid specification package. The request does not include the cost of the replacement poles themselves. Mr. Odell stated that eighty (80) percent of the project costs would be reimbursed by the Federal Transit Administration and the WRA would be responsible for the remaining twenty (20) percent.

Chair Pedone offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 4 in the not to exceed amount of Ten Thousand Dollars and No Cents (\$10,000.00) to Design Services Agreement between the Authority and Nault Architects, Inc. for design services related to certain improvements to the flagpoles at Union Station.**

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

#### **2. Authorize Amendment No. 3, in an amount not to exceed \$12,990, to the Consulting Services Agreement between the Authority and BSC Group for the preparation and submission of an Environmental Notification Form relative to the Downtown Urban Revitalization Plan.**

Mr. Traynor reviewed with the Board the next steps in the urban renewal process to include the preparation and submission of the Environmental Notification Form. Board members discussed the status of the Urban Revitalization Plan (URP) in relation to meeting with property owners of parcels identified in the URP, as well as the possibility of creating a marketing program for the plan.

Mr. Minasian offered the following motion:

**Voted that the Worcester Redevelopment Authority hereby authorizes its chair or vice-chair to execute Amendment No. 3, in the amount of Twelve Thousand, Nine Hundred Ninety Dollars (\$12,990.00), to the Consultant Services Agreement dated August 15, 2014, with BSC Group, Inc., relative to the preparation of the MEPA Environmental Notification Form required for the Downtown Urban Revitalization Plan.**

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

**3. Comment Letter in Support of Boston Surface Railroad Company in Genesee & Wyoming, Inc.'s Petition to Acquire Providence and Worcester Railroad**

Mr. Traynor advised the Board that he submitted comments on behalf of the city and the WRA to the federal Surface Transportation Board (STB) at the request of Boston Surface Railroad Company (BSRC) in the matter of Genesee & Wyoming, Inc.'s (G & W) Petition to Acquire Providence and Worcester Railroad. The filing was not in opposition to the proposed merger but a request that the STB condition any approval with the requirement that G & W continue to work with BSRC to initiate the passenger service between Worcester and Providence, RI that the Board previously went on record in support of. A copy of the letter was provided to the Board.

**4. Financial Update Report**

**Monthly Expenditure Report  
Updated Executed Contracts and Payments**

Mr. Traynor reported that between September 3, 2016 and October 7, 2016 expenses totaled \$100,009.02.

**5. Status Reports – Miscellaneous/Improvement Projects**

- a) Union Station Harding Street Improvements Project**
- 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 informed the Board that the balance of the Harding Street Improvements will commence this fall, beginning with the Bird Netting Project. The Union Station leakage remediation plan report will advance to final draft form by the end of September 2016 and will be presented to the Board after internal review.

Mr. Traynor informed the Board that he, Ms. Gould and Ms. Beaton are unable to attend the meeting scheduled for November 4<sup>th</sup>. Chair Pedone and Board members discussed and agreed to move the meeting to November 10, 2016 at 8:00 a.m.

**6. Adjournment**

There being no further business, the Board motioned to adjourn the meeting at 3:45 P.M.

Respectfully submitted,

Michael E. Traynor, Esq.  
Chief Executive Officer